

RED GABLES, PENMAENMAWR, GWYNEDD

Archaeological Building Record



Ymddiriedolaeth Archaeolegol Gwynedd
Gwynedd Archaeological Trust

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Archaeological Building Record

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Prepared for: Berkshire Homes (Northern) Ltd

August 2016

Written by: Rob Evans




***front cover image: reproduction of a later twentieth century image of the Red Gables,
as viewed from the southeast**

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CONTENTS

<i>NON-TECHNICAL SUMMARY</i>	3
1 INTRODUCTION	5
1.1 Acknowledgements.....	6
2 METHODOLOGY	7
2.1 Building Recording.....	7
2.2 Photographic Survey – Field Visit	8
3 RESULTS	9
3.1 Introduction.....	9
3.2 Historic Background	9
3.3 Photographic Survey.....	12
3.3.1 External Appearance of Red Gables.....	12
3.3.2 Internal Appearance of Red Gables	12
3.3.3 Site Visit	13
4 CONCLUSIONS	14
5 SOURCES CONSULTED	15
5.1 Primary Sources.....	15
5.2 Secondary Sources	16
APPENDIX I	17
Reproduction of Gwynedd Archaeological Project Design for	17
Archaeological Mitigation (August 2016)	17
APPENDIX II	18
Photographic Metadata	18

Figures

Figure 01: Site Location.

Figure 02: Dwygyfylchi Tithe Award Map, 1842

Figure 03: Reproduction of 1st edition 25 inch Caernarvonshire County Series Ordnance Survey Map of 1889. Sheet IV.14 showing Gwylannedd

Figure 04: Reproduction of 2nd edition 25 inch Caernarvonshire County Series Ordnance Survey Map of 1900. Sheet IV.14 showing Gwylannedd

Figure 05: Reproduction of 3rd edition 25 inch Caernarvonshire County Series Ordnance Survey Map of 1913. Sheet IV.14 showing Gwylannedd

Plates

Plate 01: A view of the southern façade of Red Gables

Plate 02: A view of the northern façade of the Red Gables taken in winter in January 2009 © Nina Steele

Plate 03: An historic image of Red gables from the south east showing the eastern elevation and part of the southern elevation of the building

Plate 04: An historic image showing detail of the first floor on the eastern elevation of Red gables showing faux timber framing

Plate 05: Internal image of the reception area of the Red Gables after the building had fallen derelict

Plate 06: Internal image of the main north facing room of the Red Gables after the building had fallen derelict

Plate 07: Internal image of the first floor south facing room within the gable of the Red Gables after the building had fallen derelict

Plate 08: Internal image of the bar area within the property of the Red Gables after the building had fallen derelict

Plate 09: View of the south of the site of the former Red Gables. Scales 2 x 1m.

Plate 10: View looking north of the site of the former Red Gables. Scale 1m

Plate 11: View of eastern side of the site showing the rubble make-up. Scale 1m

Plate 12: View of the former entrance to Red Gables from St. John's Park East Road. Scale 1m

Plate 13: View of the surviving fragment of the west wall of the former Red Gables. Scale 1m

Plate 14: View of the former garden area to the north of the former Red Gables Hotel from the north-west. Scale 1m

Plate 15: View of the demolition rubble on the former Red Gables site from the Penmaenmawr flyover to the east.

Plate 16: View of the southern property boundary wall from Bangor Road

NON-TECHNICAL SUMMARY

Gwynedd Archaeological Trust was commissioned by Berkshire Homes (Northern) Ltd to undertake an archaeological building record of the former site of the property known as Red Gables located on Bangor Road, Penmaenmawr.

The property of Red Gables, built in 1885 and demolished in 2016, was a lateral gable ended villa style property, with a central porch on its southern elevation. It was built on land bought from the main landowner in Penmaenmawr, the Darbishire family of Plas Mawr, who were the owners of the Penmaenmawr quarry, in 1885. It was constructed by Rev. William Mordant Furneaux, a wealthy English clergyman from Repton, Derbyshire, on an escarpment with fine views to both north and south of the mountains and sea.

Initially only land for the property itself had been secured, but additional land bought by Rev. Furneaux between 1888 and 1896 meant that the property was situated in substantial grounds. Red Gables was one of a number of villa style mansions which were built at this time in Penmaenmawr by incomers to the area, who were attracted both by the dramatic landscape as well as Penmaenmawr being a social centre for the elite. This is evidenced by the presence of Prime Minister W.E. Gladstone in the town for many seasons between 1855 and 1896. After being sold by Canon Furneaux in 1920, the property went through a number of owners, particularly during the inter-war years. In 1970 it was converted into a hotel, with the owner and family being the victims of a notorious murder in 1976. The hotel did re-open, but closed finally in 2004. Following this the property remained derelict and suffered from vandalism until its demolition in early 2016.

Red Gables was a two storey villa with cellar and attic floors, with pedestrian access from Bangor Road and vehicular access from St. John's Park East Road. The building itself was boarded at first floor level on its southern, main, elevation in terracotta pantiles, giving it the name of Red Gables. On its northern and east and west elevations it was covered in faux timber framing, and had an elaborate veranda at ground floor level on its northern elevation. The garden area sloped northwards behind the property, parts of this area remain visible.

As the building had been demolished prior to visiting the site it was not possible to record the building in detail, however historic information and archive images were obtained, enabling the history of the building to be understood to a certain extent. The site is now (August 2016) substantially covered with rubble following the demolition of the building, and secured against public access to the site.

1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) was commissioned by *Berkshire Homes (Northern) Ltd* to undertake archaeological mitigation of the former site of the property known as *Red Gables* located along Bangor Road, Penmaenmawr (NGR SH71237624; Figure 01). The site was the location of a former hotel which has been subsequently demolished in advance of a new development. The archaeological mitigation consisted of:

- A building record with the focus on the documentary research to determine the approximate age of the property that stood on site, the possible phases of construction and photographs of the exterior/interior of the former hotel;
- A photographic survey of the site in its current condition to document any traces of the former building or boundaries within the development area.

The proposals include the construction of a new detached building comprising 10No apartments, along with associated parking for 12 vehicles; the total site area will be 1050m².

The desk-based research for the building record conforms to the guidelines specified in:

- Chartered Institute for Archaeologists *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (Chartered Institute for Archaeologists, 2014); and
- Historic England '*Understanding Historic Buildings: a guide to good recording practice*' (2016).

Gwynedd Archaeological Trust is a Chartered Institute for Archaeologists *Registered Archaeological Organisation*. The format of this report corresponds to the requirements of section 2.3 of MoRPHE (English Heritage 2015) and to MAP2 (English Heritage, 1991, *Management of Archaeological Projects*). The project has been archived in accordance with the Royal Commission on Ancient and Historic Monuments of Wales *Guidelines for digital archives* (2015).

All phases of this archaeological project are monitored by Gwynedd Archaeological Planning Service (GAPS), who also are required to approve the final form of this report.

1.1 Acknowledgements

Jenny Emmett and Ashley Batten of GAPS are thanked for their assistance with this project, as are the staff at Conwy Archives, Llandudno who provided archive information. Nina Steele of the Gwynedd Historic Environment Record provided Plate 02, as well as providing other assistance to the project. Dennis Roberts of the Penmaenmawr Historical Society and Museum is also thanked for his help and advice. The author of this report is grateful to all of these for their help in the production of this report.

2 METHODOLOGY

2.1 Building Recording

As defined by the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) the building record involved the following elements:

- The details of Red Gables form, function, date and sequence of development, as well as, if known, the name of its builders and owners.
- A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- An account of the building's overall form (structure, materials, layout) and its successive phases of development, together with the evidence supporting this analysis.
- A discussion of the building's past and present relationship to its setting (English Heritage, 2016, 13).

These points were assessed through a study of the following resources:

1. The regional Historic Environment Register (Gwynedd Archaeological Trust, Craig Beuno, Fford y Garth, Bangor, Gwynedd LL57 2RT) was examined for information concerning the study area. This included an examination of the core HER, the 1:2500 County Series Ordnance Survey maps and any secondary information held within the HER.
2. The National Monuments Record (NMR RCAHMW, National Monuments Record of Wales, Plas Crug, Aberystwyth SY23 1NJ) was checked for sites additional to the HER, and if required additional supporting information will be examined at the NMR.
3. On-line catalogue search of the National Library of Wales.
4. Archive data and maps, were consulted in the regional archives Conwy Archives, Lloyd Street, Llandudno. This included relevant estate maps, tithe maps and information from Land Tax Assessments. Where relevant antiquarian prints and

photographs from the national and regional archives were be examined and included in the report where possible.

