
Historic Towns Survey of Gwynedd: Bangor



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HISTORIC TOWNS SURVEY OF GWYNEDD: BANGOR

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HISTORIC TOWNS SURVEY OF GWYNEDD: BANGOR (G1913)

1. INTRODUCTION

The Historic Town Survey project proposes to examine the archaeology, topography and standing buildings of the historic towns and larger settlements of north-west Wales. The project is part of a wider pan-Wales series of studies being carried out by the Welsh Archaeological Trusts and funded jointly by Cadw and the relevant local authority.

By their very nature towns undergo regular re-development as structures, and even street patterns, change to meet new demands and interests. But for those who manage the urban environment, a sound knowledge of the history and archaeology of the town, and a clear understanding of what forms its character, is essential if that special 'sense of place' is to be retained. Appropriate management of an urban environment is crucial for providing an attractive place for residents to work and live, as well as attracting visitors and tourists, and both are enhanced when there is a depth of historical understanding underpinning the decision making process. However understanding of the origin and subsequent development of these towns is often very limited, and yet the potential for the recovery of archaeological remains is very high.

One of the aims of the historic town surveys is to ensure this potential is recognized and that resources are appropriately targeted. The first of the town surveys to be undertaken was the Carmarthen Historic Town Survey (Cambria Archaeology 2005). In the introduction to their report the authors succinctly state the driving motive of the study as a recognition 'that a more strategic and proactive approach to identifying areas of archaeological importance would greatly assist the long term protection, preservation and conservation of the town's archaeology. A strategic consideration of the archaeology of the town would also provide a more easily understood and transparent justification of the archaeological considerations necessary within development planning in Carmarthen'.

The same motive is carried through to this study, and Cambria's underlying methodology is also retained as an appropriate means of attaining the aims and objectives of the project.

The origins of Bangor are thought to derive from the establishment of an early Christian settlement here in the 6th century. Though the nature of the settlement remains elusive, there are sufficient references to an early church at Bangor to acknowledge the presence of a monastic settlement of at least regional importance. This was maintained in the Middle Ages by the creation of Bangor as the centre of the newly formed Diocese, and the construction of the cathedral. The slow growth of Bangor from a Cathedral and church-oriented settlement to a commercial centre of importance, and the recognition of transport routes as a catalyst within this process, is charted below. Industrial growth, led by Richard Pennant of Penrhyn in the late 18th century, encouraged a boom in house building, and the sale of agricultural lands within the valley for urban and industrial development. A subsequent decline in the extractive and transport related industries has been off-set by the growth of educational institutions in Bangor, and these have, throughout the course of the 20th century, been significant forces within the physical and social development of the city.

1.1 Acknowledgements

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2. METHODOLOGY

The methodology employed to undertake the project is based upon that developed by Cambria Archaeology for its study of Carmarthen (Cambria 2005), which in turn was based upon a methodology developed in England for urban characterization and assessment, and in particular the studies undertaken by the Cornwall and Scilly Urban Survey (see details at <http://www.historic-cornwall.org.uk/>).

The principal objective of the urban surveys is to 'provide a framework for sustainable development within the town's historic environment' (Cambria 2005, 4). The following methods were used to achieve this aim.

Data collection

This phase included the collection of data from regional and national historic environment records, including those kept at Gwynedd Archaeological Trust, RCAHMW, Cadw and National Museums and Galleries of Wales. The records were entered onto a database that was compatible with the regional Historic Environment Record, and their location identified through a geographical information system (MapInfo). Additional records and information sources were identified from historic maps, prints and photographs, and literature sources, including early antiquarian works.

Interpretation

This phase involved the compilation of a report that described the archaeological and historical development of the town, as indicated by the data gathered during the first phase.

Characterisation

The characterisation process combined the understanding gained from the historic and archaeological survey with a visual assessment of the surviving historic fabric. This included noting distinctive architectural forms, materials and significant elements of town and streetscapes. Use was made of the Listed Building information (Cadw 1988) and architectural sources (for example Clarke 1966; Jones 1973; 1981).

Strategy

The final phase of the project used the information gained from the earlier phases to provide a series of strategic policies that can feed into local authority plans and documentation. The archaeological and character zones were used to identify planning aims and recommendations.

Wherever possible the work has been undertaken in conjunction with Local Authority planning officers, and has taken into account relevant documentation such as local conservation plans and policy documents concerning urban and brown-field regeneration.

The information gathered as part of this project will be held by the regional Historic Environment Record to allow future advice on developments within historic urban areas to be relevant and up to date, and ensure that policies involving the built environment are based on accurate knowledge.

3. PRINCIPAL SOURCES

3.1 Bibliographic sources

A list of works consulted combined with bibliographic references is given at the end of this report.

There are a number of contemporary descriptions of Bangor by topographical writers and historians of the 19th century and earlier, and these provide a useful chronological outline of the growth of the city. Of particular use are those by Willis (1721); Evans (1812); Fenton (Fisher 1917); Lewis (1833) and Hyde-Hall (Jones 1952).

The development of Bangor in Early Medieval times is discussed by David Longley (1994; 1995) following excavation in the centre of the city, and by Nancy Edwards (2006). Bangor has been well-served by historians, many of them, though by no means all, associated with the University. Professor M L Clarke (1966; 1969; 1981) wrote authoritatively about the Cathedral and architecture of Bangor, and Professor Glyn Roberts conducted much

research into the history of the city, though only a small part of this was ever published (1957). Professor A D Carr has synthesised the known medieval history (1986; 1994). For references to the cathedral and its development see the section on this topic later in this report.

The history of the Friary in Bangor and its subsequent history as a grammar school has been examined by Barber and Lewis (1901), Glyn Roberts (1957), W P Griffiths (1988) and Price (1994). The archaeology of the friary was examined by Harold Hughes (1898 and 1900) and more recently through archaeological excavations by Gwynedd Archaeological Trust and Birmingham Archaeology (GAT 2004; Birmingham Archaeology 2004).

The detailed work of Peter Ellis Jones has been extensively used by subsequent historians and archaeologists, and is the starting point for any researcher examining the growth of the city from the 18th century to the present (see references from 1970 to 1991). The maritime history of Bangor has been well served by Elis-Williams (1988), and much of the history relating to the port is also included in Boyd (1985).

Education within the city is a significant topic, and the history has been covered in a wide number of publications, including Davies (1994); Williams (1985) and Thomas (1958). The architecture of the university has been discussed by Clarke (1966). Other aspects of the history of Bangor include medicine (Jones 1984) and the constabulary (Jones 1963). The work of John Cowell (1990; 1994, 1997; 2006) gives access to a wide variety of illustrative material for the later history of Bangor.

Primary sources for the history of Bangor are particularly numerous. These include the Penrhyn Estate, Carter Vincent and Belmont manuscript collections at the University of Wales, Bangor, as well as the working papers of Glyn Roberts and Eluned Garmon Jones held in the same archive. The Bangor Borough Council papers are held at the Gwynedd Archives, as is the Penrhyn Quarry collection and Port Penrhyn Shipping Books. The Bangor Episcopal Records are held at the National Library of Wales.

The principal map evidence for the development of the city prior to the Ordnance Survey first edition county series in 1889 and subsequent editions are the maps by J. Speed (1610), UWB Penrhyn Mss 2943, 2944; GAS Vaynol Mss 4056; J Wood's town map of 1834, the Tithe Apportionment map of 1841 (surveyed by Claudius Shaw) and Johnson's town map of 1854.

3.2 Previous archaeological work

Though a number of archaeological excavations have been undertaken within Bangor, and they have added much to our understanding of the development of the city, many opportunities have been missed, and there is still much that further detailed excavation and survey could contribute.

Some of the earliest reports are those concerning the cathedral, and in particular the work of Scott (1870). Harold Hughes published a number of significant articles over the course of some 40 years, between 1898 and 1938, in particular on the Friary (1898, 1900); St Mary's church (1924, 1925) the Cathedral (1901, 1902, 1904) and the burials at Ffriddoedd (1938). The description of the cathedral was based largely on architectural analysis, but the other work consisted of a series of rescue excavations, which were undertaken with minimal resources, but nonetheless Hughes's clear vision and surveying abilities mean we have a better record than might be expected. In 1949 further excavations were undertaken at the cathedral by Radford (1949), which have had a considerable influence on subsequent interpretations of the development of the early cathedral (Clarke 1969; RCAHMW 1960). Very little work was undertaken during the 1960's and 1970's (Alcock 1964; White 1971), and it was not until the 1980's that more intensive work was undertaken that was able to shed new light on the origins and development of Bangor (Longley 1995), though even this work was hampered by minimal resources and lack of time. Subsequent archaeological work has been largely a result of developer funded archaeology in advance of development, and is available only through a series of unpublished reports, with the exception of Johnstone 2000 on the Bishop's Palace. These include work on the site of the former Friary (GAT Report 535; Birmingham Archaeology 2004), excavation alongside the Bishop's Palace (Johnstone 2000; GAT Report 619), and work in advance of the redevelopment of Wellfield (Cambria Archaeology 2003a; 2003b; 2004; GAT Report 605; GAT Report 643). Minimal work has been undertaken along the High Street, though 255-7 High Street has been one of the few areas to be looked at in detail (Border Archaeology 1999a; 1999b; 1999c). More recent work has included examination of the 1830's terraced housing buried beneath the Dean Street carpark, and remains

alongside the River Adda north of the Deanery (GAT Reports 660, 661). These have only been recently completed, and are not yet included on figure 6, nor in the table below.

Figures 6a to 6c shows the location of all previous archaeological projects undertaken, and these can be identified in Table 1 below. The potential for further archaeological discovery is discussed within the Area Descriptions in section 7 below.

Table 1: Location of archaeological projects (see fig's 6a – 6c)

ID	Name	Type	Year	Reference
1	Cathedral	Record	1868	Scott 1870
1	Cathedral	Excavation	1949	Radford 1949
1	Cathedral	Watching Brief	2005	GAT Report 617
2	Castle Hotel	Watching Brief	1996	GAT Report 188
3	Friary: Seiriol Road		1899-1900	Hughes 1899; 1900
4	Friary: Crosville Bus Depot	Evaluation	1992	GAT Report 37
4	Friary: Crosville Bus Depot	Assessment	2004	GAT Report 535
4	Friary: Crosville Bus Depot	Evaluation	2004	Birmingham Archaeology Project No 1227.
5	Glanrafon Road	Watching Brief	1996	GAT Report 213
6	Beach Road Transfer Main	Watching Brief	1994	GAT Report 244 Davidson 1998.
7	Glanrafon, Memorial Square	Watching Brief	1999	GAT Report 315
8	110-114 High St	Assessment	2004	GAT Report 544
9	Wellfield Re-development	Assessment	2003	Cambria Archaeology Report 2003/126
9	Former Police Station, Wellfield	Survey	2003	Cambria Archaeology Report 2003/??
9	Former Police Station, Wellfield	Watching Brief	2004	Cambria Archaeology Report 2004/56
9	Wellfield Re-development	Survey	2005	GAT Report 605
9	Wellfield Re-development	Evaluation	2006	GAT Report 643
10	Gorad y Gyt	Survey	1997	GAT Report 254
11	Bishop's Palace, Bangor	Evaluation/Excavation	1999	GAT Report 370 Johnstone 2000
11	Bishop's Palace, Bangor	Evaluation/Excavation	2004-5	GAT Report 514 GAT Report 600 GAT Report 619
12	Suspension Bridge	Watching Brief	2004	GAT Report 553
13	Sackville Road	Assessment	2005	GAT Report 615
14	Afon Adda	Assessment	2006	GAT Report 628
15	255-7 High St	Evaluation/WB	1999	Border Archaeology BA/LJN/012 BA/LJN/013
16	Deiniol Centre	Excavation	1981-9	Longley 1995
17	New Theatre	Watching Brief	1972	White 1972
18	Students Union	Watching Brief	1964	Alcock 1964
19	Telford's Road	Assessment	2000	Quatermaine <i>et al</i> , 2003
20	St Mary's, Bangor	Excavation	1924-5	Hughes 1924; 1925
21	Ffriddoedd	Record	1938	Hughes 1938
22	264-6 High Street	Watching Brief	1988	GAT HER PRN 5539

There are also three wider studies that include Bangor as part of the study area, namely:

Telford's Holyhead Road (Quartermaine *et al*, 2003)
Historic Landscape Characterisation – Ardal Arfon (GAT Report 351, 2000)
Ports and Harbours of Gwynedd: Port Penrhyn (GAT Report 577, 2005).

4. THE LANDSCAPE SETTING OF BANGOR

Bangor lies within a narrow steep-sided valley through which runs the river Adda. The valley lies parallel to the Menai Strait, and opens onto the east end of the Strait in a wide sheltered bay where the rivers Cegin and Ogwen also flow into the sea.

The rocks on either side of the valley belong principally to the Arvonian period of the Lower Cambrian, and form part of the Bangor Ridge, which runs from Bangor to Caernarfon. The valley was probably formed by volcanic faulting during the Caledonian Orogeny, and its shape accentuated during glaciation. Carboniferous limestone lies north of the Bangor ridge, alongside the Menai Strait. (Detailed accounts of the geology of the district can be found in Greenly 1946; Smith and George 1961; Challinor and Bates 1973; Howells, Reedman and Leveridge 1985).

The primary feature of the natural topography is, therefore, the location of the city within the confines of a narrow valley. Access into and out of the valley could only be achieved at certain places, and the development of road and rail communication have been important elements within the development of Bangor. This is not least because Bangor lay on, or close to, the principal route from London to Dublin through Holyhead. The ferries across the Menai Strait were a significant economic resource for the Church until the construction of Telford's suspension bridge in 1825, and the construction of road and rail links through the city have been significant factors within its development.

South and east of the city lies an area of fertile land between the rivers Ogwen and Cegin, which forms a small peninsula jutting into Beaumaris Bay at the east end of the Strait. It was on this peninsula that the medieval estate of Penrhyn was established. The owners of the estate played a significant role in the development of Bangor, though it was the establishment of the slate quarries in the late 18th and 19th centuries that led to a greater transformation of the landscape, and the industrial and economic development of the area. Whilst the coastal location of Bangor would always have ensured the existence of a maritime quarter, it was the development of Port Penrhyn at the mouth of the River Cegin for slate trade that ensured a more vibrant industrial and maritime quarter than would otherwise have existed.

5. HISTORICAL DEVELOPMENT

5.1 Prehistoric and Roman

The evidence for prehistoric occupation within the valley is slight, and is derived from casual finds. No structural evidence of settlements of prehistoric or Roman date has been found to date. To the south of Bangor mountain, however, on the relatively level and free-draining lands between the Cegin and Ogwen rivers, settlements and ritual monuments of Neolithic to Roman date have been excavated (Lynch and Musson 2004; Kenney forthcoming), and more are coming to light through aerial photography (Driver 2005).

Despite the lack of evidence, however, finds from within the valley, particularly of Bronze Age date, imply it may have been more settled than the evidence suggests. Within a garden along Upper Garth Road was found an Early Bronze Age collared urn (PRN 1973). Whilst very little survived, it may well have once been covered by a round barrow or cairn, and perhaps accompanied by other burial urns. From a later period, significant evidence comes from three finds of bronze palstaves, one of them accompanied by two palstave moulds. This last find (PRN 2304) occurred about 1800 in 'Damesfield, near Bangor, about a quarter of a mile from the Anglesey ferry' (*Arch Camb* 1856, 127-30). This was identified as 'Deansfield, Glanadda' by the Royal Commission, though it lies a mile and half from the ferry site (RCAHMW 1960, liii, No. 86 and fig 14). The moulds, one for unlooped

palstaves and one for looped, date from the Middle Bronze Age, between approximately 1300 and 1400 BC. The accompanying axe was not the product of either of the moulds, but is a 'looped trident pattern palstave' (Lynch 1992, 124). Two other palstaves have been found north of Bangor ridge at Maesgeirchen. One was found in 1946 during the construction of the housing estate, and is of a similar date to the moulds from Deansfield (PRN 2309, Griffiths 1947). The other was found in 1990 during metal detecting, and dates from the Late Bronze Age (c. 800 BC). The axehead of this palstave is smaller, with a narrow thick blade, and deep stop ridges (PRN 2812; Lynch 1992).

Stone finds of probable prehistoric date include four stone mauls, or hammers. One of these was found in 1927 on land between the High Street and Bangor Mountain (PRN 2315; Hughes 1930). A group of 3 stone hammers (PRN 2308) were exhibited at a Bangor meeting of the Cambrians in 1860 by Captain Jones, who had founded a private museum in Bangor (Arch Camb 1860, 376-7). One of these may be identified with an example in Bangor museum (PRN 2307; Lynch 1986, 64, No. 214; RCAHMW 1960, xlv No. 27 and fig 11.5). More tentatively another of the three has been linked with one from Fodol, Pentir (RCAHMW xlvi No. 40 and fig 11.4; Lynch 1985, 64, No. 213). Though stone mauls have been occasionally associated with Bronze Age mining or metal working, their exact function and date are uncertain (Lynch 1986, 64; Pickin 1988; Briggs 2005).

A perforated round stone, from Bryn Adda, has been interpreted as a possible hanging weight, perhaps for use with a loom, and probably of Romano-British date. The find might imply the presence of late prehistoric or Romano-British settlement within the vicinity (PRN 1541; Kelly 1978). The only other indication of Roman settlement within the valley are the remains of a grinding stone, quern stone and spindle whorl found on the possible site of St Mary's church by Harold Hughes, however, it is not possible to establish a firm date for these, nor is their context fully known (Hughes 1925).

5.2 Early Medieval

It is within the Early Medieval period that evidence for settlement becomes more certain. This is associated with the establishment of the religious settlement that was to become an important monastic centre, and later the Cathedral church for the diocese of Bangor.

The nature of any Roman or earlier settlement is unknown, though the lack of evidence of finds from the excavations undertaken within the town centre may suggest the monastery was established on lands that were on the periphery of settlement, rather than on the site of a principal settlement.

The evidence for the development of Bangor in this early, formative, period comes from both historical and archaeological sources. It is of significance that, though the evidence is relatively slight, more survives from here than, with the exception of Clynnog, any other church in the Diocese.

Bangor is a word used to describe the horizontal plaited rods at the top of a wattle fence, and was still in use in the 19th century, when it could be defined as 'wattling rods thicker than the rest of the dead boughs, which are used on top to fasten the sett in making a thorn hedge', *Geiriadur Prifysgol Cymru, Cyfrol 1, A-ffysur*, 254; Lewis 1815, 28). It is thought that the term was applied to the enclosure around the monastery (the *vallum*), and later came to signify the church itself. There were at least two other monasteries called Bangor, namely Bangor on Dee and Bangor in Northern Ireland. When the death of the patron saint, Deiniol, was recorded in the *Annales Cambriae* in the year 584 it was described as the 'burial of the Daniel of the Bangors' (Morris 1980, 45). His fame must certainly have spread to Ireland, for he is included within a list of saints from Ireland, the *Martyrology of Tallaght*, compiled about 830, which gives the feast day of Deiniol on the 11 September (Best and Lawlor 1931, 70). A late copy of the life of Deiniol has survived, and his name appears in other Saints lives, but little about his life is known with any certainty (see Baring-Gould and Fisher 1907-13, Vol II 325-31 and Vol IV 387-93; also Roberts 1994 and Bartrum 1993, 191-2).

The monastery suffered in 632, when, according to the *Annals of Ulster 'Bennochor moer in Britannia'* (Bangor the great in Britain) was burnt (Mac Airt and Mac Niocaill 1983, 116-17). Though the site of the original monastery cannot be known with certainty, it is reasonable to assume that it lay within the enclosure which is clearly shown on Speeds map of 1610, and which is still preserved today in the present street pattern. This hypothesis can be partly confirmed by archaeological evidence. A curving ditch, located on the east side of the

cathedral cemetery, contained fills within the date range AD 540 – 769 (Longley 1995, 56). A cemetery to the east of this was in use earlier than a ditch which contained fills within the date range AD 781 – 1019. The full extent of the cemetery is not known, but the excavations identified seventy six graves, all simple dug graves, though they were severely truncated and the surface from which they had been dug did not survive. The acid soils had removed nearly all the skeletal remains (*ibid*, 61-5).

In 809 it is recorded that ‘Elfoddw, archbishop in the Gwynedd region went to the Lord’ (Morris 1980, 47). An earlier entry in the same annals records ‘Easter is changed among the Britons on the Lords day Elfoddw servant of God emending it’ (*ibid*). Nennius, who compiled the annals, claims to be a disciple of ‘Elvodwg’ or Elfoddwg (*ibid*, 9). It is not known where Elfoddw was bishop, and whilst both Holyhead and Abergele have been suggested, Bangor is an equally plausible choice. If we assume the references to Elfoddw are all to the same person, it is clear there is a learned and influential monk, and later bishop, living within Gwynedd at this time.

Bangor is again mentioned in the *Brut y Tywysogion*, first in 944 when it is recorded that ‘Morlais, Bishop of Bangor died’, and second in 1073 when ‘Bangor was ravaged by the Gentiles’ (Jones 1942, 7; *ibid*, 16), the Gentiles being Vikings, raiding from Ireland. Viking raids were frequent on the Welsh shores from the mid 9th century, and it is probable that Bangor had already suffered before 1073. This is supported by the presence of two coin hoards found within the monastic enclosure (Boon 1986, 92-7). In 1845 at least two coins was found in the senior vicar’s garden. These were illustrated in an initial report on their finding, but have since disappeared (*Arch Camb* 1848, 191; Boon 1986, 94). Their date would indicate burial c. 970. In 1894 a second hoard was found, traditionally on the east side of the High Street on the site of the later Midland Bank. This is a remarkable find, consisting of Anglo Saxon coins, Viking coins from York, and five Kufic dirhems (Boon 1986, 92-97). The dates of the coins suggest the hoard was buried sometime after 921. The presence of the Kufic coins are indicative of the Viking trade that was undertaken south of their homelands along the Volga and other long river routes through to the Caspian Sea, which put them in touch with silver from the mines of the Eastern Caliphate and the Samanid dynasty of Central Asia. The coins found in Bangor were issued by the Samanid dynasty, which came to power c. 819, and ruled to the end of the 10th century.