2.2 Photographic Survey – Field Visit

In conjunction with the documentary research that formed the core of the building record, a photographic and descriptive survey was to be conducted to establish and record the current condition of the site. The photographic survey incorporates aspects of the guidance outlined in the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) but it is acknowledged that the survey was limited to recording the surviving traces of the building and associated surviving boundaries.

Photographic images were taken using a digital SLR (Nikon D3100) camera set to maximum resolution (4,608 × 3,072 14.2 effective megapixels) in RAW format. The images were subsequently converted to TIFF for archiving in accordance with the Royal Commission on Ancient and Historic Monuments of Wales Guidelines *for digital archives* (2015). A complete table of metadata with details of each photographic image taken, including descriptions and directions of shot, was using Microsoft Access and is reproduced as [Appendix II](#) in the report. A total of 22 images were taken (archive references G2474_Red_Gables_001 to G2474_Red_Gables_022).

3 RESULTS

3.1 Introduction

The regional Historic Environment Record indicates that the former property of Red Gables was not recorded with a Primary Reference Number (PRN) or National Primary Reference Number (NPRN) and was not a listed building. The footprint of the building was about 21m wide east-west and 15m deep north-south. The First to Third Edition Ordnance Survey maps of the area (1889, 1900 and 1913 respectively; Sheet IV.14; Figures 03-05) show the former property in situ within a rectangular shaped boundary surmounting an escarpment. Development in the surrounding area can be seen to have continued apace in the years after 1889 (Figure 03), and by 1913 (Figure 05) significant development can be seen along Bangor Road and the streets off it.

Red Gables, constructed in 1885, was originally known as *Gwylannedd*. The house name may translate as either “seagull neath” (gwylan = seagull; nedd = neath) or “festival” or “holiday home” (gwyl = festival; annedd = dwelling). It is also possible that the house name is a misspelling of gwylanod, being the plural of ‘gwylan’, meaning seagulls. The property was formerly located within a wider open landscape, with Plas Mawr, the property of the Darbishire family, who were the owners of the Penmaenmawr Quarry, located in parkland to the south. Plas Mawr was demolished in 1958 (Figures 02-04; Davies 2014, 39-41). The Chester to Holyhead Railway lay to the north of the property, but much of the ribbon development along Bangor Road, and the streets leading off it, had not yet taken place.

3.2 Historic Background

In 1842 the land on which the Red Gables was subsequently built is described on the Dwygyfylchi tithe map as *Cae Mawr* (Field No. 293; Figure 02) and to be the property of George Thomas Smith Esquire and occupied by William Richard. It consisted of an area of 9 acres 2 roods and 14 perches (Conwy Archives). By 1884 the land had come into the possession of the Darbishire family of Plas Mawr, who had become wealthy from their quarry interests in Penmaenmawr.

The original deed of the land of Gwylannedd, Penmaenmawr, dated 11th November 1884 stated that the plot of land was 131ft along the main Bangor Road and 122ft deep northwards. On the plan (not seen) the stream in Ty-mawr field is shown to bend to the east

and to cross under the road about where the current entrance to the property is, below which it turns back west into Gwylannedd in its present position. The stream is shown on the 1st edition Ordnance Survey map of 1889 (Figure 03). The seller of the land was W. A. and R. D. Darbshire, relatives of the owners of Penmaenmawr Quarry, who sold the property to the Rev. William Mordaunt Furneaux, a clerk in holy orders from Repton, Burton on Trent in Derbyshire (Conwy Archives, CX189/2/6). The house was built in 1885, and the contractor was Erasmus Jones, who later also built the houses on Erasmus Street nearby, with the street named after him. It is reputed that he exceeded the cost for building the property, and Canon Furneaux directed him to the architect, Sir Robert Blomfield, presumably for designing too expensive a house! Jones was eventually paid the full costs, which included elaborate timberwork on the north facing veranda and internal fittings. At the time the building of the property was described as being part of a building boom amongst wealthy English who liked *'the unspoilt natural beauty of the district, its background of bold and varied hills, and especially its broad stretch of golden sands with its safe bathing [some building] for a summer home, and some for a permanent residence'* (Conwy Archives, CX263/1/1/93). An added attraction of the area at this time was the presence of the Prime Minister W.E. Gladstone who made twelve long visits to Penmaenmawr and came regularly to stay at Bryn Hedd and later Noddfa in the town between 1855 and 1896, as well as at the Darbshire's house at Plas Mawr (Haslam *et al.* 2009, 486). He was a very keen High Churchman, and given the high level of his influence in church matters, provided a magnet for Anglican clergymen looking for preferment and influence within the church, and a number like Canon Furneaux were drawn to Penmaenmawr (Roberts1998).

On December 21st 1888 an additional piece of land west of the property, 150ft wide and 90ft deep, was sold to Canon Furneaux for £400, and on 26th September 1896 an additional 1374 square yard plot, forming a lower garden to the north, was sold by the Darbshires to Canon Furneaux for £225. This indicates that the property itself had little land with it initially, but Canon Furneaux expanded his holding between 1888 and 1896 to improve the amenities of the property, including the establishment of a garden to the north of the house (Conwy Archives, CX189/2/6). The purchase of the additional land to the west and north of the house in 1888 and 1896 had a significant impact on the landscape surrounding it. It can be seen on the 1st and 2nd edition Ordnance Survey maps (Figures 03 and 04) that the lane to the west of Gwylannedd which originally led north immediately west of the house was moved westwards sometime between 1889 and 1900, creating an eastwards dog-leg in the lane north of the Gwylannedd property. This enabled Rev. Furneaux to have a garden area and driveway adjacent to the west and north of his house, and to expand the footprint of his house both to the west, and also in a more minor way to the east, which is indicated on the

2nd edition map. By the time of the 2rd and 3rd edition maps (Figures 04 and 05) there has been substantial and increasing development both to the east and west of Gwylannedd, although this lies outside its property boundaries.

On the 1913 3rd edition Ordnance Survey map the house is referred to as the 'Red House', indicating that the house name is being anglicised by this time (Figure 03). On 30th January 1920 Cannon Furneaux sold the property to another clergyman, Rev. Percy Rudolph Rhyner of London, for £1,700, who in turn sold the property to Herbert Brierley of Rochdale for £2,700 on 30th April 1920. This indicates that Rev. Rhyner was able to obtain a substantial return on the property after owning it for only three months. It was in turn sold on Ernest Leo Mellon of Didsbury for £3,060 on 1st June 1927, and then on 12th April 1941 to Allen Kennedy Tunnock for £2,350 (*ibid.*). Thus between the wars the property changed hands a number of times in reasonably rapid succession. By 1941 it had become known as Red Gables.

Having been a grand villa style residence, in 1970 Red Gables was converted into a hotel by Mrs. Simcox, the then owner. On 24th September 1976, she along with her daughter and son-in-law, and two family friends, one of whom was visiting from Texas, were murdered by the hotel's former gardener, Neil Rutherford, who also killed himself. The hotel was also set on fire as part of this incident, which resulted in serious damage to the property. The hotel was repaired, with some modifications, and re-opened subsequent to this incident, but never fully recovered its former role, and closed finally in 2004, being demolished in 2016.

3.3 Photographic Survey

3.3.1 External Appearance of Red Gables

The property of Red Gables has been entirely demolished, so the description of the former property has been taken entirely from historic records and archives photographs (Plates 01-08). The southern façade of the property facing on to Bangor Road consisted of two main floors and a probable cellar and attic level. It consisted of a central block and two cross wings at the east and west ends of the building. These wings were gabled and covered in red pantiles and the roof of the building was covered in red tiles, hence the name 'Red Gables' given to the property (Plate 01). The ground floor was rendered white and a central gabled wooden porch rose to first floor level. There were four windows at ground floor level and two windows in the gable ends at first floor level in the main block and two dormer windows in the central block roof. Four brick chimney stacks were noted on central, on offset to the west and a tall lateral chimney to the east. These were of an elaborate brick construction, with chimney pots of a possibly unique arts and crafts style and made of terracotta. Prominent black barge-boards were noted within the lateral gables of the property. A two storey annex in a similar style was noted at the eastern end.

The northern, seaward elevation of the building had a radically different appearance, of a faux box-framed timber framed character (Plates 02-04). The central block, east and west wings were clad in timber box framing at first floor level. There was a small central gable projecting from the main block, and a projection to the east. A bracketed mono-pitched roof overhung a veranda beneath which was the entrance and windows to the ground floor rooms. The timber supports to the roof were elaborately carved. Two large mullioned and transomed five light windows were located in the gable ends, and a projecting example in the central small gable. Ancillary rooms were to the east of the main block, although it has not been possible to describe these in detail. The garden sloped away to the north of the northern elevation of the building.

3.3.2 Internal Appearance of Red Gables

As the building has been demolished limited information about the internal arrangements of the building is available, and it has unfortunately not been possible to identify any architects plans created by Sir Robert Blomfield or any later plans. However recent historic images do survive, which show the property in a dilapidated condition. These have been sourced

online, from www.walesonline.co.uk/lifestyle/nostalgia/eerie-look-inside-scene-one-9488907 (Figures 03-08) and www.pugh-auctions.com/lot/manchester/20071206/020 (Figure 01). These show a former reception counter, with an arch leading into the main lounge, and significant amounts of surviving late 19th century fixtures and fittings, an upstairs room within one of the gables to the property and a rear stair well (Figures 05-08).

3.3.3 *Site Visit*

The site of the former Red Gables was noted to consist of a former car-park area to the north, with a former path that leads south-east uphill towards the site of the former Red Gables Hotel. The building is now almost entirely demolished (Plates 09-10, 15), with the exception of small fragments of the southern and eastern rear walls to the building (Plate 13). Some remnants of a former garden area to the east (Plates 14) were also noted, and also the southern property boundary wall. Over the central portion of the site rubble from the demolished former hotel building was spread. This has resulted in the raising of the ground level up to 1m across areas of the site (Plate 11), and a difficulty in fully understanding the former topography of the site. The preponderance of brick rubble suggests that construction was mainly of that material, although some rubble stone was noted, along with the surviving small wall fragments. The absence of any architectural detail fragments suggests that any such elements have been removed from the site before the site visit. Fragments of the former garden area were visible (Plate 14).

The lower north and west parts of the site where the former car park was located were also covered in mounds of demolition rubble, but some remains of a Macadamised surface was noted. A set of houses built around a 'U' shape [1-8 Red Gables] to the west of the former Red Gables, was built in recent times on land that was formerly the property of Canon Furneaux, probably the land bought by him in 1888 (Plate 15).

The property boundaries (Plate 16) consisted of a rubble stone wall to the south and a heavily overgrown hedgerow to the north-east, associated with a rubble stone wall. Part of the gated entrance to the property survives (Plate 12).

4 CONCLUSIONS

The property of Red Gables, built in 1885 and demolished in 2016, was a lateral gable ended villa style property, with a central porch on its southern elevation. It was built on land bought from the main landowner in Penmaenmawr, the Darbishire family of Plas Mawr, who were the owners of the Penmaenmawr quarry. It was built by Rev. (later Canon) Furneaux, a wealthy English clergyman from Repton, Derbyshire, with fine views to both north and south of the mountains and sea. Red Gables was one number of other villa style mansions were also built at around this time in Penmaenmawr by incomers to the area who were attracted both by the dramatic landscape as well as being a social centre for the elite, evidenced by the presence of Prime Minister W.E. Gladstone in the town for many seasons between 1855 and 1896.

As the building had been demolished prior to visiting the site it was not possible to record the building in detail, however historic information and archive images were obtained, enabling the history of the building to be understood to a certain extent. The building was a bold statement in a prominent position on Bangor Road, significant as a substantial late Victorian villa built for a wealthy clergyman as a summer residence, in a general style evidenced in a number of similar buildings in the area. It was distinctive with its red tiling to the southern façade, giving it its English name. The property was also significant as a prominent example of a structure that reflected the role of wealthy incomers to the town and their relationship with the local landowners and national elites who frequented the town regularly for the season, which has now been lost. It subsequently served as a hotel reflecting the wider range of visitors in the town in the later 20th century.

5 SOURCES CONSULTED

5.1 Primary Sources

Conwy Archives, Llandudno

CX189/2/6 'Gwylannedd' or 'Red Gables', Penmaenmawr. Details from deeds loaned by Mr Tunnock 19/1/44

CX263/1/1/93 *The Story of a House of Tragedy*. Cutting Taken from the North Wales Weekly News (not dated, but September- October 1976)

First Edition Ordnance Survey Map of 1889 Caernarvonshire County Series 25 inch map sheet IV.4

Second Edition Ordnance Survey Map of 1900 Caernarvonshire County Series 25 inch map sheet IV.14

Third Edition Ordnance Survey Map of 1913 Caernarvonshire County Series 25 inch map sheet IV.4

Tithe map and apportionment of the Parish of Dwygyfylchi of 1842

Gwynedd Historic Environment Record, Bangor

5.2 Secondary Sources

Chartered Institute for Archaeologists 2014 *Standard and Guidance for the archaeological investigation and recording of standing buildings and structures*;

Davies, I.E. 2014 *The Collected Works of Ivor. E. Davies: A Glimpse at Life in the Past in Penmaenmawr and Dwygyfylchi*

English Heritage 1991 *Management of Archaeological Projects*;

English Heritage 'Understanding Historic Buildings: a guide to good recording practice' (2006).

Haslam, R., Orbach, J. and Voelcker, A. 2009 *Buildings of Wales; Gwynedd* (Pevsner Architectural Series)

Roberts, D. 1998 *W.E. Gladstone and Penmaenmawr* (Penmaenmawr Historical Society and Museum)

Royal Commission on Ancient and Historic Monuments of Wales 2015 *Guidelines for digital archives*.