A collection of six carved stones of 10th to 11th century date lie within the Cathedral, and are indicative of Viking influence (RCAHMW 1960, 12; Edwards 2006). Though the relatively small pieces that remain are not easy to interpret, their presence implies the existence of a significant building here prior to the construction of the present cathedral.

5.3 Medieval Bangor – pre-1283

There is little doubt that Bangor was seen by the Normans as a diocesan centre, and therefore in need of a cathedral to match this status. The nature of the earlier church is not known, but the new stone cathedral became the focus of the medieval town (see Carr 1994 for details of medieval Bangor). There is insufficient evidence for us to judge the size of Bangor in the 11th century, but Speed’s map indicates the areas that were built up by 1610, and also identifies the other principal features that made up the town by the end of the medieval period. Dominating was the cathedral church within its enclosure. The High Street curved around the south side, as it still does, and west up the hill along one of the principal roads. The market place is shown on the corner of Glanrafon, outside the cathedral gates. To the east, the town ended where the clock now stands. Between the town and the sea lay the Friary, and beyond again the harbours of Porth Cegin and Porth Ogwen. The Bishops palace lay north of the R. Adda, across from the cathedral. The other principal church members all owned houses in Bangor, and 17th century evidence suggests that the house of the archdeacon of Bangor lay where Penrhyn Hall now stands, and alongside Capel Gorfyw. The house of the archdeacon of Anglesey was on the site of the present post office, and that of the archdeacon of Meirionydd on the site of St Paul’s School in Sackville Road (Carr 1994; Willis 1721, 283-8). Two other churches, Capel Gorfyw and Llanfair Garth Branau were established within or close to the town, though Speed does not specifically show these.

The political history of Gwynedd in the 11th century was dominated, especially after the death of Gruffydd ap Llywelyn in 1063, by external pressures from Viking and Norman raiders, and in-fighting between Welsh dynasties trying to obtain or keep control. Success eventually went to Gruffydd ap Cynan, grandson of Iago, king of Gwynedd 1023 – 1039, whose mother was daughter of the King of Dublin with both Irish and Viking blood in her veins. Initial Norman advances in to north-west Wales were successful, and a castle is recorded as being built

in Bangor by Hugh of Avranches, Earl of Chester *c.* 1092. Control and reform of the church was an essential element of Norman settlement, and Bishop Herve, a clerk of William Rufus, was appointed to the bishopric of Bangor in 1092. Neither Norman military conquest nor control of the church was to last long, and Herve was forced to return to England within three or four years of his appointment and by 1109 was appointed bishop of the new diocese of Ely. Gruffudd ap Cynan gained control, and from approximately 1100 to his death in 1137 he was able to grant a degree of political stability, followed by his son Owain who ruled until 1170 (see Maund 2000; Davies 1987 for the political history of this period). It is probably during these years that the present cathedral was first built, and the gradual transformation occurred of the *clas* church into cathedral chapter. The construction of the cathedral is generally attributed to the bishopric of David, who was elected in 1120 by Gruffudd ap Cynan and consecrated by Archbishop Ralph of Canterbury. Bishop David is usually thought to be David the Scot, who was master at the cathedral school of Wurzburg, and later became chaplain to Emperor Henry V on his march to Rome in 1111, of which he wrote an account. If this attribution is correct, he was well-versed with continental architecture, and may well have been influential in the style of the new cathedral, with its apsidal east end and possible west tower. The burial of Gruffudd ap Cynan in the cathedral in 1137 indicates that, if not finished, the east end at least must have been completed by then.

The next major chronicled event is the attack on Bangor by King John in 1211. This attack formed part of John's attempts to subdue Llywelyn ap Iorwerth, and during the campaign it is recorded 'he sent some of his men to the city of Bangor to burn it' (Jones 1952, 85). Reference to a city certainly implies a level of urban development here. The impact upon the town and cathedral is unknown, but we know work was carried out on the cathedral shortly after, so structural damage seems probable.

During the mid-13th century a Dominican Friary was established at Bangor (Roberts 1957). The exact date is not known, but it is generally thought to be *circa* 1251, when the 'Friars Preachers of Bangor and their men' were granted freedom to carry food and other necessities across the Conwy at Deganwy. The friary at Llanfaes had been established by Llywelyn in 1237, but the founder of the Dominican friary at Bangor is not known, though Llywelyn may have been involved here also. The first site of the friary was close to the shore at Hirael, well outside the limits of the medieval town.

5.4 Medieval Bangor: post-1283

Though we have very little information concerning the impact upon Bangor of the struggle between the Welsh princes and Edward I, it must be assumed from post-1283 activity that Bangor suffered considerable damage during the campaign. Bishop Anian and the cathedral dean and chapter received substantial sums of money in lieu of damages, and Adam, prior of the Friars Preachers of Bangor, received £100, a large sum, particularly when compared with the £8 received by Llanfaes Friary (Carr 1994). It was shortly after this that the friary moved to a new site closer to the town. In 1293 the friars were allowed thirty oaks from the forest of Snowdon to rebuild their lately burnt church, and in 1300 Bishop Anian gave them an acre of land. Traditionally the new friary was founded with help from Tudur Hen ap Goronwy, grandson of Ednyfed Fychan, whose family were granted, amongst other lands, the Penrhyn peninsula, and founded what was to become the Penrhyn Estate (Roberts 1957).

Further damage is likely to have been occasioned to the town and its principal buildings during the Glyndwr wars. Henry IV stayed at Bangor with his army in October 1400, and his son was there again in 1402. The extent of the damage is not known, but the extensive rebuilding to the cathedral in the late 15th and early 16th century indicates a building that was in poor condition. The aftermath of the Glyndwr revolt and the subsequent political turmoil of the 15th century appear to have seen a steady decline in the condition of the cathedral and the bishop's residence, and it was not until the accession of Henry VII that fortunes were to change. In common with many other churches and cathedrals, Bangor cathedral and the bishop's palace were substantially rebuilt in the relatively settled period between 1485 and the Reformation. The work to the cathedral, like any major capital project, would have boosted the town's economy, and many of the buildings shown on Speed's map of 1610 must have been built during these years.

5.5 Post-Reformation to the late 18th century

Development within Bangor in these centuries was relatively steady, but without the heady progress that was to mark the later 18th and 19th centuries. The friary and its lands were surrendered to the King in 1538, and after

passing through several owners in quick succession they were bought by Geoffrey Glynne who founded the grammar school there (Roberts 1957). The land was kept largely undeveloped in a single block until the very late 19th century, thus ensuring an element of continuity throughout a lengthy period.

There is evidence for settlement close to the friary site at Hirael in early leases. For example in 1568 there is the release of a cottage 'at Hirerw' in Bangor with a house standing between a garden once belonging to John Glynn, Dean of Bangor, and another garden belonging to the Bishop (UWB Baron Hill 3141). Some new buildings were erected during these years. Whilst he was dean of the cathedral, Humphrey Humphreys (1648-1712) built a new deanery c. 1685, probably on the site of the old one (Willis 1721, 41-2; RCAHMW 1960, 15). John Ellis, vicar of Bangor and archdeacon of Merioneth, built a new house north of the river at Tan yr Allt, with gardens on the south side stretching towards the River Adda (RCAHMW 1960, 15). A second wing was added to the medieval Bishop's Palace, and in the mid-18th century floors were inserted to create a second storey, and a new stair was added. In 1647 a Parliamentary Survey described the buildings as of timber construction, one storey high, and much decayed (quoted in RCAHMW 1960, 10), but in 1721 Browne Willis was able to say 'the Bishop's House stands about 150 yards north of the Cathedral, and is in good repair, having been considerably improved by Dr Evans, the last Bishop, now Bishop of Meath in Ireland' (Willis 1721, 40). Houses for the remaining members of the chapter appear to have been largely allowed to fall into disrepair, and during this period the majority of medieval buildings were rebuilt (see paragraph 6.3.6 below).

Browne Willis described the town in 1721 consisting 'of one long street and two small ones, and has sixty eight houses besides the Bishop's Palace and Deanery, most of which are slated' (Willis 1721, 40). The two small streets were Glanrafon and Lon Popty. Glanrafon is shown on Speed's map as being developed, whilst both are depicted with houses on Leigh's map of 1768 (UWB Penrhyn uncatalogued 75). A small market was held every Friday, and three annual fairs (Willis 1721, 49). Many of the buildings on the High Street were rebuilt in the 19th century, though two which retain 18th century features are the former Vaynol Arms at 137 High Street, and the former Goat public house at 120 High Street (RCAHMW 1960, 15-16).

The description of Bangor by Willis, and the depiction of the town in 18th century illustrations, reveals a relatively small settlement with between 100 and 200 houses and a population of 500 to 1000. During the 18th century, however, changes occurred that were to transform Bangor. The first of these was the appointment of a sub-postmaster at Bangor in 1718. Whilst it is very probable the mails had regularly passed through Bangor prior to this, the official route was across the Lavan Sands to Beaumaris, which avoided the need to pass over Penmaenmawr, a dangerous part of the route. The adoption of the Porthaethwy ferry as the official postal route, and the establishment of a sub-postmaster in Bangor now ensured the town lay on the principal route between London and Dublin (Pritchard 1956; 1963). This would have considerably raised the number of travelers passing through, with the subsequent need for inns and other services. The Castle inn, sited in the centre of town, had 17th century origins and Willis in 1721 states that 'Bangor is well accommodated with inns' (Willis 1721, 50). The improvement of roads by turnpike trusts during the second half of the 18th century ensured a steady increase in numbers passing through. The importance of the road is highlighted by a number of contemporary writers, including John Evans, who, writing before the construction of Telford's new road, cites the 'great road between Dublin and London' running through Bangor as an incentive to live there (Evans 1812, 446).

5.6 Late 18th century development to 1900

Though a significant development, the presence of the London to Holyhead road through Bangor would not have been a sufficient catalyst for the subsequent dramatic growth of the town. It was instead the development of the slate quarries by Richard Pennant that was to be the greater force for change. Pennant's inheritance and accumulation of the Penrhyn Estate, and his subsequent development of the slate quarries at Braich y Cafn has been well described elsewhere (Lindsay 1974; National Trust 1992), but it was the need to transport the slates by ship to their market and the subsequent development of the port at Abercegin that provided much of the demand for labour and the incentive to invest in new housing and industry. The harbour was developed from 1780, and was served by a tramway opened c. 1800 (Boyd 1985). In addition to the quarries, Pennant also developed subsidiary industries, particularly through his partnership with Samuel Worthington, including a flint grinding mill which involved importing flints from Suffolk and Ireland, and exporting them to Toxteth, and a factory for the production of writing slates that was to become the World's largest supplier (Boyd 1985). Both of these made use of the power supplied by the River Ogwen, and both were reliant upon transport by sea. Close to

the port Pennant built a new hotel, the Penrhyn Arms, and an adjacent house at Pen y Bryn. These and the slightly later dispensary at Tan y Coed were all designed by Benjamin Wyatt in polite, classical style. The combination of these buildings and the subsequent construction of the London to Holyhead road, gave a distinct status to the area, which was in marked contrast to the development that was to take place immediately below at Hirael.

The growth of the port and quarries created the demand for a myriad of service industries, including shipbuilding, sail making, iron founding, smithing and timber yards, as well as slate yards for the processing of slate products. This all resulted in an increased demand for labour and new housing. Though there was ample room between the old town and the sea for development, ownership was divided amongst a number of estates, including Penrhyn, Friars School and the Bishop. Not all were free to develop their lands as they wished, but the first stirrings occurred when John Roberts leased from the Bishop, in 1805, a portion of the foreshore at Hirael for commercial and residential development. In 1808-9 Dean John Warren purchased land at Hirael, and leased other lands from the Bishop, and within 10 years it was developed as a settlement of houses, inns and industrial units, with a population of just over 1,000, many of them migrant workers (Jones 1991). Warren was central again to the development of another area of Bangor at Cae Sgybor, which became Dean Street. In 1808 he bought 8.79 acres of land from John Jones, laid out a grid system centred on Dean Street, and sold off the plots for development (Jones 1989). Both Hirael and Dean Street were developed as terraced workers housing, with the exception of Fairview, a large house on the outskirts of Hirael which was built for John Ambrose, the landlord of the Penrhyn Arms.

The new Holyhead Road, now the lower end of the High Street, was a catalyst for development within this area. One of the earliest signs of this was the construction of Friars Terrace by James Greenfield shortly after 1817, and though few others were as high status as this, the lower end of the High Street gradually filled up with shops and houses. Behind the High Street, Mountain Square was developed when Friars School sold off portions of land between 1806 and 1827 (Jones 1989, 151-2).

In tandem with the growth of new industry was the growth of Bangor as a resort. The new Holyhead road made travel there easier, whilst still an adventure, but an even easier mode of travel were the steamers from Liverpool. These started operating from 1822, and proved immensely popular. Hotels and lodging houses increased in number, and bathing places were constructed. Lord Penrhyn built his own bath house c. 1808, reached by a short pier, with hot and cold baths, and the Penrhyn Arms advertised its own bathing machines in 1817. John Roberts built a bathing house in Garth sometime after 1805, though this seems to have closed by about 1840, possibly when new baths were built at Silliwen in 1835 (Jones 1975).

John Wood's map of 1834 does not deign to show Upper Bangor or Glanadda – no development had taken place there, and this is confirmed by the Tithe map of 1841. By 1854, however, the position was very different, and rows of terraced houses, including Victoria Street and Albert Street, lay west of the Holyhead Road. Other houses, of higher social standing, were being built on Glanrafon Hill and along what was to become College Road, and Menai View Terrace was built 1850-54. Several larger houses, such as Bryn y Mor, were built overlooking the Menai Straits. There was still little development at West End and Glanadda, though this is where the railway station had been constructed in 1848 which was to be the catalyst for the next phase of growth. The labour required for the construction of the tunnels through the two ridges, and the bridge across the Straits, would have considerably raised the population, and provided a boost to the local economy, but this was maintained not just by the additional business brought about by the railway, but by the establishment of the maintenance team for the Chester and Holyhead Railway at Bangor. A workforce of some 400 was employed, and new houses were built for them in Upper Bangor, Westend and Glanadda. A Railway Institute was built 1898, and an estate of some 76 houses alongside (Cowell 2006, 19). St James's church was built in Upper Bangor in 1866, designed by Kennedy and Rogers, and St Davids on Caernarfon Road in 1888, designed by Sir Arthur Blomfield. A series of large detached or semi-detached villas were built alongside the Holyhead road between the station and Upper Bangor, and development of new houses overlooking the Straits continued.

A shift in focus occurred with the building of the railway, and new hotels were built to serve passengers arriving at the station. The Penrhyn Arms, left stranded at the east end of the valley, was now supplanted by a new range of hotels, including a complete row opposite the station, and more particularly the British Hotel on the upper end of the High Street, built 1851.

5.7 1900 to the present

The development of Bangor in the twentieth century is dominated by two themes. The first is the growth of colleges of higher education. The genesis of this belongs in the 19th century – the Normal College was founded in 1858, and moved to its new site overlooking the Menai Straits in 1862; St Mary's college moved to its site alongside Lôn Pobty in 1891, though the college had been founded in Caernarfon in 1846. Meanwhile in 1888 a new University, housed in the former Penrhyn Arms hotel, had been founded (see Williams 1985 for details). The sale of the Penrallt estate provided the ideal site for the construction of new University buildings, and these, designed by Henry Hare, completely altered the townscape of Bangor when the new college was constructed on the ridge overlooking the town. The expansion of the Normal College, in arts and crafts style, was also designed by Hare, and construction of both university and college was complete by 1911. In 1899 Friars school was moved to new premises on Ffriddoedd Road, in what was then open countryside, and to a building designed in Elizabethan style by John Douglas. This move freed up land within the valley for the development of Bangor.

The second strand was the development of social housing schemes, often linked with the demolition of 19th century terraced workers housing (this subject is covered in detail in Jones 1985). The Borough Council maintained an ambitious programme of slum clearance and house building between 1905 and the 1960's, the two single largest developments being Maesgeirchen and Coed Mawr. Though the first houses were built in Sackville Road in 1905, the programme was slow to start, and pressure to improve came from several directions. A meeting of the 'Christian Order in Politics, Economics and Citizenship' (COPEC) was held in Bangor in 1924, following which a local housing group was founded. The group, using volunteers and some council help, surveyed the housing stock of Bangor, much of which was found to be of a low standard. The COPEC group next acquired land from the former Friars School estate, and had designed and built two terraces of ten houses on either side Seiriol Road. The houses were designed by H L North, and provided a model for the local authority, as they included a bath, lavatory and hot water boiler, none of which were included in the council houses (Jones 1986, 153-5). The council's programme of building developed greater significance after 1926, and despite a temporary halt during the Second World War, continued during the 1940's, 1950's and 1960's. During the pre-war period the Dean Street area was completely re-developed, and after the war attention shifted to Hirael. A number of large new housing estates were established on former farm land, such as those at Maesgeirchen, Maes Tryfan, and Coed Mawr, whilst smaller areas within the existing town were developed, including Maes Isalaw alongside Hirael. The new housing was largely designed by the council's surveyors, John Gill to 1924, T P Francis to 1929, and then most significantly B Price Davies, who oversaw a large part of the re-development programme, and was responsible for 'the sensitive arrangements of houses of differing sizes, height and block lengths on attractively laid out estates' (*ibid*, 189).

Meanwhile the construction of private houses also continued. Whilst this took place throughout all parts of Bangor, the majority lay within Upper Bangor and between there and Garth. New civic buildings were also constructed, including the new post office in 1907, designed by Dixon and Potter of Manchester, and in the same year was built the new library, and the Tabernacle Chapel on Garth Road designed by James Cubitt. In 1896 the new pier was opened to encourage passenger trade and raise Bangor's claim as a desirable resort. Development between the town and the station continued, aided by the construction of Deiniol Road between Love Lane and the station in 1904. The axis for the development of this area was largely centred on Farrar Road, with a mixture of private and council development.

Building alongside the new Deiniol Road, particularly the north side, was dominated by the University, when new Science Buildings were erected in the 1920's. In 1936 a new Secondary School (now the University Science Library) was opened on the south side of the road.

New areas of public land were made available to the city. These included two sites in Upper Bangor overlooking the Straits: Pen y Bonc at the junction of Princes Road, and Temple Road was presented by T F Dargie in memory of his son; thirteen acres of land below Siliwen Road was later presented to the Council. In 1934 the council obtained the lease of Camp Field. The Beach Road rubbish tip was leveled and converted into a recreation ground in 1929. Garth Fields were laid out by Price Davies, Surveyor, including tennis courts. Tan y Fynwent cemetery was converted to gardens c. 1939.

Later developments were influenced by the rise in importance of road transport. As cars, busses and lorries increased in number, so roads were adapted to cater for them. In the 1930's many roads were widened, and Beach Road, Garth Road and Deiniol Road were adopted as the new A5, designed to take traffic from the High Street.

6.0 ARCHAEOLOGICAL SURVIVAL AND POTENTIAL

6.1 General topographical development

Though our knowledge of the development of early Bangor, particularly in periods before 1282, is sketchy, a comparison of available maps and illustrations does allow the general topographical development to be charted. From the currently available evidence, the settlement has its origins as a monastic church sited on the south bank of the river in the centre of the valley floor, close to or on the site of the present cathedral. This is approximately 1Km from the coast edge, where the River Adda discharges, and though it is unlikely the river was ever navigable, the mouth of the river is a likely location for an early harbour. During the medieval period new development focused around the ecclesiastical enclosure, and the town grew up around High Street, Bridge Street and Market Street (as named on Wood's map of 1834, but essentially the High Street from Kyffin Square to the Clock, and down to Glanrafon). The friary was subsequently established close to the shore at the east end of the valley, in a location that parallels that of Llanfaes across the Menai Strait on Anglesey.

Expansion away from the ecclesiastical centre started with the construction of buildings at the western entrance to the city in the 18th century, and the subsequent development of the London to Holyhead road through there. This was quickly followed by the development of industry and workers housing at Hirael and Dean Street, between the existing town and the bay. The availability of new land for development following the sale of the Penrallt estate allowed the settlement at Garth to grow. The construction of the railway at the western end of the valley created the impetus for new settlement at that end, with the growth of Westend, Glanadda and Upper Bangor. The High Street spread in both directions, and now reached from Hirael to Westend.

The increasing use of the motor car led to new roads, and improvement and widening of existing ones, including the establishment of Beach Road, Garth Road and Deiniol road as the new route of the A5, designed to take traffic away from the High Street, though at the same time effectively cutting off Hirael, a maritime settlement, from the sea. The establishment of Coleg Normal and the University in Upper Bangor, combined with the sale of Friars school lands and a move to Ffriddoedd effectively finalized the creation of the town as it is today, though its urban boundaries were subsequently stretched by the construction of new housing estates, particularly on the west side at Coed Mawr, and outside the valley at Maesgeirchen.

6.2 Prehistoric and Roman

No substantial prehistoric remains have been found during excavations undertaken within the valley. The greatest potential would appear to lie on the undeveloped lands from Garth to Upper Bangor, which includes Pier Camp, a possible late prehistoric or Roman fortification, though it is further discussed under section 6.3.2 below when it is considered as the possible site of the medieval castle. Despite the general lack of prehistoric evidence, however, the Bronze Age finds of pottery and metalwork would suggest activity within this period, and pre-medieval finds from the former church of St Mary's are indicative of late prehistoric or Roman activity. The excavations at the Bishop's Palace showed there to be a depth of surviving deposits alongside the river, and these would be capable of preserving prehistoric archaeology. Despite the lack of evidence to date, there is good potential for prehistoric and Roman archaeology to be recovered from the valley.

6.3 Early medieval

The concentration of early medieval archaeology has, to date, been found in the vicinity of the cathedral. Whereas there are no outstanding structures from this period, the Viking coin hoards, sculptured stones and the results of the excavations in the centre of the city all point towards a thriving community here, and the potential for further finds within the centre of the city is high.