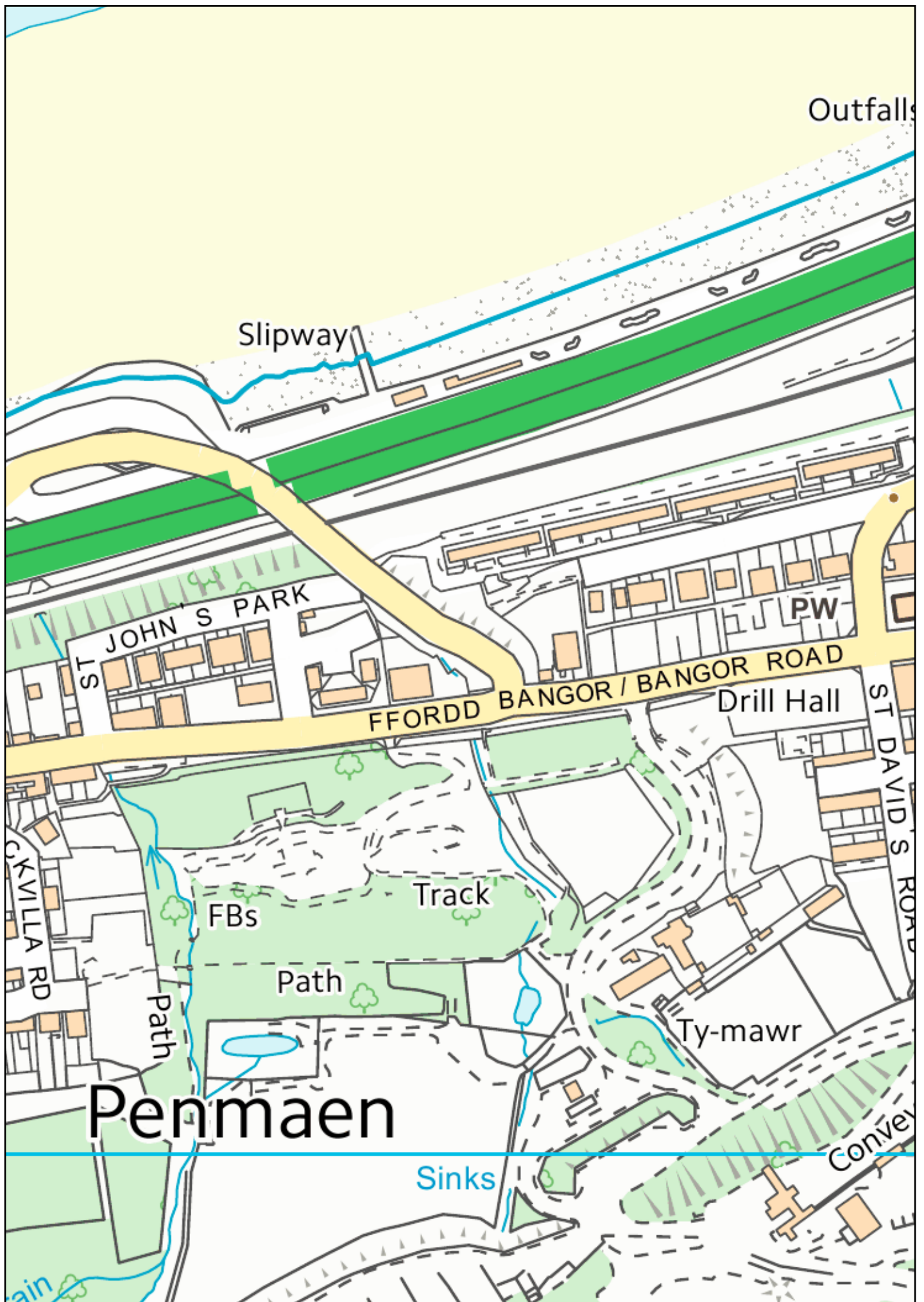


Figure 01: Site Location. Figure based on 1:10000 Ordnance Survey County Series Map Sheets SH77NW. Crown Copyright. All Rights Reserved. License number AL100020895.



Figure 02: Extract from the Dwygyfylchi Tithe Map of 1842, with the future location of Red Gables outlined in Red. Not to Scale

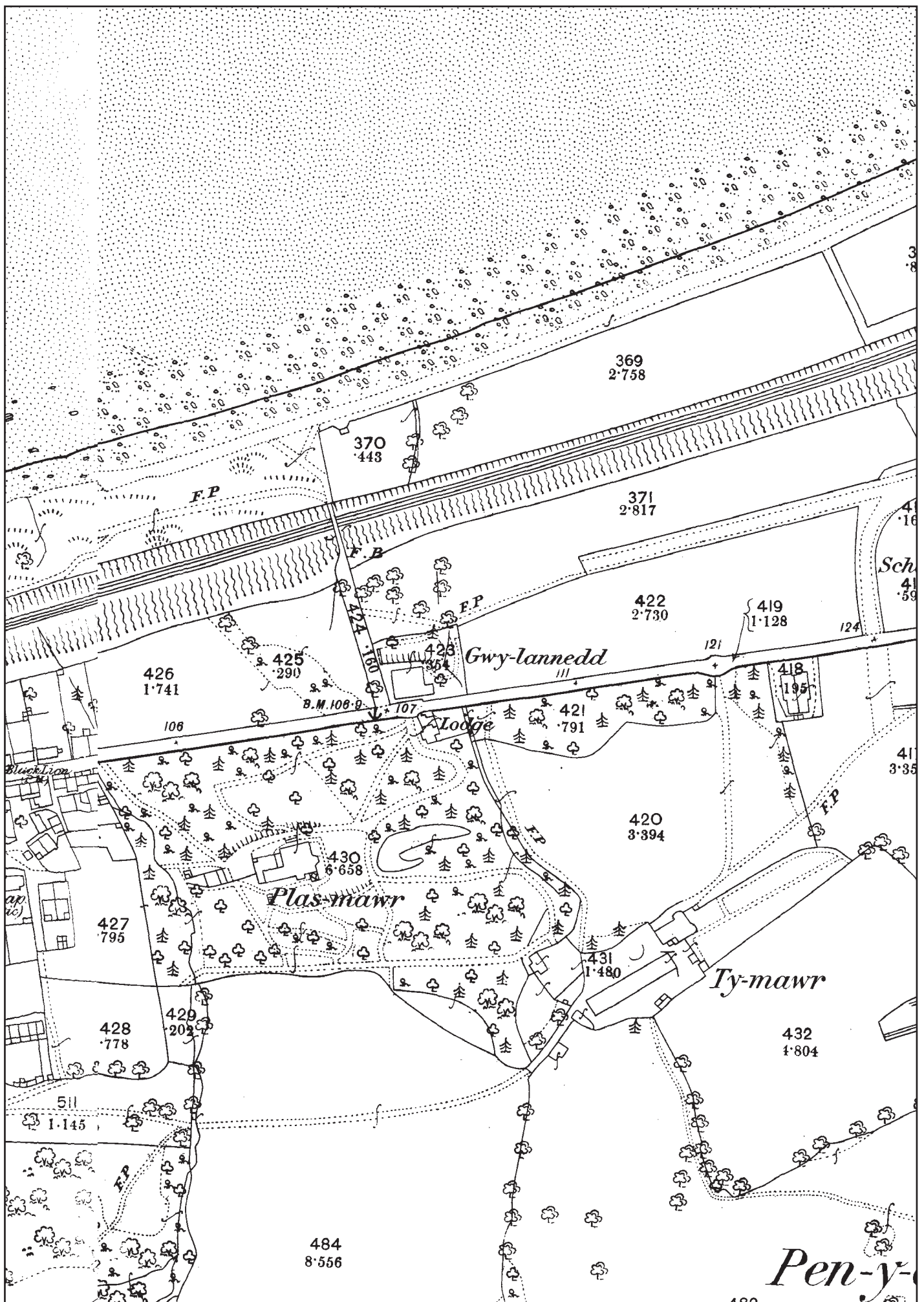


Figure 03: Reproduction of 1st edition 25 inch Caernarvonshire County Series Ordnance Survey Map of 1889. Sheet IV.14 showing Gwylannedd