6.4 Medieval

6.4.1 The Cathedral

Introduction

Fuller details of the archaeology, history and architecture of the cathedral can be found in Scott (1870); Hughes (1901; 1902; 1904); Radford (1949); RCAHMW (1960); Clarke (1969), and the references contained within those works.

Location

The cathedral is located on the south bank of the R Adda, approximately 1Km inland from the sea, and at a height of 20m OD. Though the original topography is now difficult to identify, it would appear the site was on a relatively narrow terrace lying some 6m above the river. South again lay the steep slopes of Bangor Mountain, though to the north, where the Bishop established his house, the valley was wider before climbing more gradually up the Aethwy ridge. The cathedral lies at the south-west end of an enclosure that measures some 240m long by 93m wide, orientated south-west to north-east, parallel to the cathedral. This enclosure, though sub-divided, is clearly shown on Speed's map of 1610, and, as discussed above, is thought to represent the limits of the boundary that encircled the earlier monastery.

The Norman cathedral

We have seen that a monastic centre developed at Bangor from the 6th century onwards, and though there may have been a decline in its prosperity due to Viking raids in the 10th and 11th centuries, the buildings and cemetery associated with the monastery are thought to have lain within the enclosure that surrounds the present cathedral. The nature of the buildings of the monastery are not known, but the new Norman arrivals are unlikely to have been content with them, and a new cathedral church would have been planned from early on. However it is unlikely that sufficient time and resources were gathered during Herve's short episcopacy to start construction, and it is in the years after 1120 that building is likely to have got underway, following the appointment of Bishop David.

The only upstanding remains of the 12th century cathedral are contained within the south wall of the present chancel, and consist of a blocked round headed window and a buttress. However, during 19th century rebuilding and restoration by Scott (1866 to 1880) further details were found and recorded. In 1873 Henry Barber conducted excavations in the nave to locate the west end of the church, and in 1946 further excavations revealed evidence of the Norman church (Scott 1870; Radford 1949). The probable plan of this church can be seen in fig 1, consisting of a rounded eastern apse, central tower, south transept, nave and south aisle. The presence of a north transept and apse can be inferred, and a north aisle may also have existed, but no archaeological evidence has been found for these (RCAHMW 1960, 3). Foundations at the west end of the nave, found by Barber in 1873, have been recently interpreted as a possible west tower (Thurlby 2006, 193-4).

The 13th century

The extent to which the church may have been damaged in King John's raid of 1211 is not known, however rebuilding work was being carried out within the 13th century, both before 1283, and after. Further damage was probably occasioned during the wars of independence, though again the extent is not known. The initial works involved lengthening of the south transept, the replacement of the principal eastern apse with the present presbytery. These works were probably undertaken prior to 1283, under the episcopate of Anian I. The work that survives is of a high standard, and although much of it was removed during the late medieval period, Scott replaced substantial parts of it during his rebuilding in the 19th century, particularly within the two transepts. The window in the north transept (rebuilt by Scott), is, by its appearance, slightly later in date than that in the south transept, and would date from after 1283. Two tombs were built into the north and south walls of the presbytery – that on the north was removed by Scott, whilst the southern one is hidden from view. The latter is thought to be the tomb of Bishop Anian I (d. 1306), whilst the northern one has been ascribed to Bishop Anian II (d. 1328). A third tomb, located in the south wall of the south transept, is traditionally that of Owain Gwynedd (d. 1170), though in style it is too late, and dates from the construction of the transept in the mid-13th century. A chapel was added to the east of the south transept, and another was probably added to the north transept also.

The 14th century

Early in the 14th century the nave was rebuilt, with new aisles and arcades. The windows within the north and south aisles are of this date, though the north and south doors are stylistically slightly later and it is probable that building continued throughout the 14th century. There is a record of the belfry being burnt in 1309, which may also have occasioned further rebuilding.

The 15th century to the Reformation

The cathedral may have been damaged further during Owain Glyndwr's campaigns in 1402, and in 1468 the bishop complains that 'war and rebellion have reduced his income so much that he cannot repair his church although it is threatened with ruin' (RCAHMW 1960, 1). Major rebuilding was undertaken from the end of the 15th century to the 1530's. This included new windows in the presbytery, rebuilding the transepts (and presumably removing any central tower), rebuilding the nave arcades and adding the clerestory and building a new west tower, dated 1532.

Post-medieval times

The Reformation, followed by the Civil War, left the medieval cathedral in poor structural condition, and its layout often unsuited to new liturgical practices. Works to the roofs and fabric were undertaken at regular intervals, and in the early 19th century more major works were undertaken to the interior, when the crossing arches were removed. In the later 19th century George Gilbert Scott was asked to prepare plans for restoration, and he prepared two plans, one for minimal work, the other for more major structural restoration. The second course was chosen, and substantial works were undertaken from 1868 to 1880, the works being taken over by his son, John Oldrid Scott, following the death of the father in 1878. The works included removing the late medieval transepts and rebuilding them in 13th century style, using the carved stone fragments found within the walls. Internally he restored the crossing arches, and completely refitted the interior. More recent works have included the completion of the central tower, which had been left largely unfinished by Scott as insufficient funds had been available for his proposed spire.

Potential

The development of the cathedral is reasonably well documented. The principal uncertainty concerns the nature of the first, Norman, cathedral, and there is good potential for the recovery of the plan of this under the present structure. Details of other, later, changes, such as the bases of the 14th century aisles, may also survive.

6.4.2 The Castle

There is a single historic reference to the construction of a castle at Bangor, which occurs in the biography of Gruffudd ap Cynan. The full reference reads: 'And straightway after he had been captured, Earl Hugh came to his territory with a multitude of forces, and built castles and strongholds after the manner of the French, and became lord over the land. He built a castle in Anglesey, and another in Arfon in the old fort of the emperor Constantine son of Constans the Great. He built another in Bangor and another in Meirionnydd. And he placed in them horsemen and archers on foot, and they did so much damage as had never been done since the beginning of the world' (Evans 1990, 70). The location of the castle, which must have been an earthen motte, possibly with a bailey, is not known, and was not known even in the 17th century. Speed, in his Atlas, comments 'Hugh Earl of Chester fortified [Bangor] with a castle. But it hath bin long since utterly ruined and laid level with the ground, insomuch as there is not any footing to be found or other monuments left thereof, although they have bin sought with all diligent enquiry' (Speed 1627, Chapter IV). Similarly, Browne Willis writing in the early 18th century was unable to find any remains, and comments 'and the very foundations of . . . the old castle, said to have been heretofore in or near this town, are so perished that they can't be traced out with any certainty; though there is a hill on one side the town, which bears the name of Bryn y Castle, or Castle hill; but whether it be from the castle's having stood there, is not well known by the inhabitants' (Willis 1721, 46).

The point has been made that the castle referred to may be that of Aber (Lewis 1996, 70), a motte which still stands, and this would certainly explain the reason why the site cannot now be readily identified. If, however, we assume that Gruffudd's biography is correct and that a castle was built at Bangor, then two places are often identified as likely locations for its construction, and these lie on the obvious defensive spots on high ground above each side of the valley. The claims for the southern ridge are clearly propounded by several writers. The lower end of the High Street is called Castle Street by Wood, and the hill above was identified by the Ordnance

Survey as being the possible site of the castle, where there were remnants of stone walls and an outcropping boss of rock (indicated on the OS County Series 1:2500 second edition of 1900 Sheet 19.12). Pennant records the castle here also, and says the site was pointed out to him by Mr E R Owen and that 'it lies nearly a quarter of a mile eastward of the town, on the ridge of hills which bound the south-east side of the vale, and nearly the same distance from the port. The castle stood on a rocky, and, in many parts, a precipitous hill. Three sides of the walls are easily to be traced: on the south-east side they extended a hundred and twenty yards; on the south-west sixty six ending at a precipice; the north-east may be traced forty yards, and ends in the same manner. On the south side the natural strength of the place rendered a farther defence useless. Mounds of earth tending to semicircular form, with rocks and precipices, connect the north-east and south-west walls' (Pennant 1781, 283-4). The OS site and Pennant's site are almost certainly the same. There are still walls present, though dense vegetation makes it difficult to ascertain an accurate plan. These remains are not indicative of a motte however, and there is little reason why a motte, should one have been built here, have been destroyed. Access to the site, however, would have been perfectly adequate from the south, and there are excellent views over the bay and town.

The alternative site on the northern ridge is that called Camp Hill on the early Ordnance Survey maps, and later referred to as 'Roman Camp'. An earthwork indicates a rectangular enclosure approximately 80m by 30m with the longer side aligned nearly west-east. A large knoll makes up the south-west corner, though this could be a natural rock outcrop. A single Roman coin of Constantinian date has been found on the site (RCAHMW 1960, 16). This site also has excellent views over the bay and town, though in addition it overlooks the east end of the Menai Strait, and would have made a perfectly adequate location for a castle.

Without more evidence it is not possible to locate the castle with certainty. It is intriguing that local tradition would place the castle on the southern ridge, and that neither place-name evidence nor tradition would place it on the northern, though the physical remains at the latter site are the more appropriate.

There is, in addition to the Norman castle, reference to fortification by Edward I in 1283-4 (RCAHMW 1960, 1). The extent and location of these defences is not known, though they are more likely to have been urban defences, that is a wall or ditch around part or all of the town, rather than a defensive structure such as a castle or tower.

Potential

There is good potential for the survival of archaeology relating to the castle on both ridges, as neither possible site has been developed.

6.4.3 Llanfair Garth Branau

Browne Willis informs us that 'besides the cathedral church ... here was formerly a parish church of St Mary, which stood on the back-side of the Bishop's Palace, about 400 yards distant from the Cathedral; the ground on which it stood, together with the church yard, belongs to the Vicars Chroal, who let it out and receive the rent of it, which is 5s 6d. ... When St Mary's church was demolished there is no tradition, and very foundations of it ... are so perished that they cannot be traced out with any certainty. ... There have been often human bones dug up on the site of St Mary's church and churchyard' (Willis 1721, 46).

In 1291 it is recorded in the Pontifical at Bangor that Anian held a synod of the clergy of the diocese in the church, and the church is again referred to in 1486-7 (see Clarke 1969, 101-2 and references).

Burials were found on the lower slopes of the University grounds in 1924 during the construction of tennis courts. A total of some 14 burials were found, all aligned approximately east-west and fully extended in dug graves. Some inter-cutting of graves was noticed. Part of a grinding stone and some large iron nails were found, though the context was not recorded, but they were thought to be of late prehistoric or Roman date (Hughes 1924).

In the following year further work revealed remains of a rectangular stone building aligned approximately east-west, lying some 40 ft (or 75ft – Hughes's description is slightly confusing) to the north of the burials. Two more burials and a possible cist grave were found. The walls as exposed are difficult to interpret, but seem to indicate a small building set into the sloping hill side. There were indications of burning in the south-east part of the building. Finds included numerous white pebbles, fragments of three medieval pottery vessels, a spindle whorl, and broken fragments of a quern (Hughes 1925).

These remains lie 260 yards from the cathedral, much closer than the 400 yards stated by Willis, and it is unfortunate he is not clearer about the site where human bones had been found. Nonetheless, the presence of a cemetery here would make it the most likely spot for the church of St Mary's, though it is not possible from the evidence available to conclude the walls are those of the church.

Potential

Despite the terracing of the ground here, the valley side where the church was located remains open parkland within the college grounds, and there is good potential here for the survival of archaeological evidence.

6.4.4 The Friary

Introduction

The history of the Friary has been well studied in the past, and reference should be made in particular to the works by Barber and Lewis (1901) and Roberts (1957). Findings from the Beach Road site are discussed first by Hughes and Gregory (1900), and reviewed by GAT (2004), and following archaeological evaluation by Birmingham Archaeology (2004). The grave slabs are discussed by Gresham (1968).

History

The exact date of the foundation of the Dominican Friary at Bangor is not known, but it is usually thought to be c. 1251, though Dominican Friars were witnesses to a grant of land to Penmon Priory in 1237 (Easterling 1914, 323-56). In 1251 Henry III commanded Alan la Zuch Justice of Chester, to allow the Friars Preachers and their men to cross freely and without impediment the River Conwy at Deganwy (Roberts 1957, 218). This command would have been appropriate at the time the Friars were establishing themselves in Bangor.

The first friary was built close to the coast and on the south bank of the R Adda. Excavations undertaken by Hughes (Hughes and Gregory 1900) and subsequently by Birmingham Archaeology (2004) have located the site, and an attempt at interpreting the remains according to known friary plans has been made in both reports. Though the interpretation of the individual walls remains uncertain, there is little doubt that there were substantial stone structures here, and the presence of grave slabs confirms these would have formed part of the early friary.

Sometime before 1295 the friary burnt down. This may have been during the 1282-3 war, because we know the Friars received £100 compensation for damage during the war. In 1293 Edward I required the Justice of Snowdon to provide the Friars Preachers of Bangor with thirty oaks from the Forest of Snowdon to rebuild their church 'lately burnt' (Roberts 1957, 226-7). It is probable that this was the occasion when the Friary was moved from the coast further up river to its second home. The Bishop (Anian I) granted the Friary an acre of land in 1300, and this too may be associated with the move. Tudur Hen ap Goronwy of Penmynydd is, by tradition, closely associated as benefactor with this move. A number of grave slabs have been found on the site, though the structural remains have not been identified through archaeological excavation.

At the time of the Reformation the inventory undertaken by the commissioners mentions a choir, steeple with two bells, the prior's chamber, the buttery and a kitchen. The buildings that formed the second friary were converted to school premises after the Reformation, and though their exact location has not been identified it is known they lay between the later school building and the R Adda. The site was subsequently occupied until c. 1900 by Friars School. Following the opening of the new school on Ffriddoedd Road, the old school and lands were sold for development, and houses were built over both sites. A single stone wall remains (PRN 3625) between Ffordd Tegid and St Mary's Avenue that is traditionally part of the Friary. There is nothing to indicate a medieval date, and the wall is of several periods, with both horizontal and vertical joints visible, though it is possible that at least a part of it belongs to the Friary. A vaulted cellar was recorded c. 1992 by Gwynedd Archaeological Trust (PRN 7381) during the laying of a water main. The style of construction, consisting of mortared stone blocks with slate pieces filling the outer interstices is probably better associated with the remains of the 18th century school.

Potential

Though the majority of the areas of both sites are now fully developed, there is potential for the survival of archaeological evidence both within gardens and under later buildings.

6.4.5 The Bishop's Palace

The construction of the Bishops Palace is traditionally ascribed to Bishops Deane and Skevington, c. 1500, and the west wing of the present building is of this period. The east wing is later, and may have been added c. 1600 (RCAHMW 1960, 11). Considerable repairs were made during the episcopacy of John Evans, 1702-15, and the resulting structure was described by Browne Willis (Clarke 1969, 91-2, Willis 1721, 41). A stairway was added on the north side in 1753, and the house was further improved by Bishop Warren in the late 18th century and by Bishop Majendie in the early 19th century. The latter added the extension on the north side in 1810. In 1899 Bishop Watkin Williams decided to sell the Palace and move to Glyngarth on the Menai Straits (Clarke 1969, 92). The Council purchased the property for use as a town hall, and it was formally opened in May 1904.

East of the Palace was a substantial stable block, surrounded by a wall and entered through an arched gateway. These buildings were demolished in 1996, and excavations have subsequently been undertaken on three occasions prior to the construction of the present Police Station. Within the south-west corner of this area, within water-logged silts that led down to the River Adda, were two large timber posts that had been felled 1120-21. The significance of these is difficult to determine, and their most likely explanation is as part of a timber bridge across the river, though it is also suggested within the excavation report that, given the River Adda was tidal to Dean Street, they may have formed part of a wharf. This would have been a very appropriate method of conveying stones and other materials from the shore to the new Cathedral, though there is no evidence that the River Adda was ever sufficiently large for this purpose. Certainly, however, the posts are indicative of activity within the early years following the appointment of Bishop David, when the Norman cathedral was under construction. Substantial stone structures were later constructed around and alongside the posts, probably in medieval times, though their date was not established with certainty. This evidence would argue for the presence of a Palace here prior to that built in c. 1500, though again it has not been possible to confirm this with any degree of certainty. Later excavations recovered more information concerning the gardens and boundaries of the Palace (Johnstone 2000; GAT 2005).

Potential

The former palace remains in use as the Town Hall, and there is good potential for the recovery of significant information from both the standing fabric of the building and from archaeological deposits surviving below present floor levels. The former gardens have been developed and archaeological excavations were undertaken prior to their development, so the potential is less here. There is good potential for the survival of archaeological evidence within the gardens south of the hall, and in particular between the hall and river.

6.4.6 The medieval town

The town of Bangor, as indicated on Speed's map of 1610, lay along the High Street south of the Cathedral, down to Glanyrafon and up to Lôn Popty. The principal houses would have been those built for the clergy, though by the 18th century these appear to have been largely allowed to fall into disrepair. The 1789 edition of Camden's Britannia says 'The dean's house is the only one of the chapter remaining, the rest with St Mary's church and the old castle have been long down' (Gough 1789, 536). The fate of two of these houses has been partially recorded. A 19th century account of Bangor describes, at the east end of the house called the Crown 'a piece of an ancient building which is used at present for a stable, but seems to have been at first intended for sacred use from its gothic arched door and windows, and particularly from the human bones that have been dug up in and about it in rebuilding the crown house' (Jones 1976, 142). Fenton, who visited Bangor in 1810, says 'opposite to the church on the south side of the street is the façade of an old building entered by a pointed arch doorway, with a small window of ancient stone tracery on each side, which from all I could collect, was once the residence of the Vicars, where they lived in a collegiate way' (Fisher 1917, 212). In 1445 the vicars of the parish were given responsibility for the choral services, and at the same time were given a house by the then dean John Martyn. The house was called Plas Martyn, which in the 17th century became ruinous, and was leased to the deputy registrar to be used as stables. This is thought to be the house described by Fenton, which was presumably demolished to make way for the Albion and Star hotels at 198-200 High Street, possibly in 1830, when old houses opposite the Castle Inn, formerly occupied as a Post Office, were to be taken down and the street widened (Clarke 1969, 93-4; Pritchard 1963, 278-9). William Williams also describes 'an old mean piece of building or dwelling house facing the street opposite to the house called the Virgin, with a gothic arch door, which seemingly has been the door

frame of a chapel' (Jones E. G., 1976, 143). The Virgin became the present Albion Hotel, and opposite are nos 159 and 161. This became the premises of the ironmonger Joseph Hughes, who demolished the earlier building in 1876, which was known as 'Y Gothic', and may have been the Archdeacon's house (information from David Price and North Wales Chronicle, June 24, 1876).

Potential

There are no known medieval structural remains along the High Street, though it is possible that some of the later Georgian buildings still contain remnants of earlier buildings, and there is certainly good potential for the recovery of underground archaeology along the High Street and Glanrafon.

6.5 Post-medieval Bangor

Bangor started to grow significantly in the later years of the 18th century, and it is from this period that larger numbers of houses start to survive. One of the principal 18th century buildings, Tan yr Allt (PRN 1933), built 1755, still stands, though is currently boarded up and unused, and the contemporary gardens and setting are lost. Several significant hotels were built in this period, but of these the Castle Hotel and the Penrhyn Arms hotel have both been demolished, though the portico of the latter survives (PRN 12,123) and it is likely that foundations survive underground. Outside the main urban area, the George Hotel (c. 1770) still forms part of the University Normal complex, and even further outside lies Y Glyn (PRN 24,806), built 1790. A number of structures built by the Penrhyn Estate, some designed by Benjamin Wyatt, lie at the east end of the town. The High Street contains good examples of Georgian and Victorian building, and there are also many good examples in Upper Bangor. Early workers housing has fared less well, as is to be expected, and the majority of the earlier 19th century housing has been largely redeveloped. Fountain Street in Hirael survives, and from the middle of the century there are good examples in Upper Bangor and Glanadda. The influence of the railway can be seen at Belmont Street built by the Railway company for its workers, with the associated Institute.

Architect designed buildings date primarily from the mid-19th century, and include the three new parish churches of St Mary's (H P Horner 1864), St James (Kennedy and Rogers 1866) and St David's (Sir Arthur Blomfield 1888). The diocesan architect Henry Kennedy was also responsible for the National Westminster bank (1860) and the C&A hospital, now demolished. The Tabernacle chapel by James Cubitt (1907), the Heroes memorial by D Wynne Thomas (1923) and North's chapel for the Anglican chaplaincy (1933) are all significant 20th century buildings, though all tend to be dominated, at least visually, by the University college buildings of Henry Hare.

Some of the unsung heroes are, perhaps, the city surveyors who contributed so much to the development of the city in the 20th century. John Gill, T P Francis and B Price Davies were responsible for drainage, water supply, roads and housing, and examples of their work survive throughout the city, and make a substantial contribution to its layout and character.

The main potential for furthering our understanding of post-medieval Bangor lies in closer study of the upstanding buildings, and attention is drawn to these in the area descriptions below. This includes buildings of all periods, and in particular the council housing of the inter-war years.

Underground archaeology is likely to survive less well, though recent excavations within the carpark at Dean Street (before redevelopment) showed excellent survival of 19th century terraced housing, and similar examples might exist on the west side of Dean Street and in parts of Hirael and Kyffin Square.