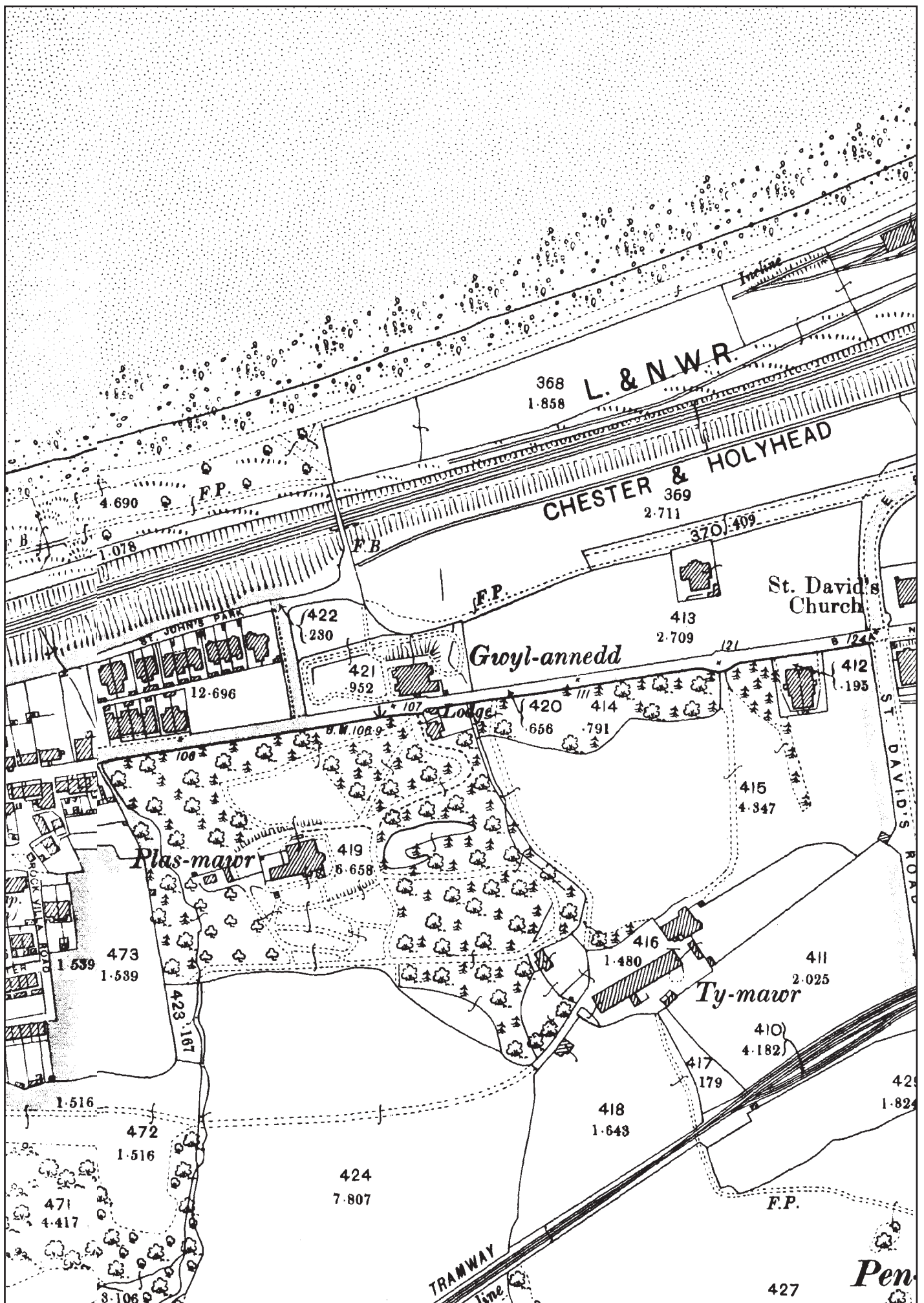


Figure 04: Reproduction of 2nd edition 25 inch Caernarvonshire County Series Ordnance Survey Map of 1900. Sheet IV.14 showing Gwylannedd

PENMAEN-MAWR

The map shows the following features and locations:

- Railway:** L. & N.W.R. (Liverpool & North Wales Railway) running horizontally across the upper middle.
- Station:** CHESTER & HOLYHEAD.
- Buildings and Landmarks:**
 - St. David's Church
 - Baptist Chapel
 - Wes. Meth. Chapel
 - The Red House
 - Plas-mawr
 - Ty-mawr
 - John's Park
 - Stage
 - Shelter
 - F.P. (Foot Path)
 - Tramway Incline
- Other Labels:**
 - 422, 421, 413c, 413b, 413a, 414, 415, 416, 418, 424, 427, 423, 472, 473, 473a, 420, 419, 419a, 412, 413, 368, 369, 371, 373, 367, 277, 276, 275, 274, 273, 272, 271, 270, 269, 268, 267, 266, 265, 264, 263, 262, 261, 260, 259, 258, 257, 256, 255, 254, 253, 252, 251, 250, 249, 248, 247, 246, 245, 244, 243, 242, 241, 240, 239, 238, 237, 236, 235, 234, 233, 232, 231, 230, 229, 228, 227, 226, 225, 224, 223, 222, 221, 220, 219, 218, 217, 216, 215, 214, 213, 212, 211, 210, 209, 208, 207, 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0.

Figure 1. Comparison of the frequency of the *hcr* allele in the *hcr* gene pool of *C. albipinnis* from the *C. albipinnis* × *C. albipinnis* and *C. albipinnis* × *C. albipinnis* crosses.



Plate 01: A view of the southern façade of Red Gables



Plate 02: A view of the northern façade of the Red Gables taken in winter in January 2009 © Nina Steele



Plate 03: An historic image of Red gables from the south east showing the eastern elevation and part of the southern elevation of the building



Plate 04: An historic image showing detail of the first floor on the eastern elevation of Red gables showing faux timber framing



Plate 05: Internal image of the reception area of the Red Gables after the building had fallen derelict.



Plate 06: Internal image of the main north facing room of the Red Gables after the building had fallen derelict



Plate 07: Internal image of the first floor south facing room within the gable of the Red Gables after the building had fallen derelict



Plate 08: Internal image of the bar area within the property of the Red Gables after the building had fallen derelict



Plate 09: View of the south of the site of the former Red Gables(Scales 2 x 1.0m; archive image: G2474_Red_Gables_001)



Plate 10: View looking north of the site of the former Red Gables (Scale 1 x 1.0m: archive image: G2474_Red_Gables_009).



Plate 11: View of eastern side of the side showing the rubble make-up
(Scale 1 x 1.0m: archive image: G2474_Red_Gables_006).



Plate 12: View of the former entrance to Red Gables from St. John's Park East Road
(Scale 1 x 1.0m: archive image: G2474_Red_Gables_014).



Plate 13: View of the surviving fragment of the west wall of the former Red Gables
(Scale 1 x 1.0m: archive image: G2474_Red_Gables_004).



Plate 14: View of the former garden area to the north of the former Red Gables
Hotel from the north-west (Scale 1 x 1.0m: archive image: G2474_Red_Gables_008).



Plate 15: View of the demolition rubble on the former Red Gables site from the Penmaenmawr flyover to the east (G2474_Red_Gables_020).



Plate 16: View of the southern property boundary wall from Bangor Road (archive image: G2474_Red_Gables_021).

APPENDIX I

**Reproduction of Gwynedd Archaeological Project Design for
Archaeological Mitigation (August 2016)**

RED GABLES, PENMAENMAWR
(G2474)

PROJECT DESIGN FOR ARCHAEOLOGICAL
MITIGATION

Prepared for

Berkshire Homes (Northern) Ltd

August 2016

Ymddiriedolaeth Archaeolegol Gwynedd
Gwynedd Archaeological Trust

Approvals Table				
	Role	Printed Name	Signature	Date
Originated by	Document Author	STUART REILLY	<i>Stuart Reilly</i>	05/08/16
Reviewed by	Document Reviewer	SPENCER GAVIN SMITH	<i>G. Smith</i>	5/8/16
Approved by	Principal Archaeologist			

Revision History			
Rev No.	Summary of Changes	Ref Section	Purpose of Issue
1	Change of scope for the project design	Changes throughout	Requested by GAPS
2	Restructured with greater focus on building recording and site visit.	Changes throughout	Requested by GAPS

RED GABLES PENMAENMAWR (G2474)

PROJECT DESIGN FOR ARCHAEOLOGICAL MITIGATION

Prepared for *Berkshire Homes (Northern) Ltd*, August 2016

CONTENTS

1	INTRODUCTION	4
2	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.....	6
3	METHODOLOGY	7
3.1	Building Recording	7
3.2	Photographic Survey – Field Visit	8
3.3	Data processing and report compilation.....	9
4	PERSONNEL.....	10
5	INSURANCE.....	11
6	SOURCES CONSULTED	12
FIGURE 01	13
	Location Plan (Reproduction of <i>Matthew Jones Architects</i> drawing D-1209-04-13-PL09) .	13
Figure 02	14
	Reproduction of <i>Matthew Jones Architects</i> drawing D-1209-04-13-PL10B	14
Figure 03	15
	Reproduction of <i>Matthew Jones Architects</i> drawing D-1209-04-13-PL11A	15

1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been asked by *Berkshire Homes (Northern) Ltd* to provide a project design to undertake archaeological mitigation of the former site of the property known as *Red Gables* located along Bangor Road, Penmaenmawr (NGR SH71237624; Figure 01). The site was the location of a former hotel which has been subsequently demolished in advance of a new development. The archaeological mitigation will consist of:

- A building record with the focus on the documentary research to determine the approximate age of the property that stood on site, the possible phases of construction and photographs of the exterior/interior of the former hotel;
- A photographic survey of the site in its current condition to document any traces of the former building or boundaries within the development area.

The proposals include the construction of a new detached building comprising 10No apartments, along with associated parking for 12 vehicles; the total site area will be 1050m². The development proposals are detailed on *Matthew Jones Architects* drawings D-1209-04-13-PL05 to D-1209-04-13-PL13. Drawing D-1209-04-13-PL09 locates the extent of the development area, with building footprint in red and the car park footprint in blue (cf. [Figure 01](#)). Drawings D-1209-04-13-PL10B and D-1209-04-13-PL11A detail the proposed elevations versus the existing elevation outlines ([Figures 02](#) and [03](#) respectively).

The desk-based research for the building record will conform to the guidelines specified in:

- Chartered Institute for Archaeologists *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (Chartered Institute for Archaeologists, 2014); and
- Historic England '*Understanding Historic Buildings: a guide to good recording practice*' (2016).