7.0 AREA DESCRIPTIONS

Area 1: Penrhyn Arms and adjacent area

Historical development

The earliest developments in this area occurred in the late 18th century, in parallel with the port below. The buildings were raised on the instructions of Richard Pennant, and designed by his agent/architect Benjamin Wyatt. Though the port at Abercegin has medieval origins, little was done to improve the natural harbour facilities before c. 1780, when import warehouses and a small pier was constructed to help facilitate export of Pennant's hard won

slate. In 1817 the new London to Holyhead Road was constructed through Bangor. Faced with the problem of surmounting Bangor mountain, Telford elected to follow a route that had been blasted through the east end of the ridge, where it was relatively slight, and link up with the east end of Bangor High Street. A short stretch of the original road, perhaps first engineered by Wyatt, now lies disused, passing between the site of the former Penrhyn Arms and the group of Georgian houses on the hillside to the south. Penybryn house, designed by Wyatt, was built in 1779 and alongside is another 18th century house, now called 'The Old Farmhouse', but formerly Penybryn farm. The Penrhyn Arms was built in 1799 to a design by Benjamin Wyatt, shortly after he had designed the Capel Curig Inn (later the Royal Hotel and now the Plas y Brenin mountain centre, in Capel Curig). Wyatt's building was considerably enlarged in the 19th century, and gardens were laid out down to the sea. It declined in importance after the railway opened, and in 1884 became home to the University College of North Wales. The college moved in 1926 to its present site, and the hotel was demolished shortly after, leaving the original Wyatt portico standing. In 1810 Wyatt was commissioned by the newly formed 'Caernarvonshire and Anglesey Loyal Dispensary', instigated by Dean John Warren, to design a dispensary. This was the house and veterinary surgery now called Tan y Coed.

Current Urban Area Description

The character of the area is largely defined by the classical Georgian houses of Penybryn, Tan y Coed and the Old Farmhouse, as well as the surviving portico of the Penrhyn Arms, of which three were the designs of Benjamin Wyatt. The remains of Telford's road, the bridge and railings all contribute to this. Later houses of the 20th century have filled in the gaps between, and though these are obviously modern, their elevations do, in the main, conform to classical proportions. The large green, which roughly occupies the footprint of the former hotel and college buildings, and the public gardens across the road (formerly the hotel gardens) contribute to a feeling of formal space, which is pleasantly off-set by the presence of the tidal mudflats below and the artisan housing of Hirael.

Archaeological Resource

There are no known prehistoric or medieval sites here. The former hotel will have left foundations (the footprint of the hotel fitted roughly onto the grassed area remaining). Of related interest are the gardens on the east side of the road. These are now public gardens, but their layout may still owe something to their earlier origins.

Area 2: Hirael

2a Hirael – Core area

History

There is archive evidence for scattered settlement here in the 16th century, when the area was called 'Hir Erw'. In 1568 a cottage at Hirerw in Bangor was released by Morgan Williams of Beaumaris to his son John (UWB Baron Hill 3141). In 1576 a parcel of arable and meadow lying at 'Hererw' is described as abutting upon the close of Hen Blas which belonged to the late religious house of friars – as the close also abutted the sea, Hen Blas must be the first friary site (UWB Baron Hill 3142).

The post-medieval settlement of Hirael developed in the wake of increased maritime trading encouraged by the commercial and industrial innovations of Richard Pennant of Penrhyn. The burgeoning slate trade, and all the industries associated with its processing and transport, created a need for labour, housing and industry. At Hirael there developed a wide variety of industries associated with the harbour and shipping, including ship building and sail making. A slate works later developed to the south of the original settlement, and along the waterfront a shipbuilding yard, foundry and smithy were established alongside the quay and warehousing that were already built. The settlement was developed on open fields within a triangular shaped area of land fronting the bay (Jones 1991). In 1800 land ownership was divided between the Bishop of Bangor and two private estates, Brynhir and Prefeddgoed. In 1805 a John Roberts leased part of the foreshore from the Bishop for commercial development. He constructed a quay and warehouses, and leased additional land for further warehouses and dwellings. In 1808 the Brynhir portion came on the market, and was purchased by the Dean of Bangor, John Warren. He also bought the Prefeddgoed portion and later leased the Bishop's land, thus gaining full control. Warren divided the land into plots, and from 1819 sold the plots as development land. The land adjacent to the coast was largely commercial, and the remainder went for housing. By 1829 all the plots had been sold and the land developed. The housing was planned around the axial Ambrose Street (named after the poet and non-conformist minister William

Ambrose, 1813-73), aligned south-west to north-east, with others laid out at right-angles. At the south-west end Ambrose Street joined William Street to link up with the Holyhead road, and what was to become the lower end of the High Street. The houses built within Hirael were largely small 2 storey stone-built houses in long terraces, with typically two rooms downstairs and two upstairs. Roughly 250 houses were originally built, and these were owned by fifty four persons – only thirteen houses were occupied by the original lessees, the rest by tenants (Jones 1991, 571). One larger house (no. 8 Beach Road) survives, formerly called the ‘Kings Head’. This was where the musician John Richards (1843 – 1901) was born. The tightly packed housing, poor water supply and poor sanitary conditions led to disease and high mortality rates, and in a health report of 1849, the water-side district of Hirael was considered the worst area within Bangor. During the second half of the 19th century improved water supplies and better sewage disposal systems were introduced. However in the mid-20th century the area was redeveloped, particularly that north of Ambrose Street, where flats were built. Beach Road was established in its present form at the same time.

Current Urban Area Description

An area of housing situated at the eastern end of the valley, and separated from the sea by Beach Road. Hirael was originally a separate community, with its own school, chapels and shops. Something of this feeling still remains, though the majority of the original houses were rebuilt in the 1930’s, particularly those to the north of Ambrose Street. South of Ambrose Street the terraces have been partly retained, particularly in Fountain Street, which has 2 storey stone built terraced houses, with brick quoins and characteristic slate lintels. Examples of larger houses are found closer to Beach Road, particularly between Strand Street and Ambrose Street. These were often public houses, and are stone built with a double front. They contribute to the industrial air of Beach Road, though three tyre depots now occupy former industrial yards, and on the southern edge the builders merchants yard lies within the earlier slate works.

Archaeological Resource

There are no known archaeological remains of medieval or earlier date, though the first site of the Friary lay close by to the north of Orme Road. Determined efforts to improve the housing stock of Bangor within the 1930’s and 40’s resulted in the rebuilding of many of the 19th century terraces. However, some, such as those in Fountain Street, remain, and one early 19th century house, No. 8 Beach Road, now a chip shop, survives. The 19th century buildings have largely been built over, though some open spaces may retain foundations of the earlier terraces. The terraces that do remain are significant, given that the majority elsewhere in Bangor were demolished in the 20th century.

Area 2b: Hirael – northern and western peripheral areas including Friars.

History

The first site of a Dominican Friary was established next to the coast here in the mid-13th century, under the east end of Seiriol Road and the former bus depot. The friary was moved from this site further in-land after 1283. Following the Reformation the friary lands were eventually obtained by Geoffrey Glyn, who left them in trust for the foundation of a Grammar School, which was established by 1568. The grounds remained undeveloped and in trust for the school until 1898. Eighteenth century prints show the area as open fields to the sea. In 1898, when the school was moved to a new site at Ffriddoedd, the lands were sold, largely for housing. Orme Road was developed and in 1927 the houses in Seiriol Road were built by COPEC. Hirael Infants school was established, and the houses east of St Mary’s developed as part of the Maes y Llan estate in the 1930’s. South of St Mary’s church is the Maes y Dref estate built by the Council in 1926 on the site of the town’s former football field (Jones 1986, 150). The area between Maes y Llan and Garth Road was slowly developed by the Council as recreation land, and contain the Swimming Baths (opened 1966), paddling pool and bowling green. At the east end is the fire station and the site of the former Crosville Bus Depot (opened c. 1930, demolished 2006).

Current Urban Area Description

Much of this area was developed on land previously owned by Friars School. Following the sale of the lands to a syndicate, the area was divided into plots for housing. Orme Road is characterised by Edwardian terraced houses in red brick, though many are rendered. Seiriol Road, however, was sold later to the Bangor branch of COPEC (Christian Order in Politics Economics and Citizenship), who were resolved to improve the very poor housing stock within Bangor in the face of inactivity from the Council. The design of the houses was by H L North, and they are characterised by his steep roofs and asymmetric gables, the exterior is roughcast and painted a creamy

white. East of St Mary's lies the Maes y Llan housing estate developed by the Council in the 1930's with good quality terraced housing. The terraces are of brick, which is revealed on the ground floor but the first floor is rendered. Each terraced block contains five single fronted houses. Maes y Dref, south of St Mary's, was developed earlier in 1926, and remains a self-contained small estate consisting of low density semi-detached houses. North along Garth Road is a public area containing the Swimming baths and bowling green, with the fire station at the east end. South of the fire station is the site of the former depot of the Crosville Bus company currently (2007) being re-developed.

Archaeological Resource

The medieval friary is the principal archaeological site within the area (see discussion of the friary within the history section of this report). Excavations on the friary site have also recovered information concerning the 19th century coastline and the construction of a sea wall. The history of the River Adda, its original course and size, are of potential interest, particularly if the mouth of the river was used for mooring ships. There is potential for preserved timber remains within organic silts alongside the river.

Area 2c: Hiracl Beach Road

History

Industrial development characterised much of this area, particularly opposite Ambrose Street, where a timber yard (Wood's map of 1834 shows it as a slate yard) and smithy were established. At the south end of Hiracl was John Parry's shipbuilding yard, which was certainly established by the 1830's, and possibly lay on the site of John Jones's yard which built several ships in the 1820's. At the north end of the beach lay Edward Ellis's yard (now Dickies boat yard – see Garth). In between lay at least one more yard, though its exact location is unknown. A small quay was established at the end of Strand Street, and though this appears to be part of the later timber yard, it may be on the site of the early 19th century quay established by John Roberts after he leased land from the Bishop in 1805. Within the second half of the 19th century, this area was used for dumping household and industrial rubbish, and the shoreline was extended through this process. In 1929 the area was landscaped and made into a recreation ground. Beach Road was widened, and extended to join the A5, in the 1930's, thereby removing traffic from the High Street. The principal through route was now along Beach Road, Garth Road and Deiniol road to the Station.

Current Urban Area Description

This is the area lying east of Beach Road. Much of its length is open space for recreational purposes, and managed by the Council. The north end is marked by Dickies boat yard, the former Crosville club and a petrol station. The boatyard maintains a long tradition of ship building at Bangor, and is discussed more fully under Area 3 Garth.

Archaeological Resource

This area is largely reclaimed land, formed when the coast edge was pushed back during the 19th and early 20th centuries, mostly by the dumping of household and industrial waste. Whilst the potential for the recovery of structural remains is relatively low, investigation here could contribute to research issues such as the location and size of the mouth of the River Adda, the location of early (pre-18th century) quays, and identifying the stages of reclamation.

Area 3: Garth

History

A ferry is first recorded crossing from Trwyn y Garth in the 16th century, and operation continued into the 20th century (Davies 1948). Though this will have required access to the point, and the likelihood of the presence of one or more cottages, including a ferry house, there is little evidence for any major development prior to the 19th century. When John Roberts leased part of Hiracl and Garth foreshores in 1805 he erected a bathing house at Garth approximately in the area of Glandwr Terrace. However this was replaced by the first of the Siliwen baths (at Siliwen Bach) on the north side of the point in 1835, which were later replaced by the baths at Siliwen Fawr in 1859 (illustrated by J J Dodd; see Jones 1975 for a history of bathing facilities in Bangor). In 1834 Garth Road was built, linking the ferry terminus with the town centre, and in the same year steamboats began to ply between Liverpool and the Straits, which increased traffic to and from the point. Following the construction of the road,

plots sold off from the Penrallt estate were developed for housing, and several houses on the point are shown on the 1841 tithe map. These included the Union Hotel, built c. 1840, to attract trade from those arriving from Liverpool in steamers. Glandwr Terrace and Green Bank were built later, c. 1860. In 1848 the British School at Garth was opened, on what is now the corner of Beach Road and Garth Road.

In 1836 Edward Ellis leased land from the Penrhyn Estate on the south corner of Beach Road and Garth Road where he established a ship building yard, the forerunner of the present Dickie's yard. Other commercial development in the same area included the Bangor Slate Works and a mineral water works (Elis-Williams 1988, 85-96).

The pier at Bangor was not built until 1895-6, though the idea was first promoted by Col. Platt whilst Mayor in 1892. There was much opposition, and the pier was never quite the success intended, though landing goods and passengers at Hirael and Garth had always been problematic, as there was no deep water access. The pier was therefore to be used by the ferries, the Liverpool steamers and for landing commercial goods, as well as a convenient venue for promenading and entertainment. It was designed by John James Webster, of London, and constructed by Alfred Thorne. It was relatively simple in design, with deck widening at 250ft (76.25m) intervals for pairs of kiosks. The pier was damaged in December 1912 when the coaster SS *Christana* was driven against it. It was closed in 1971 due to corrosion of its steel lattice girders, which were replaced by hollow steel sections when the pier was renovated (Dunkerley 1994, 8; Ellis Jones 1986, 77-80; Cowell 2006, 85).

Current Urban Area Description

Area 3a: Maritime Garth.

The principal settlement at Garth is that located either side of Garth Road between Beach Road and Garth Point. The best view of Garth is obtained from Beach Road, where the houses can be seen terraced up the hillside, with the bay below. Though Garth retains an identity of its own, it is now very much a residential area, with no shops and little commercial activity apart from the boatyard.

The maritime area of Garth incorporates Dickies Boat Yard, and the houses either side Garth Road from Beach Road to where it meets Upper Garth Road and Menai Road. Also included is Garth Point, the pier and carpark at the end. The area is characterised by good quality terraced housing, often of three or four storeys, of mid-19th century date. The east side of Garth Road is occupied by two terraces only, one at right angles to the road, with large linear garden plots, giving a spacious feeling. Brick is used for much of the walling, or if stone is used the quoins are often of brick. A number of hotels were established here, including the Garth Hotel and Union Hotel to cater for the steamer and ferry passengers, and these are still in evidence. Though the area is now very much a residential one, with little surviving industry, the boatyard, the public gardens and pier combine to give a resort atmosphere that is encouraged by the hotels and terraced houses.

Area 3b: Garth – east side

Development along Garth Road, built in 1834, was relatively slow. Land on the south side was not released for development until after 1900, by which time the west side was built-up as far as Craig Beuno, and shortly after the space to the south was filled by the Tabernacle Chapel. The national school (designed by Kennedy and O'Donoghue 1867) marks the west end of the road where it meets Love Lane, before it continues left towards the centre of town. The character of the road changes as it progresses west, from the yellow brick built late Victorian terraces of Garfield, Gambier and Gordon, to a row of five larger professional detached Edwardian villas marked by Preswylfa on the east and Craig Beuno on the west. Between the detached houses is the earlier Erw Fair terrace, built c. 1850 in classical style with ashlar masonry. West again is the Tabernacle Chapel built in Arts and Crafts style in 1907 by James Cubbitt. The south side of the road is characterised by public buildings and open areas, including the Swimming Baths, tennis courts, bowling green and paddling pool. This area was only available for development following sale of the Friars School lands in 1899, and the city engineer, Price Davies, envisaged a recreational park which, though never fully completed, still characterises this area of the valley.

Area 3c: Upper Garth Road and Garth Hill

Upper Garth Road was built shortly after 1830, and links College Road to Siliwen Road. It is set into the hillside, with houses above and below. Very little of the housing along the road pre-dates 1900, which is a mixture of detached and semi-detached houses with large gardens, and some smaller terraces.

The area incorporating Siliwen Road and Garth Hill is large, and includes much open land, including the sloping woods to the Straits, the top of the ridge containing Roman Camp and the housing along Siliwen Road. There is very little pre-1900 development, with the exception of the two former bathing sites at Siliwen Fawr and Siliwen Bach. At the end of the 19th century wealthier families were moving from the more congested areas of the city and building new houses in extensive grounds, often with views either across the Straits or across the city. Examples include Derwen Deg, Bron Meirion and Bryn Afon. Within the past forty years new detached housing has been erected, giving a leafy suburban atmosphere. Large parts of the area are open to the public for recreational purposes, and managed by the Council.

Archaeological Resource

A Bronze Age collared urn (PRN 1973), found within the garden alongside Upper Garth Road, denotes a prehistoric burial here. The lack of evidence for occupation need not be a great concern, as such evidence is not easy to find, and only comes to light under careful archaeological excavation. Whilst much of the potential for the recovery of archaeological evidence has been removed by development, this find does indicate the need for evaluation prior to development.

Roman Camp (PRN 2299), an earthwork of unknown date, though a Roman coin has been found on the site, is the only Scheduled Ancient Monument within Bangor. The earthworks clearly delimit two sides of a rectangular enclosure, with a raised mound in the one corner. It may be the site of the medieval castle of Bangor, or it may be an earlier, late prehistoric or Roman, settlement. Other earthworks (PRN 5221) can be seen on aerial photographs in the vicinity, though these largely consist of ploughing ridges that are likely to be medieval or later.

The significance of the finding of a medieval (lombardic) seal (PRN 7623) close to Siliwen Road is difficult to ascertain, and no particular reason can be attributed to its presence in the area.

The ridge from Garth to Upper Bangor, and the slopes to the Straits, contains significant areas of undeveloped land that have good potential for the preservation of archaeological remains.

Area 4: Dean Street

History

Dean Street was developed in the early 19th century, and, with Hiraal, was one of the earliest areas of high density worker's housing to be established. It has many similarities with Hiraal, though the area lacks the strong maritime component. The land was bought by Dean Warren from John Jones (Brynhir Estate), and was portioned out into streets for sale and development, the principal axis being Dean Street running approximately north-south from the High Street to the river and across to Garth Road. It was separated from the remainder of the town by an undeveloped area called Cae Knowles (later Wellfield) and from Hiraal by the Friary lands, and so maintained its own identity until the 20th century. Jones (1989) describes the development of the plot in detail from 1803 to c. 1830, and the construction of very high density terraced housing (over 80% of the area was built over). In the north-west corner of the area, under the present car park, a gas works was established in 1843 by an Irishman James Smyth Scott. The Bangor Gas and Coke Company was established in 1845, and taken over by the Council in 1878, following which a larger gas works was built to the east of the earlier one, under the present Aldi store. This was only finally demolished in the 1960's. Plans are presently (2007) underway to develop the car park, and remains of the earlier gas works are being removed. A steam mill was established on the corner of Dean Street and Garth Road

In the 1930's the area was identified as slum housing and all the terraced housing was demolished. West of Dean Street this was replaced by lower density council houses built in 1939. Archaeological remains of some of the terraces were preserved under the Dean Street car park and these are being partially excavated prior to development of the car park (2007).

The area east of Dean Street was similarly re-developed, but only a small number of houses were built before development was interrupted by the war, and much of the area was later used by the University. The last of the 19th century houses lying away from the High Street were demolished in 2006 (30 to 38 Dean Street). The former

Tabernacle Calvinistic Methodist chapel, built 1820, survives as a club. It was converted into a theatre in 1912, and became a 'picture house' in 1918 (Cowell 1997, 7).

Current Urban Area Description

Dean Street is largely a mixture of residential houses and college buildings. On the west side the houses are all good quality brick-built 1930's terraced houses built by the Council following re-development of the earlier, much denser, workers housing. Whilst many of the original windows and doors have been replaced, some original remain. The night club on the corner with Brick Street, and opposite the Friends Meeting House, is the only 19th century building that remains once away from the High Street. The brick-built university buildings fronting Dean Street, designed by Colwyn Foulkes, continue the tradition of brick building within this area.

Archaeological Resource

There are no known prehistoric or medieval archaeological sites within this area. Remains of the early 19th century terraced housing have been shown to be well-preserved under the carpark, and similar remains may lie within the carparks east of Dean Street. There is good potential for the preservation of organic remains close to the River Adda.

Area 5: High Street

Area 5a Tan y Coed to Friars Terrace

History

The lower end of the High Street, shown on Wood's map as Castle Bank, was developed relatively slowly during the first half of the 19th century, in tandem with the development of Dean Street and Hirael. This was encouraged by the improvement in the road when it was made part of the London to Holyhead route by Telford (completed c. 1817). Despite being linked to the town centre by the new road, both Hirael and Dean Street retained their own individual communities well into the 20th century. Early development influenced by the road was Friar's Terrace built shortly after 1817 on a plot of land leased by James Greenfield, manager of Penrhyn Quarry. It is likely that Benjamin Wyatt advised on the design of this building, as Greenfield was married to Wyatt's daughter. Alongside the terrace is the former toll house. At the end of the century Bron Castell was built as a hostel for women students at the University in 1888, it was later St Winifred's girls school, and then for many years used by the BBC (Cowell 1994, 73; Roberts 1937).

Current Urban Character

To the north of the road lie Hirael and Dean Street, both areas formerly characterised by high density stone and brick terraced housing. South of the road there was little space for development, though one large house, formerly Castle Bank (now Neuadd Wen), was built prior to 1850, but the remainder of the buildings post-date 1945, and are low density housing, both detached and semi-detached, with one short terrace (Bron Castell). Closer to town lies Friar's Terrace, one of the earliest developments in this area, and one which is physically dominating, being built of ashlar limestone, and of three storeys with basement. Immediately east lies the former toll house, also in Georgian style, however east again lies the contrasting Bron Castell built of red brick with strong Renaissance elements in its character. The yard occupied by a builders merchant on the north side of the road preserves the site of the former Pen Lôn slate works. Adjacent, the houses at Pen-lôn gardens were built by the Council in 1926, and this contrasts with the later 19th century housing that lines the High Street from William Street to Friar's Road which preserve a late Victorian style of horned sash windows and panelled doors.

Archaeological Resource

There are no known sites of prehistoric or medieval date in this area. There may be potential for the recovery of remains associated with the Pen Lôn and Mountain Square slate works.

Area 5b Friar's Terrace to Wellfield

History

South of the High Street there is now greater width between the street and the mountain, which provides space for Mount Street and Mountain Square. This area was the property of the Usher, or second master, of Friars School. Part of the land was sold in 1806 to raise money for a new dwelling for the Usher, and a further two plots were

sold in 1811 and 1827, which included the earlier Usher's house of Bryn Eryr (Jones 1989). High density terraced housing were built behind the High Street, and shops and public houses were constructed fronting the road. Most of these have now been redeveloped into modern housing, though an occasional group of original two storied terraced housing, much refurbished, remains. The rear of the High Street contains a motley collection of yards and outbuildings that remain largely undeveloped. A slate works was developed alongside Friars Terrace (Mountain Square Slate Works), and small-scale local industry would have been a feature within many of the other properties. In the 18th century houses were built along the High Street, but many of these were re-developed in the 19th century (see Jones 1973, 81-3). These included Tan y Graig, built 1784, and demolished in 1853 for redevelopment (approximately 304-310 High Street).

Current Urban Character

The south side the High Street retains much of its 19th century character. Buildings are typically of three storeys, with shops on the ground floor, and office or residential accommodation above. The roof lines vary considerably, as is typical of the High Street throughout its length. The earlier buildings are of rendered stone, sometimes with ashlar markings, and sash windows. No's 352 to 356 typify early development – formerly known as Warwick House and Arvon House, these retain sash windows in the upper floors, an early slate roof, and, in the case of No 354, remnants of a Victorian shop front with panelled pilasters (Cadw 1988). There were at least 10 public houses along this side of the street, a number still remain, such as The Skerries. Ye Olde Vaults, an early 19th century building, of three storeys with ashlar marked render and sash windows, may have started as a shop, but continues the tradition of public houses along this part of the High Street.

The north side of the High Street is partially on land belonging to Friars School, which was not sold off until the very end of the 19th century. To the west lay the Dean Street development, and to the east lay Hirael. Between these the school grounds lay undeveloped until c. 1900. Commercial properties became established here (including the garage at 349 High Street, and later Ty Glyn, the tax office, and Ty Glyder. Once west of James Street, retail shops become the norm, many of which form part of the Dean Street development.

Once above Mount Street, the character of the High Street becomes more obviously retail. Building styles vary, and a mixture of materials are represented, including stone and brick, sometimes rendered. Between Mount Street and Plas Llwyd Terrace the majority have been rebuilt in late Victorian/Edwardian times, though they remain in their original plot boundaries. Formerly Pollecoffs, but now Peacocks, 290 High Street is of dark stone, with buff-coloured window surrounds and arches, but the majority of the remainder of the buildings are of dark brick. The roof line varies in height considerably, and no's 291-295 High Street, in particular, are low 2-storey buildings that were strangely, given their central location, not re-developed in the later 19th century, and may well be 18th century in origin.

Archaeological Resource

This area lay outside the medieval centre, nonetheless houses are clearly shown on Speed's map of 1610 along the south side of the road, and a single building is indicated on the north side. There is, therefore, potential for the recovery of pre-1750 remains along this length of the High Street.

Area 5c Wellfield

History

This area, though close to the city centre, was not developed until the middle of the 19th century. The field, called Cae Knowles, belonged to the Penrhyn Estate. In 1849 a plot was leased for the construction of Bodhyfryd, built as a doctors residence, and in 1851 a second plot was released for the construction of Wellfield house for the family of a solicitor. The remainder was released in 1882 for the construction of a Masonic Hall, with an office and meeting room. In 1939 Bodhyfryd was demolished to allow the construction of the Woolworths store. The Masonic hall and Wellfield house were demolished in 1962 to make way for the new Wellfield shopping centre, a large concrete and brick structure that dominated the centre of Bangor until its demolition in 2006. A new shopping centre is currently (2007) being constructed, though the Woolworths store, in 1930's splendour, remains. North of the river, and formerly a separate plot, lies the Marks and Spencer's store on the site of the former Police Station. This was built in 1881, and a magistrates court was added c. 1910. In the 1960's an extension was added on the south side to house the police station, and the old building was used for court purposes only. A full record was made before and during demolition in 2004 (Cambria 2003b; 2004).

Current Urban Area Description

The area is presently undergoing massive re-development, and assessment of character is not currently possible.

Archaeological Resource

Evaluation trenches, excavated following the demolition of the 1960's shopping centre, did not reveal any substantial archaeological deposits. All foundations of previous buildings appear to have been removed during construction of the shopping centre, and potential for archaeology within this area is low.

Area 5d Wellfield to Glanrafon

History

The town clock marks the lower end of the medieval high street. From here the street skirts around Berllan Bach and Berllan Fawr, two former enclosures that may indicate the extent of the Early Medieval monastery. A large part of the street was lined with buildings by 1610, depicted on John Speed's map, however there are no visible medieval buildings today, though it is possible that remnants survive within some of the present structures. Much of the area was, however, rebuilt in the 19th century, and this process has been fully recorded by Jones (1973). For example, a quillet called Pyllau Bydron was developed c. 1811, when a road (York Place) was laid through to retain access to the rear, and houses were built fronting the High Street (no's 252-6). The Liverpool Arms (earlier the Crown and Anchor – 264 High St) was an important inn during the early 19th century, though it was demolished in the 1990's. No. 268, Lloyds Bank, was built in 1858 on the site of a former substantial 18th century town house called Plas Llwyd (Jones 1973, 81).

Current urban area description

There is a distinct narrowing of the street here, and the buildings feel taller and the street more enclosed. A good mixture of Georgian building survives, some with stone ashlar, though many are ashlar-scribed render. Buildings are usually three storeys, sometimes four, with 9- and 12-pane sash windows. An early example is the former Kings Arms (206 High Street), now sandwiched between taller buildings either side, the upper front is scribed rendered, the lower rusticated; 12 and 16 pane sash windows with architraves survive on the first and second floors. Good examples from the early 19th century are 252 – 256 High Street, and a continuation of the style can be found at 272 High Street (HSBC Bank) built c. 1849. The market adjacent to Waterloo Street is built of limestone blocks, originally constructed c. 1830, it was rebuilt in the 1860's. In the mid- to late-19th century more architect designed buildings appear in less vernacular style. Lloyds Bank (268 High Street) was built in 1858 to designs by Weightman, Hadfield and Goldie of Sheffield, and the National Westminster Bank by Henry Kennedy in Italian Renaissance style in 1860. The red brick clock tower was built 1886-7 to a design by A Neill of Leeds. Despite these more exotic designs, the overall character is of urban vernacular from the Georgian and Victorian eras. More recent development has taken place, in particular the demolition of 265 High Street (formerly Nixon and Jarvis) to make way for the new Deiniol Centre, and 266-8 High Street (formerly the Liverpool Arms). The majority of new building has been undertaken in brick in a style compatible with the character of the High Street.

Archaeological Resource

Excavation in advance of development along the High Street has been relatively rare. Work undertaken in 1999 at 255-7 High Street showed most of the earlier remains had been destroyed, though a length of stone wall, undated but probably 18th century or earlier, survived some 8m back from the High Street (Border Archaeology 1999). A watching brief undertaken during site clearance on the former Liverpool Arms (264-6 High Street) recorded cellars but no significant archaeological remains survived (PRN 5539).

Area 5e Glanranfon to Kyffin Square

History

The corner of High Street with Glanrafon is located at one of the principal entrances to the cathedral, and here lay the commercial centre of town, where the street market was held, and where the principal hotels became established. The medieval town, according to Speed's map, continued down to Glanrafon and up to approximately Kyffin Square. Houses also developed along Lon Pobty, the principal route out of the town prior to the construction of the turnpike road to Caernarfon.

There is very little remaining evidence for medieval structures. A 19th century account of Bangor describes, at the east end of the house called the Crown ‘a piece of an ancient building which is used at present for a stable, but seems to have been at first intended for sacred use from its gothic arched door and windows, and particularly from the human bones that have been dug up in and about it in rebuilding the crown house’ (Jones, E. G., 1976, 142). Fenton, who visited Bangor in 1810, says ‘opposite to the church on the south side of the street is the façade of an old building entered by a pointed arch doorway, with a small window of ancient stone tracery on each side, which from all I could collect, was once the residence of the Vicars, where they lived in a collegiate way’ (Fisher 1917, 212). In 1445 the vicars of the parish were given responsibility for the choral services, and at the same time were given a house by the then dean John Martyn. The house was called Plas Martyn, which in the 17th century became ruinous, and was leased to the deputy registrar to be used as stables. This is thought to be the house described by Fenton, which was presumably demolished to make way for the Albion and Star hotels (Clarke 1969, 93-4). An inscribed stone reset into the wall of 202 High Street bears the inscription ‘1672 W / RE’. The significance of this is not known.

William Williams also describes ‘an old mean piece of building or dwelling house facing the street opposite to the house called the Virgin, with a gothic arch door, which seemingly has been the door frame of a chapel’ (Jones E. G., 1976, 143). The Virgin became the present Albion Hotel, and opposite are no’s 159 and 161. This became the premises of the ironmonger Joseph Hughes, who demolished the earlier building in 1876, which was known as ‘Y Gothic’, and may have been the Archdeacon’s house (*ex info* David Price and North Wales Chronicle, June 24, 1876).

Nos 208-224 High Street were largely developed after the sale of land by Mary Jones in 1811-12, and form a coherent block of Georgian facades (Jones 1989, 151-2). The lithograph by J J Dodd, dated 1856, shows the market, and the imposing Castle Hotel and Albion Hotel opposite. The origins of the Castle Hotel have been traced to the late 17th century, and for a while in the early 19th century the post office was next door. This led to an increase in demand for hotel facilities, and the Albion, though originally built as a house, was opened as a hotel to cater for the increasing numbers of visitors. Traditionally the Albion was built on or adjacent to the site of the Crown Hotel. The Albion was demolished to be replaced by the present commercial and retail buildings. The Star, which was next door, appears to have been incorporated into the row of shops that became Wartski’s emporium. The Castle Hotel was demolished in 1996 (following a brief record by RCAHMW - see GAT 1996), and replaced by the present shop and public house.

Current Urban Area Description

The overall character here is still very much that of Georgian urban vernacular, with scribed render and 12-pane sash windows. The present Debenhams store (172-4 and 196 High Street) is typical of this, built before 1830, it occupied a prime site, and for much of the 20th century was run by Isidore Wartski, before being taken over by Browns of Chester in 1965. On the opposite side, no’s 197 and 199 are also of similar date and style. Whilst most buildings are of three storeys, to maximise the plot value, the roof line does vary considerably, and occasional two storey buildings can still be found, such as 162 High Street, the present restaurant. The larger Albion Hotel next door (originally The Virgin), though of early 19th century origins, shows remodelling typical of the Victorian period, in particular the sash windows with marginal glazing bars, and the three pitched roofed dormers.

Higher up the High Street, away from the centre of town, the prevailing 3-storey buildings more frequently give way to 2-storey ones. No 120 contains early 17th century features, and no 137, formerly the Vaynol Arms, is said to contain a 17th century stair (RCAHMW 1960, 15).

Archaeological Resource

There is good potential for the recovery of medieval and later remains underneath and possibly incorporated within the present buildings.

Area 5g Kyffin Square to Farrar Road

History

This was the route of Telford’s London to Holyhead road established in 1817. It was also the principal route to Caernarfon, and, prior to Telford’s road, was the ferry route *via* Penchwintan and Belmont Road which climbed

the ridge before dropping down to the George and the ferry across the Straits. Development along much of the upper part of the High Street had occurred by 1834 (John Wood's survey), but this was considerably encouraged by the construction of the railway in 1848. Deiniol Road would not be built for another half century, so this road served all that were travelling west, whether to the station, over the Menai Bridge, or to Caernarfon. Public houses, hotels and inns were the principal establishment along this road. The Harp Inn was established early in the 19th century, and built shortly after 1805. The British Hotel, built 1851, is a classic reminder of the better class of hotel, it had gardens and tennis courts across the road. Temperance hotels were also a feature, including 13-15 High Street (Rowlands Hotel) and alongside at 17-19 High Street was the Victoria Hotel. Opposite the British Hotel was the Rechabite hall, built 1844, and run by another temperance society. Two chapels, Capel Pendref (Independent) and the Wesleyan Methodist chapel were established in the later 19th century. Industrial properties included the coach building and carriage works at 49-51 High Street, and a smithy at the rear of 77 High Street. At the top end of the High Street a cinema was opened in 1910 (Cowell 1994, 39), and the Plaza cinema built in 1934, to be demolished in 2006.

Current Urban Area Description

Though the density of shops along this length of the High Street is considerably lower than the centre of the town, they do feature up to the end. The majority of the buildings are late Victorian, and red and yellow brick is a common sight, though there are some, such as 93 and 95 High Street that are Georgian, with relatively low roofs and sash windows. The long tradition of public houses and hotels is continued by the Harp, though the British Hotel has been converted to student accommodation, and the former Roman Catholic church is now a public house. The supermarket at the end of the road occupies the site of the former British Hotel gardens.

Archaeological Resource

This area lay outside the medieval town, and was largely undeveloped until the 19th century. There are no known sites of archaeological significance within this area.

Area 6: Cathedral and Environs

Area 6a: Cathedral, Deanery, Diocesan Centre and Town Hall (Bishop's Palace)

History

This area incorporates the cathedral and immediate grounds, including the alms houses and Diocesan Centre, the Deanery, Town Hall (former Bishops Palace), Bible Garden and Glanrafon car park. The River Adda passes through the centre of the area between the Cathedral and the Bishops Palace. The origins of Bangor, as a monastic settlement, are thought to lie within this area, and it represents the very heart of the city.

John Speed's map of 1610 clearly shows a large oval enclosure divided into four portions. It has been suggested that this enclosure indicates the boundaries of the early medieval monastic settlement (Longley 1995, 52). The cathedral occupies the west portion, whilst the High Street (formerly Market Street) forms the southern boundary, and Tan y Fynwent marks the line of the northern boundary. The town is shown clustered around the south and west sides of the cathedral plot. At the west end the High Street divides into two, one road continuing up the hill and into Lon Popty, the other turning north and into Glanrafon (formerly Bridge Street). At this junction Speed shows the market cross. The eastern end of the cathedral plot is shown approximately on the line of Waterloo Street.

Excavations have revealed the existence of a cemetery of pre-10th century date east of Waterloo Street, and of a sequence of boundaries ranging in date from the 6th century to medieval times either side Waterloo Street (Longley 1995). A medieval chapel, Capel Gorfyw, (in use in 1445) was built over part of the early cemetery (Clarke 1969, 102). The adjoining plot was later known as the 'tythe yard', and the chapel converted into a tithe barn (*ibid*). This evidence suggests ecclesiastical use of a much larger area in the medieval period than was the case in the 18th and 19th centuries.

Identifying Speed's eastern boundary to the Cathedral enclosure is problematic. His town map is remarkably accurate – when overlain on a modern map the larger enclosure, the cathedral and the Bishop's Palace are all correctly positioned. The eastern boundary is shown along Waterloo Street, and then angled to join the High Street to the east of the present almshouses. An estate map of 1768, whilst showing a boundary with a similar

shape to that of Speed, puts it closer to the Cathedral, virtually along the line of the existing path (UWB Penrhyn Uncatalogued 68). This would appear to be the size of the cemetery c. 1800, as shortly after the Dean and Chapter purchase the ground currently lying between the Diocesan Centre and path for an extension of the cemetery (Jones 1973, fig 2-16). This alignment may have been further adjusted when the new almshouses were built in 1805, and with the development of the new market place and Waterloo Inn in 1815 (*ibid*). These developments were the result of the sale in the early years of the 19th century of land formerly owned by John Roberts, Archdeacon of Merioneth. This included land for the new Vicarage (now the Diocesan Centre) to the Rev John Jones, then Vicar of Bangor (*ibid*, 90)

The north-west and west sides of the cathedral enclosure would appear to have closely followed the existing boundaries. Glanrafon, marked Bridge Street on Wood's map, formed the west boundary, however the street has since been widened, which decreased the size of the cemetery, and removed a small part of the Deanery gardens. Evidence for this was found in 1996 when burials were recorded under the existing pavement (GAT 1996).

The present Deanery was built in the 1680's by Humphrey Humphreys to replace another which was described by 1649 as ruinous (RCHAMW 1960, 15; Clarke 1969, 93; Willis 1721, 283). It was enlarged and partly rebuilt in 1863, and divided into two houses in 1956 (Clarke 1969, 93). It is not clear if the earlier deanery was on the same site, though tradition would place it further up the High Street on the site of Plas Alcock (PRN 1937). The Deanery gardens would appear to have occupied the western portion of land that lay between the Cathedral and river, whereas the eastern portion was part of the Bishop's garden. East again of this, the land is shown on Wood's 1834 map as part of the Deanery lands (the area now occupied by the museum and adjacent garden – see below).

The present Bible Garden, with its entrance built by Bishop Henry Manjendie in 1812, formed part of the grounds of the Bishops Palace, and was connected to the Palace by two bridges over the River Adda. The Bishop moved from the Palace in 1899, after which it became the town hall (formally opened in May 1904), when the gardens were open to the public, and the bowling established in 1929 (Jones 1986, 92-3, 143). Tateham Whitehead developed the Bible Garden in 1962, which was laid out with plants mentioned in the Bible in chronological order (Whitehead 1962).

The remainder of the grounds within this area were all part of the gardens belonging to the Bishops Palace. West of the palace the River Adda runs within a culvert under the council car park, and was recorded in 1999 during re-surfacing (GAT 1999). It is currently (2007) proposed to change the route of the Adda culvert, and run it through the Deanery car park, and excavations are on-going in advance of construction of the new culvert. The War Memorial alongside Deiniol Road was erected after the Great War (Cadw 1988, 22). A row of terraced houses that face on to the car park were partially (i.e. No's 39-41) present on Woods map of 1834. Speed's map of 1610 and subsequent maps do show buildings clustered around the river crossing here, one of which may have been a mill.

For details of the Bishop's Palace, see section 6.5 of this report above. The earliest parts of the present building were built c. 1500, with additions made c. 1600 and in the 18th and 19th centuries, in particularly by Bishop's Warren and Majendie. Stables and other service buildings lay east of the palace, and excavations have revealed remains here dating from the early 12th century, suggesting the presence of a palace prior to 1500 (see above paragraph 6.5 and Johnstone 2000; GAT 2005).

The final building to be examined is the Diocesan Centre east of the Cathedral. This was built in 1815 as a vicarage, and enlarged in the early 20th century with the addition of a church hall at the north end by Harold Hughes (Cadw 1988, 99). Excavations were undertaken south of the building in 1987 and 1989, prior to the construction of an extension. Though conditions for excavation were poor, a curvilinear slot was excavated, interpreted as a fence line, which produced charcoal dated between AD 540 and 769 (Longley 1995, 56-8).

Current Urban Area Description

The cathedral and the high percentage of open space set the overall tone and character of this area. These are largely a reflection of the origins as gardens to the Deanery and Bishops Palace. Both these buildings remain, though the municipal function of the former Palace, as distinct from the Deanery which is still a private house, is evident. On the north side Deiniol Road forms a busy and slightly uncomfortable boundary, in contrast with the

more peaceful offerings of the Bible garden, Bishops Walk and bowling green. The stone-built 2 storey almshouses emphasise the feeling of a close, as does the roughcast rendering of the Diocesan Centre (former Vicarage) to the east. The Police Station, erected within the last few years, has been carefully designed to fit in unobtrusively, and in this respect it is successful.

Archaeological Resource

This area forms the heart of medieval Bangor, and the entire area is of high archaeological potential. Excavations have been undertaken prior to the construction of the Police Station, and the medieval structures revealed in 1996 are preserved under the southern end of the development, with good potential for further information preserved there. All the area west of the Bishops Palace to the north of the Adda is largely undeveloped, and therefore of high potential. South of the Adda, the Deanery car park and Bible Garden are of potential interest as these remain largely undeveloped. There is an area behind the Waterloo Inn that has remained an open yard. As revealed in 1996 excavations within the present road line have good potential for archaeology. All works within the Cathedral and immediate precincts have potential to provide considerable information on the development of Bangor.

Area 6b Deiniol Centre

History

This area forms the remainder of the large oval enclosure discussed above and mapped by Speed. The west portion which contains the cathedral is part of Area 5a considered above. Area 5b is the land east of Waterloo Street on which the present Deiniol Centre has been built. Excavations revealed a cemetery of simple dug graves of pre-10th century date. After the cemetery had gone out of use the area was sub-divided by ditches, and a medieval chapel, Capel Gorfyw was built over some of the graves. The chapel lay partially under the west side of the later Penrhyn Hall (Longley 1995). Little is known of the history of this chapel, but in 1445, when the Chapter gave the responsibility for choral services to the vicars of the parish, the vicars were in return granted several oblations, including 'all the obventions and oblations of Gorvew chapel together with a garden belonging to the chapel and a house' (quoted in Clarke 1969, 53). The garden is likely to have lain alongside, and was to later become the garden of the Vicarage. After the Reformation it became a barn, and was subsequently used as a tithe barn. Clarke claims the barn was demolished when the site was sold in 1815 (Clarke 1969, 102-3), however Wood's map of 1834 shows a building in the appropriate place, which was built over in 1866 when the Diocesan Registry was built (Jones 1973, 90). In 1845 at least two late 10th century coins was found in the senior vicar's garden. These were illustrated in an initial report on their finding, but have since disappeared (*Arch Camb* 1848, 191; Boon 1986, 94). East of Capel Gorfyw lay a plot of land belonging to the Archdeacon of Bangor, where it is assumed he had his house. This is described in a survey of 1649, which refers to a 'highway' to the north and 'Capel Gorfuw' to the west and the size as 0.5 acre. The 'highway' must be the present Tan y Fynwent, called Church Street on Wood's map, and as the land on the south and east is described as that of Thomas Moythe, we have to assume the plot did not continue through to the High Street (Carr 1994, 33; Willis 1721, 283).

Speed shows the area east of Waterloo Street as three separate enclosures. Later documentation would suggest this area was referred to as Berllan Fawr and Berllan Bach (Longley 1995, 53-4). Houses are shown lining the High Street in all but the western plot, which is devoid of buildings. However in 1777 this plot was in the ownership of the Vaynol Estate and it is shown subdivided into three sub-plots on an estate map of that date, each of the plots run north-south, and each has a house fronting the High Street (GAS Vaynol 4056). The northern part of these three plots was sold to Hugh Beaver Roberts in 1858, who built an office there, which he later sold for use as a Registry Office (Jones 1973, 89).