Gwynedd Archaeological Trust is a Chartered Institute for Archaeologists *Registered Archaeological Organisation*. The format of this design corresponds to the requirements of section 2.3 of MoRPHE (English Heritage 2015) and to MAP2 (English Heritage, 1991, *Management of Archaeological Projects*).

The desk-based research for the building record and site visit will be monitored by the Gwynedd Archaeological Planning Services (GAPS); the content of this design and all subsequent reporting by GAT must be approved by GAPS prior to final issue. The desk-based research for the building record and site visit will be completed in August 2016.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

A brief examination of the regional Historic Environment Record has confirmed that the former property was not recorded as a Primary Reference Number (PRN) or National Primary Reference Number (NPRN) and was not a listed building. The First to Third Edition Ordnance Survey maps of the area (1889, 1900 and 1913 respectively; Sheet IV.14) show the former property in situ within a rectangular shaped boundary surmounting an escarpment.

3 METHODOLOGY

3.1 Building Recording

As defined by the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) the building record will involve the following elements:

- The details of Red Gables form, function, date and sequence of development, as well as, if known, the name of its builders and owners.
- A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- An account of the building's overall form (structure, materials, layout) and its successive phases of development, together with the evidence supporting this analysis.
- A discussion of the building's past and present relationship to its setting (English Heritage, 2016, 13).

These points will be assessed through a study of the following resources:

1. The regional Historic Environment Register (Gwynedd Archaeological Trust, Craig Beuno, Fford y Garth, Bangor, Gwynedd LL57 2RT) will be examined for information concerning the study area. This will include an examination of the core HER, the 1:2500 County Series Ordnance Survey maps and any secondary information held within the HER.
2. The National Monuments Record (NMR RCAHMW, National Monuments Record of Wales, Plas Crug, Aberystwyth SY23 1NJ) will be checked for sites additional to the HER, and if required additional supporting information will be examined at the NMR.
3. On-line catalogue search of the National Library of Wales.
4. Archive data and maps, where relevant, will be consulted in the regional archives Gwynedd Archives, Caernarfon Record Office, Swyddfa'r Cyngor, Caernarfon LL55

1SH. This will include any relevant estate maps, tithe maps and information from Land Tax Assessments. Where relevant antiquarian prints and photographs from the national and regional archives will be examined and included in the report where possible.

The consultation of documentary sources will be crucial for the archaeological mitigation given the Red Gables was demolished prior to a photo record being taken.

3.2 Photographic Survey – Field Visit

In conjunction with the documentary research that will form the core of the building record, a photographic survey will be conducted to establish and record the current condition of the site. The photographic survey will incorporate aspects of the guidance outlined in the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) but it is acknowledged that the survey will be limited to recording the surviving traces of the building and/or associated surviving boundaries.

The Red Gables development will be visited and photographed at a scheduled time with its current owner given that it is an active construction site.

Photographic images will be taken using a digital SLR (Nikon D3100) camera set to maximum resolution (4,608 × 3,072 14.2 effective megapixels) in RAW format and will be converted to TIFF and JPEG format for archiving (English Heritage, 2016, 17-18). A complete table of metadata with details of each photographic image taken, including descriptions and directions of shot, will be produced using Microsoft Access and included as an appendix in the report.

3.3 Data processing and report compilation

Following completion of the desk-based historical record, a report will be produced incorporating the following:

1. A non-technical summary
2. Methodology
3. Results
4. Conclusions and Recommendations
5. Acknowledgements
6. Bibliography
7. Figures
8. Plates
9. Appendix I – Approved Project Design
10. Appendix II – GAT Photographic metadata
11. Definition of terms

Illustrations will include plans of the location of the study area and archaeological sites. Historical maps, when appropriate and if copyright permissions allow, will be included.

A draft copy of the report will be completed in August 2016 and sent to Gwynedd Archaeological Planning Services and Berkshire Homes (Northern) Ltd. Once approved, a copy of the report will be submitted to Gwynedd Archaeological Planning Services and Berkshire Homes (Northern) Ltd and to the Historic Environment Record located at the Gwynedd Archaeological Trust. Submission of digital information to the Royal Commission on the Ancient and Historical Monuments of Wales will be undertaken in accordance with the RCAHMW Guidelines for Digital Archives Version 1 (2015). Digital information will include the photographic archive and associated metadata.

4 PERSONNEL

The project will be managed by John Roberts, Principal Archaeologist GAT Contracts Section. The building record with the focus on the documentary research and the photographic survey will be completed by a project archaeologist who will have responsibility for completing this work, liaising with GAPS and Berkshire Homes (Northern) Ltd and submitting the draft report and final report. The project manager will be responsible for reviewing and approving the report prior to submission.

5 INSURANCE

Public Liability

Limit of Indemnity- £5,000,000 any one event in respect of Public Liability

INSURER Aviva Insurance Limited

POLICY TYPE Public Liability

POLICY NUMBER 24765101CHC/000405

EXPIRY DATE 22/06/2017

Employers Liability

Limit of Indemnity- £10,000,000 any one occurrence.

The cover has been issued on the insurers standard policy form and is subject to their usual terms and conditions. A copy of the policy wording is available on request.

INSURER Aviva Insurance Limited

POLICY TYPE Employers Liability

POLICY NUMBER 24765101CHC/000405

EXPIRY DATE 22/06/2017

Professional Indemnity

Limit of Indemnity- £5,000,000 in respect of each and every claim

INSURER Hiscox Insurance Company Limited

POLICY TYPE Professional Indemnity

POLICY NUMBER

HU PI 9129989/1208

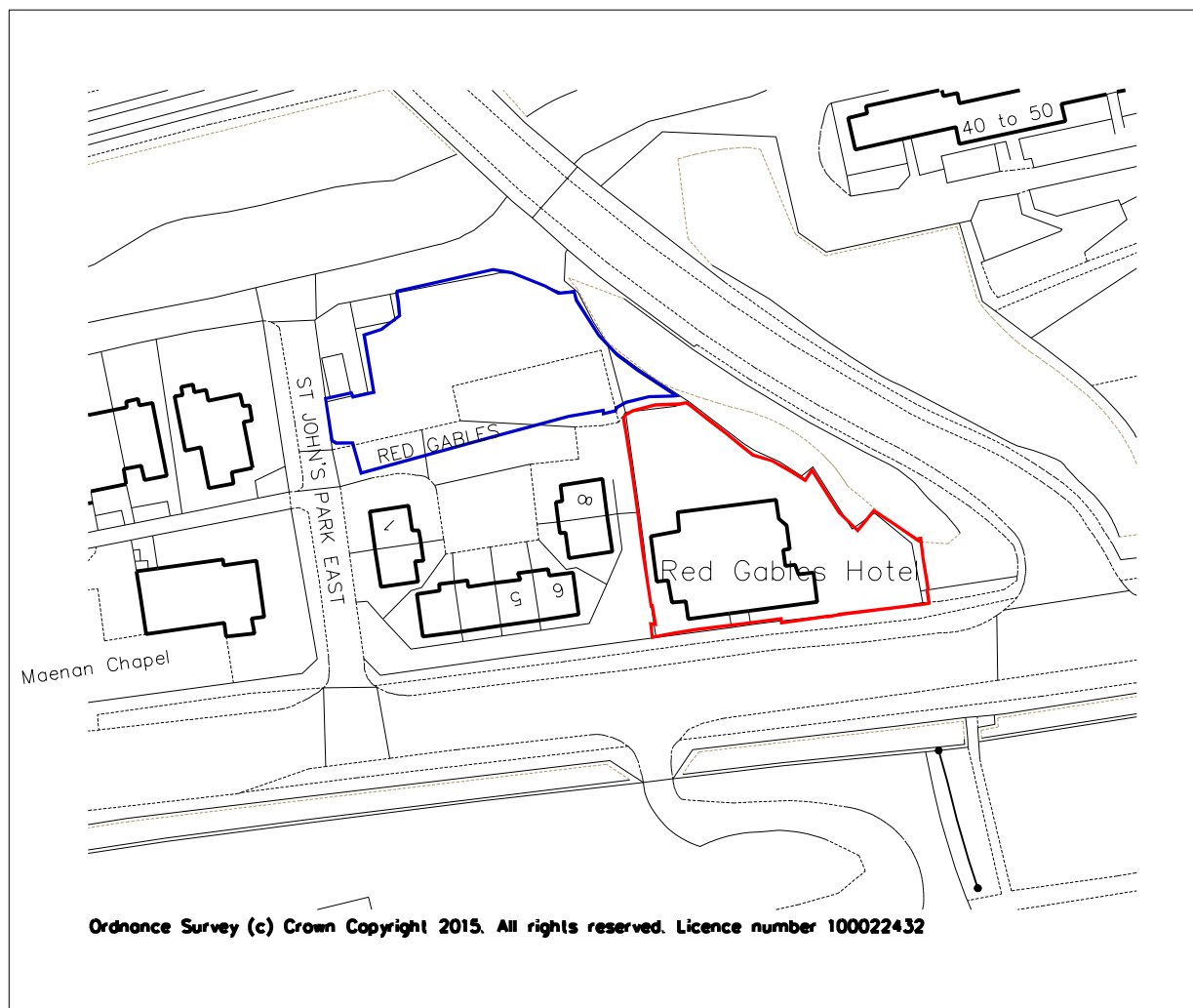
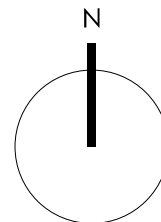
EXPIRY DATE 23/07/2017