A large portion of the other two enclosures shown on Speed's map was, by the 18th century, owned by John Roberts, Archdeacon of Merioneth. He died in 1802, and his trustees decided to develop the land for building. They laid roads through the property, including Great Orchard Street, or Berllan Fawr, (later Waterloo Street) and Little Orchard Street (later Berllan Bach). In 1824 Thomas Roberts, Surgeon, bought the north-east corner plot and built a house called Garth View, later Church House, now Llys Gwynedd. Though much altered, this remains one of the best preserved Georgian town houses in Bangor (Jones 1973, 90; Cadw 1988, 97). The two-storey buildings to the west are of similar date, and retain a through 'carriageway' (Cadw 1988, 97). Penrhyn Hall was built in 1857 following a donation by Lord Penrhyn on the coming of age of his eldest son (*ibid.* 96). The former Diocesan Registry was built in 1866. The majority of the buildings on the High Street were rebuilt during the

second half of the 19th century, and many have subsequently been rebuilt more recently. In the late 1990's the area, though retaining the High Street and the buildings fronting Tan y Fynwent, was completely re-developed into the Deiniol Shopping Centre.

Current Urban Area Description

The Deiniol Centre, though the principal structure occupying this area, is largely hidden behind the buildings fronting the High Street and those fronting Tan y Fynwent. From the earliest phases of development are Llys Gwynedd, a well-preserved Georgian building with scribed front and 12-pane sash windows, and the two much lower buildings (currently Arriva and Gledhills) to the west. Penrhyn Hall, the former Diocesan Registry and the Canonry opposite are all typical of the later 19th century, the first designed in Italianate Classical style, the other two in dark stone with late gothic influences. The Waterloo Inn, the former market on the High Street and the Diocesan Centre lend an air of narrow urban passageway to Waterloo Street, despite the replacement of nearly all else with modern buildings.

Archaeological Resource

Much of the archaeological potential of this area was lost with the construction of the Deiniol Centre, though excavations were able to recover some information. The remaining buildings and open areas are, however, capable of retaining buried archaeology which could be crucial to the understanding of the development of the city.

Area 6c Oriel and Library

History

The River Adda bisects this area in a rough west to east direction. South of the river the land belonged to the Dean, and north of the river to the Bishop. No development took place within this area until the second half of the 19th century. The Archdeacon of Anglesey owned a plot of land north of the river, thought to have been located on the site of the present post office (Carr 1994, 33). The land belonging to the Dean was developed first in 1840, when a cemetery was established on the east part (this was closed and converted to a public garden in 1951) (Clarke 1969, 101). In 1862 the Canonry was built in Victorian gothic style for the use of the resident canons. This was bought by the University in 1950, and now houses the museum and art gallery (*ibid*, 93; Cadw 1988, 95).

North of the river, the land only became available for development following the sale of the Bishop's park in 1899. Deiniol Road was built to link the station with Garth Road, and Ffordd Gwynedd was built alongside the stable block of the former Bishop's Palace (now to become the Town Hall). A site on Ffordd Gwynedd was chosen for the new library, paid for largely from the Carnegie fund, and designed by Dixon and Potter of Manchester, it was built in 1907 using Ruabon brick with stone dressings from Derbyshire (Jones 1986, 74; Cadw 1988, 23). On the corner of Ffordd Gwynedd and Deiniol Road was built a new Post Office in 1909, and a government office block alongside (Jones 1986, 93).

Current Urban Area Description

Though the use of Ffordd Gwynedd as the principal bus station and taxi rank in Bangor is very evident, the garden on the site of the former cemetery and present museum establish the tone here for an area more devoted to learning and culture than either retail or residential uses. This is emphasised by the library to the north, though the contrast between the high Victorian gothic of the canonry and Edwardian baroque of the library is notable, even if the library is somewhat dominated by the larger post office alongside.

Archaeological Resource

The potential for archaeology within this area is unknown. There are two large car parks within the centre that remain undeveloped, and the former presence here of the Archdeacon of Anglesey's residence would suggest potential for medieval remains. The waterlogged deposits either side the River Adda are likely to contain good conditions for the preservation of organic artefacts and environmental evidence.

Area 7: Glanrafon, Deiniol Road and Farrar Road

Area 7a Glanrafon and Sackville Road to High Street

History

Though not specifically the High Street, Glanrafon (formerly Bridge Street) was a natural extension of the High Street, and is clearly shown on Speed's map as a small nucleated cluster of buildings on the north side of the river, with another building on the river which may be a mill. Development was to take place in the early 19th century, when a market was situated here. In 1806 Lord Penrhyn leased to Dean John Warren and Rev. John Roberts, 'all those messuages and dwelling houses with the slaughter house, cow house sheds and market place' (UWB Carter Vincent 1078). Hyde-Hall says 'a market house with a granary for corn and covered stalls for meat was built about five years ago, and since that time the market has evidently improved, particularly in the quality of the meat' (Jones 1952, 149). The market was to move to the High Street c. 1830. The small cottages (no's 39 to 41) adjacent to the public house may date from this period of development. This group of buildings is clearly marked on Wood's map of 1834 lying between the river and Tanrallt, and are also shown on the Tithe map and Johnson's map of 1854. A bridge carried the road over the river, which was still open on both sides until c. 1890, and a smithy was established in a building that, according to the OS map, bridged the river. Major re-development occurred at the end of the 19th century. Several of the cottages and an inn called the Three Salmons were demolished when the Glanrafon Hotel was built in 1890, and Sackville Road was constructed through largely open fields alongside the River Adda. These changes are clearly visible when comparing the 1889 and 1914 OS maps (County Series Anglesey Sheet 19.12). The road was widened on the Deanery side also, and a stone-built stable was demolished to be replaced by the present high stone wall.

West of the complex of buildings at Glanrafon there was no development on the north side of the river until the 20th century. On the south side, however, an area became available for development when John Jones, Brynhir, disposed of land lying between the High Street and River Adda, which included a plot of land bought by Rev John Kyffin in 1808 (Jones 1973, 97). He built several rows of cottages, and called the area Kyffin Square. This development can be clearly seen on Wood's map of 1834. Larger houses were built fronting the High Street. The cottages were eventually cleared away in 1914, when they were considered 'insanitary' (Jones 1986, 65). They were replaced with fourteen houses built by the Council (*ibid*). The area between Kyffin Square and Glanrafon, on the south bank of the river, was also chosen for the construction of the first council houses built 1899 alongside Sackville Road. These consisted of larger houses fronting Sackville Road, and smaller ones on Treflan and Minafon.

West of Kyffin Square lay a field called Cae Potel (in plan the area was shaped like a bottle). This is identified as being a block of land owned by the Archdeacon of Merioneth in a survey of 1649, and may have been the location of his medieval house in Bangor (Willis 1721, 283; Carr 1994, 33). The field was sold by the Ecclesiastical Commissioners in 1855 to Evan Evans, who gave it to the Wesleyan Methodists who built a church, a manse, a school and a school house. Evans also built St Pauls terrace at about the same time. The school building became part of Coleg Menai, and was demolished in 2006, whereas the chapel and terrace remain.

Current Urban Area Description

Glanrafon preserves an intriguing mixture of the polite mixed with the vernacular. The cathedral precincts with the Deanery to the east, and adjoining carpark (though formerly the Deanery gardens), contrasts with the terraced housing of early 19th century date below the inn, the Glanrafon Inn of late 19th century date, the stone built smithy opposite the inn, and the later 20th century council housing, with much evidence of red brick, off Sackville road. Kyffin Square has been considerably re-developed in the 20th century. Much of it is now a car park, though one terrace (St Paul's) remains on the north side of the car park, and so does the chapel, but the adjoining school has been recently demolished, though the area not yet re-developed. The character is partly set by the brick-built terraced council designed houses, built c. 1905, and some of the earliest council houses to be constructed in Bangor.

Archaeological Resource

There is potential for the recovery of medieval remains on the land formerly owned by the Archdeacon of Merioneth, and alongside the River Adda at Glanrafon where settlement is at least medieval in origin. This was followed by commercial and industrial development in the 19th century. Speed's map of 1610 shows a building alongside the River Adda that may have been a mill.

7b - 7d Deiniol Road and Farrar Road

History

The earliest development within this area was the new house built in 1755 for John Ellis, vicar of Bangor and archdeacon of Merioneth at Tan yr Allt, with gardens on the south side stretching towards the River Adda (RCAHMW 1960, 15). The building still stands, though it is boarded up and in poor repair. The remainder of the area was not developed until some time after the construction of the station, and several contemporary illustrations of around 1900 show large open spaces with a street pattern starting to emerge (Cowell 2006, 74). The location of the station influenced the development of the town in different ways. The front of the station faced towards the town, and it was here that the hotels were built, including a row on the corner with the High Street, and the British Hotel on the High Street beyond. A cinema was opened on the corner with Caernarfon Road in 1910. A new road, then called Broad Street (now Deiniol Road), was built to link with Sackville Road and the centre of town, prior to the construction of the full length of Deiniol Road to Garth Road in 1903. The land that lay between the station and the town was now divided into plots, and building was underway by 1900, particularly along Farrar Road. At the rear of the station, however, and in Upper Bangor, more terraced workers housing was built.

The University acquired land alongside Deiniol Road in 1926, and built its first science buildings there, with more being built towards Glanrafon in the 1950's (Clarke 1966). On the opposite side of the road the Secondary Modern School (now the Science Library) was opened in the 1940's.

Current Urban Area Description

7b Deiniol Road (east)

This area is dominated by the University science buildings. Though, as Clarke says, 'from the architectural point of view it is impossible to regard the Deiniol road science buildings with much satisfaction' (Clarke 1966), these nonetheless do, with the former school and computer buildings to the south of the road, form a homogeneous whole and provide a purposeful air to the road. New development by the University is on-going here, and a new Environmental Sciences building is due to be opened in 2007, though this lies behind the present buildings, and is not immediately apparent from Deiniol Road. The 18th century house of Tanyrallt lies forlorn in uncomfortable surroundings, though re-development by the University may allow it to play a greater role in future plans.

7c Deiniol Road (west) and Farrar Road

The railway crosses the valley and forms a focal point here, by virtue of denying any views beyond. Travellers are forced either under the railway into Caernarfon Road, into the railway station, or up the valley side along Telford's Holyhead road through Upper Bangor. The dominant characteristics of the area are partly set by road and rail. The station buildings and railway form the one edge, and the major road junctions where Deiniol Road meets the Holyhead Road, Farrar Road and Sackville Road are particularly dominant. Opposite the station the upper end of the High Street still bears the vestiges of hotels and restaurants, though once past the station on Holyhead Road the scene changes to urban villas built in the early 20th century set in spacious grounds. Many of these are now home to various organisations, and few are purely residential.

7d Deiniol Road (south)

This area is currently (2007) proposed for re-development, which will involve the conversion of the football field into a retail centre. The former St Paul's school and buildings have recently been demolished, and the area by the Sackville Road junction is also to be developed.

Archaeological Resource

There are no medieval or earlier remains known from here. The house at Tanyrallt remains standing, and is the best example of a mid-18th century house to survive within Bangor. The gardens have been built over, though there may be archaeological remains surviving.

Area 8: Station and Environs

History

The railway was opened through Bangor in 1848. Designing the line to pass close to the city was always going to be difficult, and two tunnels had to be built through Bangor mountain and the Aethwy ridge, which allowed the station to be built within the intervening space at the upper end of the Adda valley. Bangor tunnel was some

920yds long, and the Belmont tunnel, under the Aethwy ridge, was originally some 726yds (though the entrance has since been cut back). The line was engineered by Robert Stephenson, and the station buildings and tunnel entrances designed by Francis Thompson. This area of Bangor was largely undeveloped prior to the construction of the railway – the tithe map shows it as open fields, with Telford’s new road snaking through.

By 1854 the station had been built, and buildings were ranged along the full length of the north side of the High Street. Over the next 30 years building would occur at a phenomenal rate within Upper Bangor and at West End and Glanadda. The railway was one of the biggest employers within Bangor, as in addition to its staff to run the station, it also based its maintenance team within Bangor, and a workforce of some 400 people were employed. An estate of 76 houses were built by the railway company in 1898 (including Belmont Street, Clarence Street and Euston Road), and the Railway Institute was constructed alongside.

Current Urban Area Description

The station is designed to front towards the town. The original station building in dull red brick by Thompson now looks somewhat sombre, and it is the later 1920’s building that catches the eye with its cast iron fittings and more flamboyant paintwork. To the west of the station, only visible from the west side of the railway, there survives an interesting landscape of railway influenced terraced houses and Railway Institute, as well as several former sidings and workshops now used for other purposes. The brick-built terraced houses are in good condition, and the refurbished street furniture fits in well with the former railway association. The Institute still functions as a community centre.

Archaeological Resource

There are no medieval or earlier remains known from here. The development of the railway had a profound impact upon the development of Bangor, and the associated buildings, houses and railway infrastructure is of importance.

Area 9: Caernarfon Road

Area 9a: West End and Glanadda

History

This area lies either side Caernarfon Road. This was a turnpike road, built 1837, and prior to that all traffic had to go *via* Penchwintan Road, with a toll house formerly sited on the corner where Penchwintan Road started. The tithe map shows no development along this road other than occasional farms and cottages, and even by Johnson’s map of 1854 there was very little more than the industrial buildings associated with the railway station. However by the time of the first detailed OS maps of 1889 there had been considerable development. Glanadda was formed at a cross roads with Hendrewen road, which ran east to Minffordd, and west to Penchwintan Road (this stretch later became Aion Road, named after the chapel built there). There was one house at the cross-roads in 1854, though further south, and beyond the limits of the 1854 map, a workhouse for the Bangor and Beaumaris Union was established in 1845 (Jones 1986, 9) and a cemetery was established at Glanadda in 1862 (Jones 1986, 55). The Deansfield slate works was built off Hendrewen Road, and terraced houses, many still remaining, were built along Caernarfon Road and Hendrewen Road. A new church (St David’s) was built in 1888 to a design by Sir Arthur Blomfield to serve the growing population in the newly formed parish of Glanadda (Clarke 1969, 101). It was built as a memorial to Dean H T Edwards, who was a strong defender of the established church, and promoter of increased use of Welsh by clergy (Dictionary of Welsh Biography). St David’s hospital was built in the early 20th century, and was used as a military hospital during the First World War, though it was to take over many of the duties of the earlier workhouse. It was demolished to make way for the present shopping centre in the late 1990’s.

This area was chosen by the Council in the 1920’s for the site of several new housing Estates, first of which was Pennant Crescent in 1920, closely followed by Penchwintan and Tyn y Caeau to the north. In the 1950’s flats were built further east at Glanadda (Jones 1986, Table 19), but it was the development of some 250 houses at Coed Mawr, east of Glanadda, in 1946 that was particularly responsible for increasing the urban spread of the town towards Caernarfon. This has now increased further to the junction with the A55 dual carriageway by the construction of retail outlets along the length of the road.

Current Urban Area Description

The early development of Glanadda within the second half of the 19th century is typified by the stone-built terraced housing that runs along Caernarfon Road and Hendrewen Road, though some of the latter is boarded up and to be developed. At the crossroads is Capel Moriah (in the process of conversion to residential use) and Glanadda School and Community Centre, the former a large red brick building. St David's church, in Early English Gothic, with a playing field alongside and the cemetery over the road has limited later development here. The new roundabout to serve the retail centre on the site of the former St David's hospital, and the retail centre, are typical modern developments, which emphasise the rise in out-of-town shopping, an early example of which is the now closed Kwiksave supermarket which was built on the site of the former workhouse. South-west of Glanadda the area is dominated by modern retail development.

Archaeological Resource

The Deansfield hoard of Bronze axes and moulds (PRN 2304) is thought to have been found within the Adda valley close to Glanadda, though the exact find spot cannot be located with certainty. There are no other medieval or earlier sites known from within the area.

Area 9b: Coed Mawr

History

This area was open fields, occupied by the farms of Coed Mawr, Bryn Adda and Penyffridd, until the spread of building for residential houses after 1945 caused the entire area to be developed. Coed Mawr was developed by the Council in response to the urgent need for new houses after the Second World War, the first contract for 140 houses being let in 1946 (Jones 1986, 196-7).

Current Urban Area Description

This area is entirely residential, with a mixture of 1950's and later housing. At Coed Mawr the site is constrained by the long, narrow area on steeply sloping ground that lies between Penchwintan Road and Caernarfon Road. These two roads are linked by Coed Mawr Road which forms the central axis of the estate, with roads and cul-de-sacs radiating off. The houses are rendered brickwork, built in short terraces of two or four houses.

Archaeological Resource

There are no medieval or earlier sites known from within the area, though a stone object (PRN 1541), possibly a loom weight of late prehistoric or Romano-British date, was found at Bryn Adda, and this may denote the presence of settlement remains in the vicinity.

Area 9c: Caernarfon Road East

This is an area of modern ribbon development occupied by out-of-town retail units.

Area 9d: Pen y Ffridd

History

The farm at Bryn Adda was developed as a Veterinary Investigation Centre, but was closed in 1990, and houses now occupy the site. The Penyffridd fields are still used as a field station by the University, though a new housing estate was built over part of the land in 1956.

Current Urban Area Description

A variety of housing resulting from private development. An area of open fields lies to the west, which runs through to the current community boundary, and surrounds the Bryn Adda and Penyffridd developments. The sprawling mass of Gwynedd Hospital lies immediately beyond the boundary.

Archaeological Resource

There are no medieval or earlier sites known from within the area, though a stone object (PRN 1541), possibly a loom weight of late prehistoric or Romano-British date, was found at Bryn Adda, and this may denote the

presence of settlement remains in the vicinity. The development of any of the remaining open areas would need to be preceded by archaeological evaluation.

Area 10: Upper Bangor

History

Though the new Holyhead Road through Upper Bangor was fully opened by 1824 (Quartermaine *et al*, 136-7) the land on either side was part of the Penrallt estate which was not sold off until 1834 (Jones 1991, 563). This effectively prevented any development both alongside the road, and along the Aethwy ridge to Garth. The earlier route through here, pre-dating Telford's road, lay up Glanrafon hill and along Ffriddoedd Road. The tithe map shows a small collection of buildings at the junction of Glanrafon Hill with the Holyhead Road. The next 15 years saw a dramatic rise in building, and Johnson's map of 1854 reveals housing all along the north side of Glanrafon Hill, and terraced housing on the west side of Holyhead Road. Much of this was workers housing (Albert Street, Victoria Street, Hill Street etc), though the first block of the higher status Menai View Terrace was also completed by this date. Twrgwyn chapel was built at this time, and the Belle Vue hotel had been opened since 1838 (Mainstone 1973, 4). The new parish church of St James was built in 1866 to designs by Kennedy and Rogers, with additions in 1894 by Harold Hughes (Cadw 1988, 73). Plas Lodwig (or Ludwig) and the surrounding fields, Maes Lodwig, were developed in the mid-19th century. It has been suggested that H P Horner (who designed St Mary's church in 1864) was involved with the development of the larger houses on Cae Maes Lodwig that lie adjacent to St James church (Clarke 1966, 15).

The development with greatest impact in the middle of the 19th century was, however, the Caernarvon and Anglesey Infirmary, designed by Henry Kennedy in classical style. When built it could be clearly seen from below, though later development tended to hide it from view. In 1842 it had been decided to add an infirmary to the Dispensary by Port Penrhyn, but the site was small and unsuitable, so instead the decision was taken to build a new infirmary and dispensary in Upper Bangor, which was opened in 1845 (see Jones 1984 for a history of the hospital to 1948). New wings were added to the hospital in the 1920's and 30's, and many of the houses on Glanrafon Hill and below the hospital were used as hostels or consulting rooms associated with the hospital. The hospital was closed in the mid-1980's, and subsequently demolished to make way for a supermarket. Much of the accommodation previously taken up by hospital staff is now student accommodation.

In the later 19th century and early 20th century Upper Bangor became very popular amongst the wealthier inhabitants as the place to live, and large new houses and urban villas were built. The clean air and fine views were a world apart from the polluted and densely built valley floor. Houses such as Derwen Deg, built by the store owner and councillor Isidore Wartski, Bryn Afon built by Colonel Hugh Savage in 1885, and others such as Bryn y Coed, Fern Bank, and Bryn y Mor took advantage of the views across the Menai Strait. The area quickly became built up, many of the houses occupied by staff from the University or Normal College.

The greatest impact on Upper Bangor, however, was the establishment of colleges of further and higher education. The first of these was Normal College, and the building of Hen Goleg on what was then open fields. This was built 1858-62 to designs by James Barnett in Jacobethan style (Cadw 1988, 78). Facing away from the city to overlook the Straits, the building makes a bold and dramatic statement for the future of education and teaching in Wales. Overlooking the town, however, and by doing so completely changing the townscape of Bangor, was built a new University building 1907-11. The University had been founded in 1884 and was initially established in the Penrhyn Arms hotel, but a new building was designed by Henry T Hare early in the 20th century. Hare was also responsible for the new residential buildings for the Normal College, built on a new site on the north side of the ridge and east of the original buildings, which he designed in Arts and Crafts style. The University and Normal College merged, and most of the buildings along College Road and adjoining are now part of the University, used either for teaching and research, or for residential purposes.

Current Urban Area Description

10a Cae Maes Lodwig

This centre of the area is the former Plas Lodwig, now St Gerards School, whilst a series of urban villas line Holyhead Road and Ffriddoedd. Whilst many of these are institutionalised, the overwhelming impression is of Edwardian villas, largely brick-built, in green leafy gardens.

10b Retail Store and adjacent housing

The site of the former C&A hospital is now occupied by carpark and supermarket. The residential housing below, formerly closely associated with the hospital, more closely resembles the urban villas on the other side of the road.

10c Victoria Park

This is an area of contrasts, between the shops and retail area on the Holyhead Road, the small terraced former workers housing, but now nearly all student accommodation, the more sumptuous and ornate Menai View Terrace, and the even higher status large houses and villas. Nowhere is the contrast greater, perhaps, than at the end of Field Street, where the high dominating stone wall, pierced by an impressive gateway, divides the terraced housing from the grounds of Bryn y Mor. The earliest development here is characterised by the terraces of workers housing, many originally occupied by those working in the railway, and these, though now much renovated, remain some of the best examples of small terraced housing within Bangor. The next phase, where developers were aiming at a distinctly wealthier market, is typified by the tall, dominating Menai View Terrace with stucco fronts and classical detail and large bay windows to take advantage of the views across the Straits. Finally Bryn y Mor and Llys Menai are large houses set in their own grounds. The former is regency style, whilst the latter is romantic gothic and are typical of the large houses built in late Victorian and Edwardian times along the Menai ridge.

10d Crescent

This area is bounded by Glanrafon Hill, Holyhead Road and College Road. The Crescent had been laid out by 1854, and the majority of the houses are mid-19th century. As such it is one of the best preserved areas of higher status Victorian terraced housing in Bangor. Typically the houses have scribed render fronts, with 12 pane sash windows, and a number have plaster ornament in the form of cill bands and architraves. Bryn Hyfryd is a large detached house with scribed stucco front and sash windows. The density of housing is not very high, which leaves ample room for trees and shrubs, including a large area of public garden towards the east end, and variety is emphasised by the steep hillside and winding stairs and roads that link the various levels. At the east end the area was formerly characterised by high density terraced housing, but most of these have been demolished to make way for the new Brigantia Building, leaving only Penllys Terrace.

10e Siliwen Road

This area is bounded by Holyhead Road and College Road on the south and west, the coast to the north and the University to the east. Some of the earliest development were the three storey terraced houses now fronting College Road and Holyhead Road developed in the mid-19th century. These contrast with the detached and semi-detached villas built in the late Victorian and Edwardian periods. The housing is low density and characterised by trees and large gardens providing a distinct high status suburban atmosphere. Derwen Deg, a large house in early arts and crafts style was one of the earliest houses that characterised the move from the valley to Upper Bangor, and survives with most of its grounds in tact. On Princes Road is the Presbyterian Church, and adjacent the delightful Anglican Chaplaincy designed by North. These are off-set by the open ground to their east.

10f Normal College

This area, prior to the construction of the first college in 1862, was open fields. The character is still defined by the presence of that first building, and though not necessarily immediately calling to mind an academic or teaching establishment, there is little doubt that the building was meant to reflect serious intent. The mood is lightened by the arts and crafts style of the residential halls designed by Hare, though again there is little doubt that here serious things were to happen. The contrast between these and the Pritchard Jones hall, given they were designed by the same architect, is an interesting balance in matching architecture to perceived status and purpose. The stately hall in Tudor gothic is contrasted with the homely but formal arts and crafts style of the halls. The remainder of this area contains 20th century buildings reflecting growth of the college, and the establishment of the BBC on the east corner.

10g University

The main college buildings were built on the former Penrallt estate, on land donated by the Council. The Tudor gothic and Renaissance style building designed by Hare has an enormous visual impact from below, though less so from College Road. Nonetheless the main college reflects the purpose and general atmosphere of this area, though this is contrasted to some extent by the surrounding buildings, many of which pre-date the college. These

include the house of Cae Derwen (a typical large stone Victorian villa), University Hall built in a softer Queen Anne style (though since considerably extended), and the former girls grammar school built in a contrasting red brick. These buildings are all part of the University complex and with the later Rathbone Hall designed by Colwyn Foulkes, make up the character that defines the main college site.

Archaeological Resource

The lower grounds of the university contain the site of a medieval cemetery and related building, thought to be the former church of St Mary's (see 6.3 above). The excavations by Hughes produced other finds that may have been of earlier (possibly Roman-British) date (Hughes 1924, 1925). The undeveloped grounds between the college and Deiniol Road must be considered to be of high archaeological potential. There are no other known sites of medieval or earlier date within the area.

Area 11: Ffriddoedd Road and Belmont Road

History

Though Ffriddoedd Road was one of the principal routes out of Bangor there was no development along it until the early 20th century, other than the farms at Ffriddoedd and Belmont; Plas Belmont was to be later the home of Sir Henry Lewis, a Calvinistic Methodist elder with an interest in education, he also published histories of the Friary in Bangor (with H Barber) and the Tabernacle church. Parts of the early 19th century farmhouse of Ffriddoedd survive alongside Neuadd Reichel. The first significant development was the construction of the new Friars School built 1898-1900 to a design by John Douglas (the competition was won by Douglas and Fordham, and construction overseen by Douglas and Minshull – see Hubbard 1991, 152-3). In the late 1930's the University playing fields were established here, during the levelling of which remains of early medieval burials were found (Hughes 1938). An adjacent site was chosen to build a hall of residence for the University, and this set the pattern for a succession of residential halls on the remainder of the site. Neuadd Reichel, the first hall, is a brick neo-Georgian building designed by Sir Percy Thomas and Sons, it was started in 1939 and completed in 1942 (Clarke 1966). Plas Gwyn was to follow, built on the site of a late 19th century house. Additional halls have since been added throughout the intervening decades, and it is now a major student residential complex. On land opposite Friars School a Technical College was built in the mid-1950's (Cowell 1997, 93). Later a new Friars School was built at Eithinog, and the former school buildings were incorporated into the Technical College (Coleg Menai). Throughout the first half of the 20th century detached and semi-detached houses were built along Ffriddoedd road, and these provide an interesting collection of Edwardian and later suburban housing. One (no. 30) was designed by North c. 1930 (Cadw 1988, 25). A large part of Ffriddoedd farm was bought by the Council for building land. Whilst part was sold off for private housing, the area south of the road and west of the Technical College was used to site the Maes Tryfan housing estate, built in the 1930's. It was designed by B Price Davies, the city Surveyor and Engineer, and was carefully designed both to provide variety of shape and form and to fulfil modern living expectations (Jones 1986, 159). Tryfan school was built adjacent, initially as a Girls Grammar School, replacing the one on College Road.

Current Urban Area Description

Area 11a: Ffriddoedd Road

From Holyhead Road to Victoria Park Ffriddoedd Road is characterised by mid-19th century villas, and the church of St James. Further west, the educational establishments predominate, though the north side of the road contains an interesting and varied collection of Edwardian and later suburban houses that act as a front to the college buildings behind. Once past the Technical College and former Friars School, the area is nearly entirely residential, with the exception of Tryfan School and the new Friars School, the former of red brick. The estates occupy previously undeveloped fields, though the circular road around the Trefonwys estate indicates the site of the former Plas Belmont.

Area 11b: Maes Tryfan

The Maes Tryfan estate was designed by the City surveyor, B Price Davies, on part of a parcel of land purchased from the Penrhyn Estate in 1934. The remainder of the land was reserved for development by private builders, and a new Girl's Grammar School was built alongside (Jones 1986, 158-9). The Maes Tryfan site was located high on the valley side, with good views of Snowdonia. The estate was carefully planned by Davies to avoid

uniformity, and to suit the sloping site, and houses are in small terraces of two to six houses. The new school was built in red brick, a favourite medium for both houses and municipal structures at this time.

Area 11c: Belmont road to Penrhos Road

The houses at Belmont, Eithinog and Penrhos Road were largely built by private developer, the majority dating from the 1930's. The estates consist largely of a series of cul-de-sacs with detached or semi-detached houses with front and back gardens. The new Friar's School was built on the edge of the Eithinog estate, and pushes development towards the north side of the ridge and the Menai Strait.

Archaeological Resource

In 1938, during the creation of playing fields for the University, several burials, including one complete extended inhumation orientated nearly east-west were found with a decorated stone of 10th century date. This is a fragmentary block of local sandstone decorated with a plain 'battlement' pattern with serpent head and tail terminals inside a rectangular panel (Hughes 1938). Though much of the area is now developed, there is potential for further discoveries.

Area 12: Peripherhal Areas (north)

These areas lie within the boundary of Bangor City, but outside the principal urban area. They are included here for the sake of completeness, but have not been studied at the same level of detail as the preceding areas. This area includes the south coast of the Menai Strait and several significant buildings.

Area 12a: Y Glyn

History

The house at Y Glyn was originally built in 1790, and called Gorphwysfa. The estate was bought by the Chester & Holyhead Railway Co to avoid a Parliamentary contest, and was occupied by the Resident Director of the company. The CHR hoped to use part of the land to develop a large hotel and garden alongside the Strait, on the site of the present University gardens at Treborth, and though plans were drawn up and the land partly laid out, the scheme was never finalised (Baughan 1972, 256-7). Much of this area remains undeveloped.

Archaeological Resource

There is good potential for the survival of archaeological remains within the undeveloped areas.

Area 12b: The Menai Strait

History

This area contains a number of significant buildings, and is also particularly significant because of the location alongside the Strait. At the west end of the area is the Menai Suspension Bridge, a site of international importance, designed by Thomas Telford and built 1819-25, it was later refurbished 1938-40 when all the iron work was renewed (see Quartermaine *et al* 2003, 85-94). The Bridgemaster's house, toll gates and railing are all listed buildings. Bodlondeb, a 2-storey Georgian house, was built c. 1830, and was lived in by Robert Davies, of the ship-owning family, from the 1850's (Cadw 1988, 58; Eames 1973, 243-4). The George was originally built to serve a new ferry introduced by the Bishop of Bangor, and dates from the later 18th century. It was taken over by the Normal College in 1919, but many original features both inside and within the grounds remain (see Cadw 1988, 59; GAT 2006, Report 625, 17).

Archaeological Resource

A burnt mound was excavated at Nant Porth during new sewage works refurbishment (Davidson 1998), and it is likely that other prehistoric sites lie within the lands between the Strait and the ridge. Several quarries lie along the coast edge.

Area 13: Peripheral Areas (south)

Area 13a: Minffordd

A large area of open fields at the south-west side of Bangor Mountain. This is a rural landscape of scattered farms and pasture fields. Minffordd hospital was opened in 1895 as an isolation hospital. It was designed by John Gill the City Surveyor, and new wings were added in 1937 (Jones 1986, 66).

Area 13b: Bangor Mountain

This consists of the undeveloped part of Bangor Mountain, the southern slopes of which are a golf course. The upper part is largely open to public access, and consists of rough scrub and bracken on open rock. It is important both as a recreational resource and as a landscape that dominates much of the city. There is potential for archaeological remains on the mountain, including the possibility of the site of the medieval castle (see section 6.2 above).

Area 13c: Maesgeirchen

This area contains a large housing estate built from 1937 to 1939, though with many additions since then. The initial concentric plan was by Price Davies. (see Jones 1986, 161-2). The River Cegin flows down the east side of the area, and across the river lies Bangor Crematorium.

Area 13d: Llandegai Road (east side)

A small area of formerly open fields, through which runs the Afon Cegin. The Llandegai railroad passed through here, and the converted winding house lies at the south end of the area. The now disused standard gauge branch line also ran through this area. At the north end the area adjoins Penrhyn Dock, and the boundary runs alongside the former medieval harbour. A new housing estate has been built here within the last 10 years.

8. PLANNING GUIDANCE

8.1 Introduction

(note: this section follows closely that of the Carmarthen Historic Town Survey)

The purpose of this section of the survey is to provide guidance on the protection of the archaeological inheritance through the planning process. It is devised to assist planners and developers to assess the implications of development proposals upon the historic environment.

Advice on the management of the archaeological heritage is provided for the Planning Department by Gwynedd Archaeological Planning Service (GAPS), and the Authorities planning officers and GAPS staff combine and contribute to the decision making processes to inform on the likely impact of development on the historic environment and how best to mitigate the impact.

Archaeology is the process by which we can understand past societies through their material remains. These archaeological remains are a finite and non-renewable resource. They are vulnerable to modern development and can, in a short space of time, be entirely destroyed by modern machinery and building methods.

The level of archaeological response is guided by the nature of the archaeological remains and the significance of the impact. Archaeological mitigation is usually imposed through planning conditions, and a relevant programme of archaeological works is advised by archaeologists from GAPS. On occasion a programme of assessment and evaluation may be required prior to the determination of a planning application, so that the appropriate mitigation can be advised.

8.2 Regional Historic Environment Record

The regional Historic Environment Record (HER) is a database of archaeological sites and finds with details of interventions (surveys, excavations, previous work etc) and references. It consists of both a computerised record

and a paper record, and is held at the offices of the Gwynedd Archaeological Trust in Bangor. The digital record combines database and GIS functionality, and forms the key component of the planning and archaeology decision making process. The experience and knowledge of the development control archaeologists is used to interpret the record, and provide relevant advice to the planning officers.

8.3 Current legislation

The local Planning authorities are recognised and identified as having the key role in protecting our archaeological heritage. Government advice and planning case law clearly establish archaeology as a ‘material consideration’ in the planning authorities’ assessment and determination of a planning application. This is seen clearly both in national and regional policy documents and guidelines.

The protection of the vulnerable historic environment falls into two broad categories: Statutory protection and non-statutory protection.

Statutory protection is provided by the following Acts and Orders:

- The Ancient Monuments and Archaeological Areas Act 1979, as amended by the National Heritage Act 1983
- The Town and Country Planning Act 1990
- The Planning and Compensation Act 1991
- Statutory Instrument 1199, the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988
- Statutory Instrument 1995 No. 419, The Town and Country Planning (General Development Procedure) Order 1995

Designations arising from these Acts and Orders are Scheduled Ancient Monuments, Listed Buildings and Conservation Areas.

Non-statutory protection is provided by national policies and guidelines contained within:

- Planning Policy Wales, March 2002
- Welsh Office Circular 60/96, Planning and the Historic Environment: Archaeology, December 1996
- Welsh Office Circular 61/96, Planning and the Historic Environment: Historic Buildings and Conservation Areas, December 1996.

The key document in Wales which expands on the legislative background and provides detailed guidance on the handling of archaeology within the planning process is Welsh Office Circular 60/96 - *Planning and the Historic Environment: Archaeology (1996)*. This Welsh Assembly guidance expands on Planning Policy Wales (March 2002), Chapter 6 ‘*Conserving the Historic Environment*’; particularly paragraphs 6.5.1 to 6.5.6.

Welsh Office Circular 60/96 gives the following key detailed guidance:

Archaeological remains are a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. [Paragraph 3]

Archaeological remains are part of our cultural heritage, not least in terms of the information they provide about the past, valuable both for their own sake, and for their role in education leisure and tourism. [Paragraph 3]

The key to the future of the great majority of archaeological sites and historic landscapes lies with local authorities, acting within the framework set by central government, in their various capacities as planning, highways, education and recreational authorities. [Paragraph 7]

Local planning authorities should expect developers to provide the results of such appraisals, assessments and/or evaluations as part of their applications for sites where there is good reason to believe there are remains of archaeological importance. [Paragraph 14]

Authorities will need to consider refusing permission for proposals which are inadequately documented. [Paragraph 14]

When planning applications are made without prior discussion with the local planning authorities, the authorities should seek to identify those applications which have archaeological implications, and to assess their likely impact by consulting the local authority Archaeological Officer, National Park Archaeologist or regional Welsh Archaeological Trust. [Paragraph 15]

In the case of a development proposal that is likely to affect the site of a scheduled ancient monument, planning authorities are required to consult the Secretary of State (Cadw). [Paragraph 15]

Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation in situ i.e. a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains. [Paragraph 17]

It may be possible to preserve important archaeological remains where developers prepare sympathetic designs using, for example, foundations which avoid disturbing the remains altogether or minimise damage by raising ground levels under a proposed new structure or by careful siting of landscaped or open areas. [Paragraph 17]

Archaeological investigations such as excavation and recording should be carried out before development commences, working to a project brief prepared by the planning authority (with reference to their archaeological advisers). [Paragraph 20]

It is open to the local planning authority to impose conditions designed to protect a monument. [Paragraph 22]

8.3 Local Plan Policies

Current regional and local plan policies are defined in *Gwynedd Structure Plan* (adopted 1993) and *Menai Straits Local Plan* (adopted 1987). These are in the process of being superseded by the *Gwynedd Unitary Development Plan*, which is intended for adoption in 2008, though its policies can be used as a material determinant in current planning decisions. The weight to be given to the UDP policies depends upon the current status of the policy and if outstanding objections exist to the policy. The Draft Unitary Development Plan was deposited in 2004, and it is those policies which will be used here to define the manner in which archaeology is considered within the local and regional planning context.

8.3.1 Listed Buildings

Policies B1 to B3 concern Listed Buildings.

Policy B1 - Demolition Of Listed Buildings

Proposals for the total or substantial demolition of Listed Buildings¹ will be refused unless there are exceptional circumstances. Such proposals will need to provide clear evidence of all the following:

- 1. the condition of the building, repair and maintenance costs;*
- 2. that every effort has been made to retain the current use or seek a new viable use and that these efforts have failed;*
- 3. that the property has been on the market for at least two years at a fair price that reflects the true condition of the building and that no reasonable offer has been rejected;*
- 4. that it is not possible or appropriate to retain the building under charitable or community ownership;*
- 5. that there is a detailed plan for redevelopment of the site and that redeveloping the site would offer significant benefits to the local community and override the need to retain the building.*

If permission is very occasionally granted to demolish the building or structure, conditions will be attached to the permission prohibiting demolition work until the contract to redevelop the site has been let and to ensure that building materials from the original building are used in the plan to redevelop the site or are available to reuse in another development scheme.

Policy B2 - Alterations to Listed Buildings or Buildings in their Curtilage

Proposals for external or internal alterations, additions, or change of use of Listed Buildings or curtilage buildings (which form part of the land since before 1 July 1948) will only be approved provided that the proposal will not have an unacceptable impact on the special architectural or historical character of the Listed Building.

Policy B3 - Development affecting the setting of Listed Buildings

Proposals on sites affecting the setting of Listed Buildings will only be approved provided that all the following criteria can be met:

- 1. that the design of the development enhances the special quality of the main building as well as the positive qualities of the local environment;*
- 2. that it does not lead to the loss of features such as walls, railings, ancillary buildings, landscaping, hedges, trees, associated objects, surfaces or archaeological remains that contribute to the special character of the Listed Building;*
- 3. that it does not have an unacceptable impact on important views of and from the building.*

8.3.2 Conservation Areas

Policies B4 to B6 concern Conservation Areas. The plan states

Section 72 of the 1990 Planning Act (Listed Buildings and Conservation Areas) places a duty on local authorities to note in particular the desirability of preserving or improving the character or appearance of Conservation Areas. Existing Conservation Areas are shown on the relevant Proposals Maps and Inset Maps. This Policy will also apply to Conservation Areas designated after the Plan's publication. The relationship between buildings and open spaces and the quality of those open spaces is equally important to the character and appearance of a Conservation Area as the buildings and structures within the Area. This is not limited to an area within the Conservation Area. In determining an application for a development, which would affect a Conservation Area, the Local Planning Authority will consider the development's impact on views across, within and outside the Conservation Area as well as the effect that the development would have on natural features that play an important role in the setting of a Conservation Area.

In assessing applications thorough consideration will be given to Gwynedd Design Guide 2002, any published Conservation Area Appraisals, any published Conservation Area Plans and Delivery Strategies, and (in the case of the Caernarfon Conservation Area) to the Caernarfon Castle and Town Walls World Heritage Site Management Plan.

Policy B4 - Developments in or affecting the setting of Conservation Areas

Proposals in or near conservation areas will be refused unless they preserve or enhance the character or appearance of the conservation area and its setting. All proposals should:

- 1. retain the historic street pattern and the character of individual streets or public spaces;*
- 2. ensure that the scale, mass, form, use of materials and building techniques harmonise with the buildings and features that contribute positively to the character of the Conservation Area;*
- 3. ensure that important views across, into or out of the Conservation Area are retained.*

Thorough consideration will be given to the information provided by any published Conservation Area Appraisals or Conservation Area Plans and Delivery Strategies.

Policy B5 - Demolition of Buildings in Conservation Areas

Proposals to demolish buildings that make a positive contribution to the character and appearance of the Conservation Area will be refused unless there are exceptional reasons for granting permission. In such cases the following matters will be considered:

- 1. the condition of the building and the possibility of renovation or alternative use;*
- 2. the contribution the building makes to the special architectural and historical quality of the conservation area;*

3. the effect of demolition on the surrounding area and on the character or appearance of the whole conservation area;

4. the reasons for the demolition and whether those reasons are more important than the importance of the building to the character and appearance of the conservation area.

5. the existence of a detailed plan for redevelopment of the site, and that redevelopment of the site would offer significant benefits to the local community and override the need to retain the building.

When conservation area consent for demolition is granted, conditions will be attached prohibiting demolition work until the contract to redevelop the site has been let, and that either building materials from the original building are used in the scheme to redevelop the site or they would be available for reuse in another development scheme.

8.3.3 Sites of Archaeological Importance

Policy B7 refers to archaeological sites which are identifiable as being of national importance and sites which do not meet the criteria for national importance.

Policy B7 - Sites of Archaeological Importance

Proposals that will damage or destroy archaeological remains of national importance (whether scheduled or not) or their setting will be refused.

A development which affects other archaeological remains will be permitted only if the need for the development overrides the significance of the archaeological remains.

In areas where there are likely to be archaeological remains, the developer will be required to commission either an archaeological assessment and/or field evaluation in order to determine the archaeological impact of the proposed development before the planning authority determines the application. The assessment/evaluation results must be submitted with the planning application, in addition to a plan showing how the impact of the proposal on the archaeological remains will be mitigated.

If a proposed development will have an adverse impact on archaeological remains, then the developer should prepare sympathetic plans, which retain the remains in situ. Planning conditions or agreements will be used in appropriate cases to ensure that the work of excavating and recording the remains takes place prior to commencement of the development.

Schemes that will facilitate the management and interpretation of archaeological sites for educational or tourism purposes will be supported.

8.4 Other relevant strategic documents

8.4.1 Historic Landscape Characterisation

Though Bangor does not lie with a defined Landscape of Outstanding Historic Interest the historic landscape the town was included within a wider landscape characterisation undertaken in 2000. The city was identified as a single area, with Bangor Mountain as another area, and outlying green areas as another (Areas 26, 46 and 48).

The descriptions are given below:

26 Bangor

Historic background

The city of Bangor; a Medieval urban core which has expanded since the early seventeenth century.

The winding High Street and the area around the Cathedral reflect the pattern of Early Christian settlement. Bangor is particularly rich in architecture of the nineteenth and twentieth centuries. It was a pioneer of attractive social housing in the inter-war years.