6 SOURCES CONSULTED

1. English Heritage, 2015, *Management of Research Projects in the Historic Environment (MoRPHE)*;
2. English Heritage, 1991, *Management of Archaeological Projects*;
3. Historic England 'Understanding Historic Buildings: a guide to good recording practice' (2016);
4. *Matthew Jones Architects* drawings D-1209-04-13-PL05 to D-1209-04-13-PL13;
5. First Edition Ordnance Survey map Sheet IV.14 (1889);
6. Second Edition Ordnance Survey map Sheet IV.14 (1900);
7. Third Edition Ordnance Survey map Sheet IV.14 (1913);
8. Royal Commission on Ancient and Historic Monuments of Wales 2015 *Guidelines for digital archive*;
9. *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (Chartered Institute for Archaeologists, 2014).

FIGURE 01

Location Plan (Reproduction of *Matthew Jones Architects* drawing D-1209-04-13-PL09)



RED GABLES PENMAENMAWR

GLOBAL INVESTMENT PARTNERSHIPS

LOCATION PLAN

DRAWING NUMBER

D-1209-04-13-LOC01

SCALE

1: 1250 @a4

DATE

NOV 2015

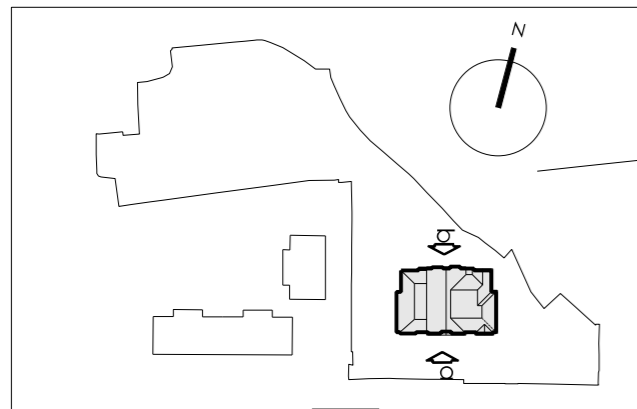


matthewjonesarchitects

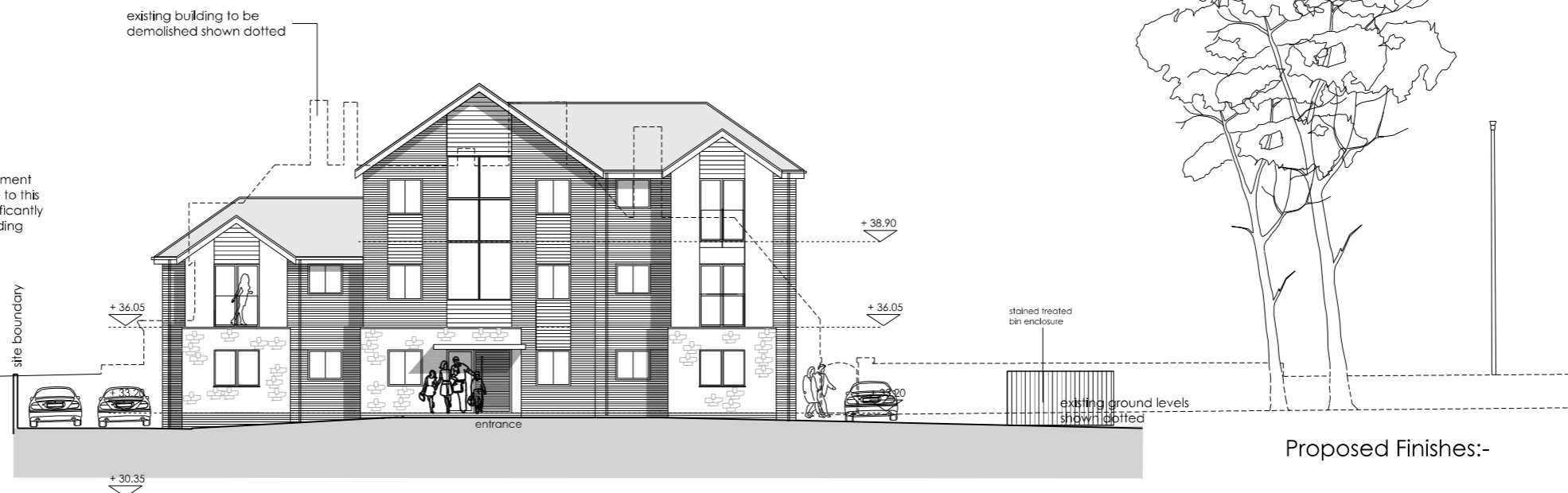
CONVY 01492 583036
DENBIGH 01745 817169
e: admin@matthewjonesarchitects.com
web: www.matthewjonesarchitects.com

FIGURE 02

Reproduction of *Matthew Jones Architects* drawing D-1209-04-13-PL10B



note: massing of proposed apartment block has been reduced in scale to this boundary to a height that is significantly lower than the existing hotel building



PROPOSED FRONT ELEVATION A (FACING ROAD)

Proposed Finishes:-

external walls -
white through colour acrylic render/
multi red smooth facing brick/
grey nordic stonepanels by Taylor Maxwell
stained hardwood timber cladding

windows/doors -
windows and doors to be
powder-coated aluminium or
upvc systems
(colour: gunmetal grey)
external doors to ground floor
front elevation to be hardwood

balconies to be metal frame/
handrail detail with glazed guarding
supported on timber post sections

roof -
natural slate finish/cambrian grey ridges
joinery (fascia,etc.) -
grey upvc



PROPOSED REAR ELEVATION B (FACING SEA)

REV B: LEVELS DROPPED ON WEST SIDE BOUNDARY APRIL 2016
REV A: REAR ELEV EX BUILDING OUTLINE CORRECTED MARCH 2016

Tarmaster Jones Architects take no responsibility for any dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension specifically from the Architect or by site measurement. Supplying this drawing in digital form is solely for convenience and no reliance may be placed on digital data. All data must be checked against hard copy. Dimensions must be checked on site. Any discrepancies must be reported to the Architect immediately. This drawing is copyright of Tarmaster Jones Architects

0 5 10m

RED GABLES PENMAENMAWR

GLOBAL INVESTMENT PARTNERSHIPS

PROPOSED ELEVATIONS (SHEET 1)

DRAWING NUMBER

D-1209-10-15-PL10B

SCALE

1: 200 @a3

DATE

NOV 2015

mja

matthewjonesarchitects

CONWY 01492 583036
DENBIGH 01745 817169
e: admin@matthewjonesarchitects.com
web: www.matthewjonesarchitects.com

FIGURE 03

Reproduction of *Matthew Jones Architects* drawing D-1209-04-13-PL11A

Proposed Finishes:-

external walls -
white through colour acrylic render/
multi red smooth facing brick/
grey nordic stonepanels by Taylor Maxwell
stained hardwood timber cladding

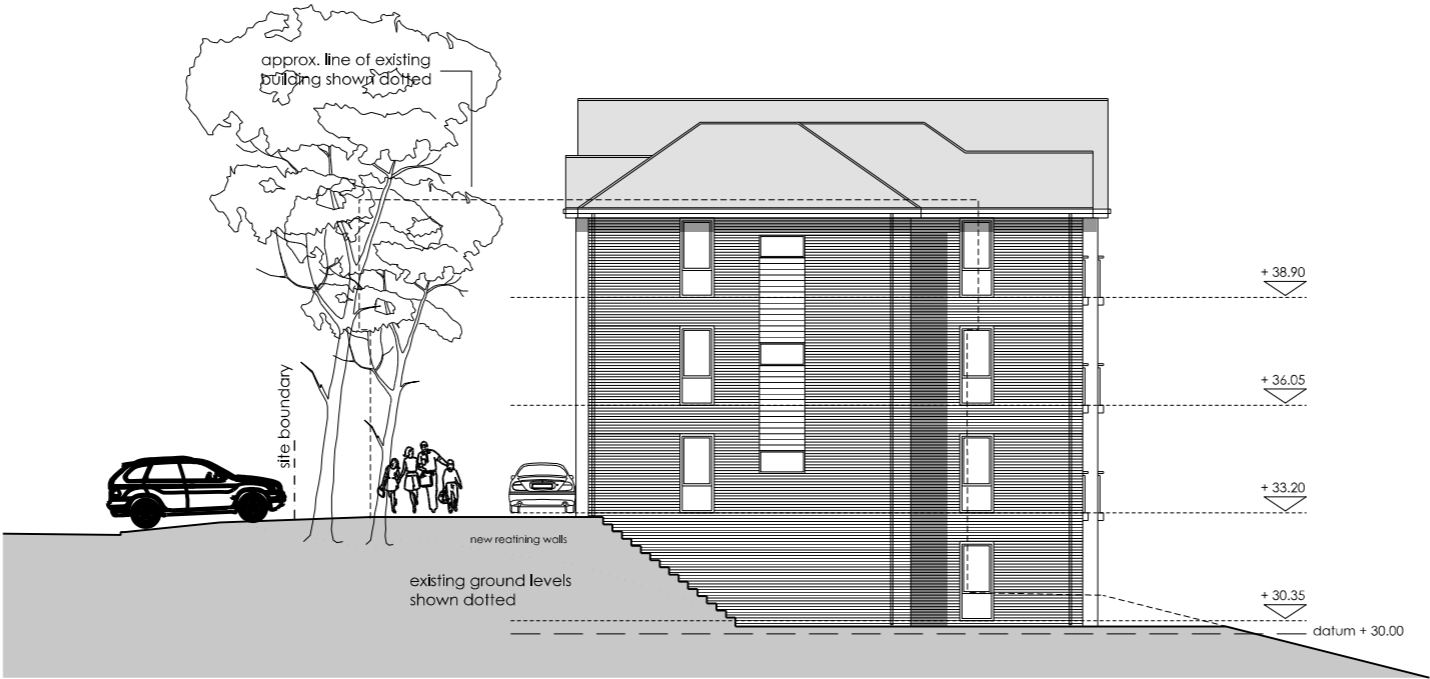
windows/doors -
windows and doors to be
powder-coated aluminium or
upvc systems
(colour: gunmetal grey)
external doors to ground floor
front elevation to be hardwood

balconies to be metal frame/
handrail detail with glazed guarding
supported on timber post sections

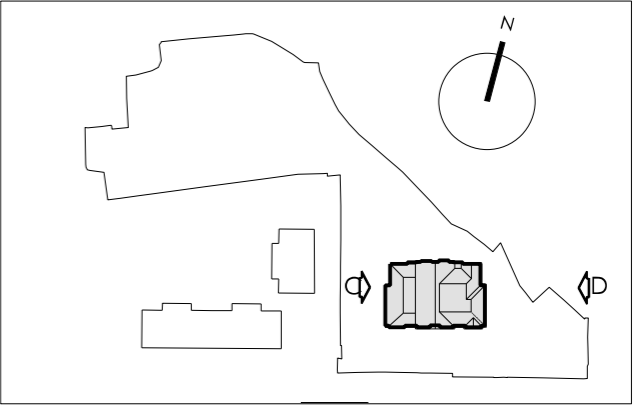
roof -
natural slate finish/cambrian grey ridges
joinery (fascia,etc.) -
grey upvc



PROPOSED SIDE ELEVATION C (FACING HOUSES)



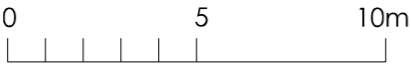
PROPOSED SIDE ELEVATION D (FACING SLIP ROAD)



rev a-levels dropped to side elev facing houses -april 2016

RED GABLES PENMAENMAWR		DRAWING NUMBER	SCALE	DATE
GLOBAL INVESTMENT PARTNERSHIPS		D-1209-10-15-PL11A	1: 200 @a3	NOV 2015
PROPOSED SITE PLAN		CONWY 01492 583036		
matthewjonesarchitects		DENBIGH 01745 817169		
		e: admin@matthewjonesarchitects.com		
		web: www.matthewjonesarchitects.com		

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APPENDIX II

Photographic Metadata

File reference	Project name	Project phase	Description	View from	Scale (s)	Date	Originating person	Originating organisation	Plate
G2474_Red_Gables_001	G2474_Red_Gables	Building Recording	View of former southern wall and boundary at Red Gables	N	2 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_002	G2474_Red_Gables	Building Recording	View of former Red Gables Hotel showing rubble	S	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_003	G2474_Red_Gables	Building Recording	View of eastern side of plot at Red Gables, showing former garden strewn with rubble	W	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_004	G2474_Red_Gables	Building Recording	Remnant of west wall of Red gables	E	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_005	G2474_Red_Gables	Building Recording	General view of former Red Gables plot	S	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_006	G2474_Red_Gables	Building Recording	View showing mound of demolition rubble showing the raising of the ground level	SE	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_007	G2474_Red_Gables	Building Recording	View of building rubble on former Red Gables plot	NE	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_008	G2474_Red_Gables	Building Recording	View of former hotel garden	NW	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	

File reference	Project name	Project phase	Description	View from	Scale (s)	Date	Originating person	Originating organisation	Plate
G2474_Red_Gables_009	G2474_Red_Gables	Building Recording	View down former drive up to the house, now made up with building rubble	SSE	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_010	G2474_Red_Gables	Building Recording	View up former drive to Red Gables Hotel, now made up with building rubble	NW	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_011	G2474_Red_Gables	Building Recording	View of lower car-park area. Macadamised surface now covered in rubble	SSE	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_012	G2474_Red_Gables	Building Recording	View in lower car park area showing rubble and removed trees	S	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_013	G2474_Red_Gables	Building Recording	View from entrance of former car park area	NW	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_014	G2474_Red_Gables	Building Recording	General view of entrance to Red Gables	N	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_015	G2474_Red_Gables	Building Recording	General view of entrance to Red Gables	N	1 x1m	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_016	G2474_Red_Gables	Building Recording	General view of the Red gables site from the Penmaenmawr flyover	NNW	-	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	

File reference	Project name	Project phase	Description	View from	Scale (s)	Date	Originating person	Originating organisation	Plate
G2474_Red_Gables_017	G2474_Red_Gables	Building Recording	General view of the Red gables site from the Penmaenmawr flyover	N	-	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_018	G2474_Red_Gables	Building Recording	General view of the Red gables site from the Penmaenmawr flyover	N	-	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_019	G2474_Red_Gables	Building Recording	General view of the Red gables site from the Penmaenmawr flyover	NNE	-	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_020	G2474_Red_Gables	Building Recording	View from the eastern carriageway footpath of Penmaenmawr flyover of Red Gables site	NE	-	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_021	G2474_Red_Gables	Building Recording	General view of rear property boundary wall of the former Red Gables from Bangor Road	SW	-	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	
G2474_Red_Gables_022	G2474_Red_Gables	Building Recording	General view of rear property boundary wall of the former Red Gables from Bangor Road	SE	-	11/08/2016	Robert Evans	Gwynedd Archaeological Trust	



Gwynedd Archaeological Trust
Ymddiriedolaeth Archaeolegol Gwynedd

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