Key historic landscape characteristics

Medieval 'Bangor' visible in street plan, urban housing, university buildings, seafront

The main historic artery through Bangor, the High Street, is long and straggling, much of it run down, part of it pedestrianised.

Building materials are various. There is practically exclusive use of purple Arfon slates, with the exception of the Pembrokeshire slates on the main University building (recently patched with green Nantlle slates). Stone is mainly local, though there is extensive use of Aberdeen granite in places, and Hare's University building makes use of Scottish freestone. There is some use of brick in some of the larger institutional buildings, such as the post office and the town library.

The area around the University constitutes an attractive middle-class suburb, run down in places. The suburbs on Penrhosgarnedd include an attractive variety of buildings in places. Bangor's social housing, established in a number of locations from the 1920s onwards for the most part display an attractive variety of styles.

Conservation priorities and management

Preservation of the various distinct character areas of the city. Preservation and amelioration of academic area and associated suburbs on Bangor ridge, preservation and amelioration of suburban areas on Penrhosgarnedd; sympathetic adaptation and modernisation of social housing stock.

46 Bangor Mountain

Historic background

An area which formed part of the Penrhyn estate from the eighteenth century but which is traditionally connected with the city of Bangor.

Key historic landscape characteristics

Dispersed settlement

An intrusive area of rock, afforested on its slopes, immediately adjacent to the City of Bangor but hardly developed at all, with the exception of St Mary's Teacher Training College. The upper parts of the Mountain are given over to a network of small irregular fields and winding lanes.

Conservation priorities and management

Preservation of the remote and undeveloped character of the area.

8.4.2 Bangor Cathedral

The Cathedral Church of St Deiniol, Bangor, has developed a Conservation Plan that relates not only to the cathedral structure, but also to the land owned by the church in the vicinity of the cathedral (*Bangor Cathedral Conservation Plan*, May 2003).

8.4.3 University of Wales, Bangor

The University of Wales, Bangor, has developed a strategy which aims to provide a framework for guiding decisions concerning its estate in the medium to longer term (*University of Wales Bangor: Estate Strategy 2006, Draft for Consultation*, June 2006).

8.5 Conservation Areas in Bangor

The 1990 Town and Country Planning Act defines a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. The centre of Bangor was originally designated a Conservation Area in 1974. Additional areas in Upper Bangor and along the High Street were added in 1976 and 1977. The existing designation of the two discrete areas is shown in fig 03. One lies entirely within Upper Bangor, the other encompasses the University, Cathedral and High Street.

An Urban Design and Conservation Study was undertaken by Business Design Partnership in 1996, and a Conservation Plan and Delivery Strategy were produced by TACP in 2002, in which additions and amendments were suggested to the Conservation Areas (TACP 2002, fig 9). Though both studies recommended changes to the boundaries of the Conservation Areas, neither set of recommendations have been applied.

The current Conservation Areas are not an adequate recognition of the importance of the built environment, and need to be extended to include additional significant areas, both in Upper Bangor, in Hiraël, in Garth and, though it lies outside the city limits, within the adjacent port at Penrhyn. Specific recommendations are not made within this report, though it is hoped that the information within the report will help guide amendments to the boundary.

9.0 STRATEGIC GUIDELINES FOR THE MANAGEMENT OF CHARACTER AREAS IN BANGOR

The character areas are considered above in section 7. These have revealed the presence of discrete zones largely based on the historic development of settlement within the valley. This section considers those aspects of the areas that are responsible for their character, and suggests guidelines for their management.

Areas 1 Penrhyn Arms

This area forms the gateway into the city from the east and south. Its key points include its coastal location; the port entrance; the line of the former Holyhead Road; the presence of a number of significant late 18th century buildings; and the views across the bay to Garth beyond. The economic potential of the harbour and bay for recreational and commercial shipping will almost certainly result in major changes here. The port, not included in this report (for further details on Port Penrhyn see GAT 2005, Report 577), has several fine buildings that could be used as a focus during regeneration, and potential for developments exists in enhancing the former garden of the Penrhyn Arms.

Archaeological strategies

The following research themes are considered relevant to this area:

- Early road routes into Bangor, including pre-Teford routes and the creation of the Holyhead Road;
- Late 18th century developments, particularly the buildings by Benjamin Wyatt;
- The Penrhyn Arms hotel and gardens.

Planning objectives

The following objectives are seen as particularly relevant to this area:

- Retain the spacious character of the area created by the demolition of the former hotel and the building of Beach Road, which also allows fine views of the Wyatt buildings;
- Preserve the character of the Wyatt buildings and their setting.

Area 2: Hiraël

Whilst the entrance to Hiraël is now characterised by Maes Isalaw, the 1930's housing estate, and Beach Road, a through road that separates this maritime settlement from the sea, there is nonetheless the retention of a distinctive settlement here that provides contrast to the Penrhyn Arms area and a distinct sense of place. The economic potential of the harbour and bay for recreational and commercial shipping will almost certainly result in major changes here, and this may provide the focus for the regeneration of areas of Hiraël, and closer links with the sea.

Archaeological strategies

The following research themes are considered relevant to this area:

- The medieval friary;
- The medieval port, and the possibility of a medieval port at the mouth of the River Adda;
- The development of the coast edge and the former shoreline;

- The morphological development of the settlement;
- The industrial and maritime development of Hiraël;
- The 19th century housing, including the potential for both buried archaeology and that contained within upstanding buildings;
- The COPEC houses in Seiriol Road.

Planning objectives

The following objectives are seen as particularly relevant to this area:

- Preserve and enhance the maritime character of Hiraël, by sensitive maintenance of the 19th century buildings, and careful design and siting of new buildings and development;
- Preserve and enhance the 19th century areas of Hiraël by sensitive use of street furniture, road maintenance and design, and sensitive maintenance of existing buildings;
- Preserve the present separation into residential and industrial, though this need not prevent residential development on former industrial areas;
- Preserve the setting and architecture of the North designed COPEC houses in Seiriol road.

Area 3: Garth

Garth, like Hiraël, was a distinctive maritime settlement, and there is much of this still preserved within lower areas of Garth. Particular features of note include the continued presence of Dickie's boat yard, the pier and its setting, the former school on the corner of Beach Road with Garth Road, and the Tabernacle Chapel at the west end of Garth Road. Elsewhere the development of Garth Road to the west led to the presence of a number of urban villas lining the north side of the road, whilst the Council retained the former Friary land on the south for municipal purposes. The brick-built terraces of Gambier, Garfield and Gordon provide a different character to maritime Garth. The wider setting is dominated by the rising Aethwy Ridge, with houses set along terraced slopes either side Upper Garth Road, and the open spaces beyond.

Archaeological strategies

The following research themes are considered relevant to this area:

- The potential for buried prehistoric archaeology within the undeveloped areas;
- The age and nature of the remains at Roman Camp;
- The location of the medieval castle;
- The industrial and maritime development at Garth, including the early ferries, and the later pier;
- The morphological development of the settlement;
- The nature and development of the housing.

Planning objectives

The following objectives are seen as particularly relevant to this area:

- Preserve and enhance the maritime character of Garth, by sensitive maintenance of the 19th century buildings, and careful design and siting of new buildings and development;
- Preserve and enhance the 19th century areas of Garth by sensitive use of street furniture, road maintenance and design, and sensitive maintenance of existing buildings;
- Preserve the pier and its setting;
- Preserve and enhance the character of the open spaces along the top of the ridge.

Area 4: Dean Street

Whilst Dean Street was originally developed as a distinctive settlement lying between Hiraël and the city centre, this is now less obvious than at either Hiraël or Garth. This is partly because of the gradual merging with the city

centre, and partly because of the demolition and re-development of the 19th century housing. The car park at the north end of the street is currently under development, and this will further change the character of the area. Historically the only features of note are the former Tabernacle chapel (now the night club) and the Three Crowns on Well Street. The character of the area is largely set by the attractive 1930's housing by Davies and the Colwyn Foulkes University building at the north end. There is potential for sympathetic development at the north-east end of the area, where the former Manweb building is being demolished.

Archaeological strategies

The following research themes are considered relevant to this area:

- The potential for buried 19th century archaeology;
- The morphological development of the settlement;
- The location and evolution of the course of the River Adda
- The nature of the 1930's housing as originally designed – note that the majority of the windows and doors have been renewed.

Planning objectives

The following objectives are seen as particularly relevant to this area:

- The nature of the original settlement is partly preserved by the course of Dean Street connecting the High Street with Garth Road. This connection should be preserved.
- Sympathetic treatment of the 1930's housing, designed by B Price Davies.
- Preservation and enhancement of the two 19th century buildings remaining (note that more survive alongside the High Street, but these are treated in Area 5 below).

Area 5: High Street

Historically the High Street developed initially around the south side of the Cathedral, and slowly moved east, a movement made possible by Telford's incorporation of this road as part of his London to Holyhead way. Later, following the construction of the Railway Station, further expansion took place to the east. The key features are the relatively narrow street, enhanced in its upper part by its gradual curve around the cathedral, flanked by high three and four storey buildings of vernacular Georgian character, interspersed with more exotic Victorian buildings of various character. Though there are no known medieval buildings, it is possible that medieval remains are preserved within the later buildings. The Woolworth's store provides an interesting example of 20th century development, dominating what is now the central retail area around the clock. The Wellfield Centre, occupied until recently by an unfortunate 1970's design that never functioned as intended, is in the process of being re-developed. Unfortunately the potential offered by the demolition and re-development of the Castle Hotel was not realised, and as a result much of the historic character of this area has been lost to little advantage.

Archaeological strategies

The following research themes are considered relevant to this area:

- The potential for buried medieval archaeology;
- The nature of the medieval town;
- The potential for earlier buildings preserved within 19th century and later upstanding buildings;
- The morphological development of the settlement;
- The nature and design of Georgian and Victorian buildings.

Planning objectives

The following objectives are seen as particularly relevant to this area:

- Preserve and enhance the historic buildings of the High Street – whereas this should apply to the whole building, the upper storeys are often much better preserved, though this means there is greater potential

- for enhancement at street level, where many of the buildings have been standardised with unsympathetic shop fronts;
- Preserve and enhance the historic features of shop fronts – there is potential for utilising many early features that have been neglected or overlain;
 - Preserve and enhance the principal focal areas of the High Street, in particular those in the vicinity of the clock, and at the junction with Glanadda;
 - Encourage sensitive use of street furniture and street surfaces to enhance the historic nature of the area;
 - Discourage demolition of historic buildings, but rather encourage their restoration in sensitive style.

Area 6: Cathedral and environs

This area forms the historic core of Bangor, and is characterised by the cathedral and associated buildings, including the Deanery, Bishop’s Palace, Canonry and Diocesan Centre. The cathedral grounds and the gardens alongside the Canonry and Palace form a wealth of green space that contrasts pleasantly with the High Street. The use of Tan y Fynwent as a bus station and taxi rank, though functionally appropriate, is aesthetically unfortunate, and makes appreciation of the built environment difficult, despite the number of fine buildings here. Similarly Deiniol Road is a late construction that, though functionally useful, is unfortunate in the way it severs historic lands. Glanadda forms a crucial link between the High Street and Upper Bangor for pedestrians, who cross to go up Glanrafon Hill, or into the college grounds. The war memorial, and the memorial arch opposite are key elements of this area. The deanery is one of the few significant buildings within Bangor not currently listed, and this status should be re-examined.

Archaeological strategies

The following research themes are considered relevant to this area:

- The potential for early-medieval archaeology and the nature of the pre-12th century monastery;
- The nature of the 12th century cathedral;
- The later development of the cathedral;
- The morphological development of the settlement;
- The location and evolution of the course of the River Adda;
- The nature and development of the Deanery and grounds;
- The nature and development of the Bishop’s Palace and grounds;

Planning objectives

The following objectives are seen as particularly relevant to this area:

- The preservation and enhancement of the Cathedral and precincts;
- The preservation and enhancement of the Bishop’s Palace and grounds;
- The enhancement of space and street usage to maximise the potential formed by the presence of a significant number of architecturally important buildings, including those along Tan y Fynwent, the Vicarage, the Canonry, the Library and Post Office;
- Sympathetic maintenance of the Bible Garden;
- Preservation and enhancement of the area around the war memorial, and between it and the Town Hall.

Area 7: Deiniol Road and Farrar Road

Early development within this area is focussed along Glanrafon and up Glanrafon Hill, including Tan yr Allt. Key characteristics are provided by the cottages alongside the Glanrafon car park, and the industrial nature of the buildings at the start of Sackville Road, preserving a long-standing tradition of low-level industry here. Deiniol Road is characterised by University buildings with residential areas sited closer to the station. Farrar Road is mainly residential, though some light commercial use can also be found. The football field is due to be developed during the next few years. The area formerly occupied by the buildings at St Pauls is being re-developed. The

upper part of the High Street, opposite the station, is characterised by retail units and hotels, though most of the latter are now divided into rented accommodation, including the British Hotel which has been converted into student flats.

Archaeological strategies

The following research themes are considered relevant to this area:

- The nature and development of Tan yr Allt;
- The potential for medieval remains on the former site of the Archbishop of Merioneth lands;
- The nature and development of industrial housing at Kyffin Square and St Pauls;
- The morphological development of the settlement;
- The location and evolution of the course of the River Adda;

Planning objectives

The following objectives are seen as particularly relevant to this area:

- The preservation and enhancement of Tan yr Allt
- The preservation and enhancement of the terrace at Glanadda.

Area 8: Railway Station and Environs

The railway had a major influence on the development of Bangor, and the key components of the tunnels, station, workshops, housing and club form a landscape of particular importance.

Archaeological strategies

The following research themes are considered relevant to this area:

- The construction of the railway;
- The technological improvements of the railway;
- The impact of the railway upon the settlement of Bangor;
- The works depot and related industries
- The associated housing and social club;
- The morphological development of the settlement;
- The location and evolution of the course of the River Adda;

Planning objectives

The following objectives are seen as particularly relevant to this area:

- The preservation and enhancement of the railway-influenced landscape;
- The preservation and enhancement of the station;
- The preservation and enhancement of the associated maintenance works;
- The preservation and enhancement of the associated housing and social club.

Area 9: Caernarfon Road

This area was developed late in the overall growth of Bangor, and there was little here before 1860. The settlement at Glanrafon still retains many of the features of a small 19th century village grouped around a cross-road, and the church of St David's fits well into the pattern of satellite urban churches of the later 19th century which is found again in Bangor at St James and St Mary's. In the 20th century it was decided to site much of the new council housing within this area, and there are a wide variety of styles that show changing ideas of pre- and post-war housing. Pennant Crescent is one of the earliest, built 1921, and Penschwintan and Bryn Llwyd are typical of the 1930's housing estates designed by Price Davies. Coed Mawr and Penyffridd are both post-war developments.

Archaeological strategies

The following research themes are considered relevant to this area:

- The Deansfield find of bronze axes and moulds;
- The growth of the settlement at Glanadda;
- The nature of the council housing, its original design, and contrasts between the different estates.

Planning objectives

The following objectives are seen as particularly relevant to this area:

- The preservation and enhancement of Glanadda and the mid-19th century buildings;
- Sympathetic maintenance of the early council houses;
- Sympathetic development in the vicinity of St David's church and cemetery.

Area 10: Upper Bangor

Upper Bangor is a large area, and a mixture of contrasts. It was formed partly at the junction of Glanrafon Hill, Ffriddoedd Road and Holyhead road, and its links with the lower town are maintained through Glanrafon (though through traffic can no longer pass that way), Holyhead Road and Love Lane. The area is dominated by the presence of the University, and is a mixture of residential, educational and retail units. A large part of the housing stock is now used for student housing. However, excellent examples of the principal building styles remain. Higher status terraced houses can be found at Glanrafon, The Crescent and Menai View Terrace, whilst lower status housing is preserved in Victoria and Albert Streets. The three-storey houses along College Road are typical of late 19th century development. Towards the Menai Strait are fine examples of large detached houses built in the late 19th/early 20th century by the wealthier inhabitants of Bangor who wished to move out of the crowded valley below. The college buildings provide some of the finest examples of architecture in north-west Wales, and North's Anglican chaplaincy is a delightful contribution.

Archaeological strategies

The following research themes are considered relevant to this area:

- The ecclesiastical remains within the lower college grounds;
- The nature of the housing, and changing styles;
- The morphological development of the area.

Planning objectives

The following objectives are seen as particularly relevant to this area:

- The preservation and enhancement of Glanadda terraces along Glanrafon Hill;
- The preservation and enhancement of the terraces at the Crescent;
- The preservation and enhancement of the terraces at Menai View Terrace;
- The preservation and enhancement of the terraces behind Menai View Terrace;
- The preservation and enhancement of Victoria Park;
- The preservation and enhancement of the larger detached houses and their setting, including Derwen Deg and Bryn y Mor;
- The preservation and enhancement of the principal college buildings and their setting.

Area 11: Ffriddoedd Road

Settlement in the vicinity of Ffriddoedd Road was developed late, and encouraged by the construction of the new Friar's School. The character of the area is principally residential, though much of this is the large student campus behind, though largely invisible from, Ffriddoedd Road. Some of the buildings here, in particular Neuadd

Reichal, are of good design, and all are architect designed and show an interesting contrast in styles through the decades. Other buildings of note are the former Friar's School by John Douglas and 30 Ffriddoedd Road designed by Hubert North. The Coleg Menai buildings are very evident, and typical of their time. The housing estate at Maes Tryfan is an excellent example of work by the town surveyor Price Davies, though the private estates adjacent were less carefully designed.

Archaeological strategies

The following research themes are considered relevant to this area:

- The early medieval remains found within the Ffriddoedd playing fields;
- The nature of, and contrasting styles of, the council built Maes Tryfan estate and adjacent private estates;
- The development of the University campus and contrasting styles of building on the site;
- The morphological development of the area.

Planning objectives

The following objectives are seen as particularly relevant to this area:

- The preservation and enhancement of the former Friar's School;
- The preservation and enhancement of Maes Tryfan housing estate;
- The preservation and enhancement of the principal buildings on the campus and their setting.

Area 12: Peripheral Areas: North

This area is significant for its location alongside the Strait. Much of it is undeveloped, but it includes significant buildings at the former Normal College site (the George Inn), and towards the bridge at Bodlondeb, Y Glyn, and Telford House. The suspension bridge is a truly iconic structure, typifying the engineering and design skills of the one of the foremost British Victorian engineers, and both the bridge and its setting are of International significance.

Archaeological strategies

The following research themes are considered relevant to this area:

- The potential for prehistoric archaeology within the undeveloped green belt;
- The nature and development of the inn and grounds at the Normal College (the George);
- The nature and development of the house and estate at Y Glyn;
- The railway and its construction;
- The suspension bridge and its construction;
- The nature and development of the larger houses fronting the Strait, including Bodlondeb and Telford House.

Planning objectives

The following objectives are seen as particularly relevant to this area:

- The preservation and enhancement of the green belt;
- Sensitive and appropriate development of the Normal College campus;
- Preservation and enhancement of the area adjacent to the Menai Strait;
- Preservation and enhancement of the Suspension bridge and its setting.

Area 13: Peripheral Areas (South)

This large area is dominated by Bangor Mountain, but includes Maesgeirchen and large undeveloped areas towards Minffordd. The mountain provides much of the landscape setting for the city, and is also a valuable resource for recreational use. Buildings of note within the area include transport related features, in particular the three railways and associated features: the Llandegai rail road (the winding house and Pont Marchogion), the Penrhyn Railway, the standard gauge railway (particularly the viaduct over the Cegin). Several large houses back

onto the mountain at the upper end of the High Street, including Bryn Cynallt, Bod Difyr and The Mount, and close by are the St Mary's College buildings. At the north end of the area is the lodge and house of Tan y Bryn.

Archaeological strategies

The following research themes are considered relevant to this area:

- The potential for prehistoric archaeology within the undeveloped green belt and on Bangor Mountain – the potential for this is enhanced by our knowledge of the rich prehistoric heritage found under and adjacent to the Llandegai Industrial Estate;
- The potential for medieval remains on Bangor Mountain, in particular the possible location of the medieval castle;
- The development of the three railway systems;
- The layout and contrasting styles of, the different phases of construction at Maesgeirchen;
- The development of Tan y Bryn;
- The pre-development agricultural features, including the site of the medieval Bishop's Mill on the River Cegin, and agricultural features associated with the development of Penrhyn Estate;
- The morphological development of the area.

Planning objectives

The following objectives are seen as particularly relevant to this area:

- The preservation and enhancement of the green belt;
- Sensitive and appropriate development of St Mary's College and adjacent areas;
- Sensitive maintenance and enhancement of Maesgeirchen;
- Appropriate recognition of the industrial development of the area as identified by the quarry railways and standard gauge railway.

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HISTORIC TOWNS SURVEY OF GWYNEDD: BANGOR (G1913)

APPENDIX I: LIST OF SITES BY PRN

25 QUERNS - FINDSPOT, NEAR PERFEDDGOED

Many years ago a large number of querns were dug up near Bangor. They were so numerous that the finder built a good part of a wall of a cottage with them, and they may now be seen there. The house stands near the branching of the lane towards Perfeddgoed, about two miles from Bangor on the Caernarfon Road. <Arch Camb 1860, 336>

There is now no trace of a house in the area indicated near the junction of the lane leading to Perfeddgoed with the Caernarvon Road. <NAR>

Querns found at Tyddyn Brwynog. <RCAHMW 1960>

The A55 dual carriageway runs over the site of the former house of Tyddyn Brwynog.

64 WATCHING BRIEF STUDENTS UNION, BANGOR

Both rescue and research excavations were conducted on the reputed site of the monastery at Bangor. A well was examined, and found to be a brick-lined structure fed by brick drains. Two scoops on the steeply-sloping hillside were examined at SH 58037235 and SH 58107240. No ancient structural remains were found, and one scoop at least was identified as an in-filled quarry. No other traces of ancient remains or cell emplacements were seen on the left bank of the Afon Adda. <2>

1432 BURIALS - FINDSPOT, FRIDDOEDD, BANGOR

In field 192 (as marked on the OS 25" County Sheet for 1900) at Ffriddoedd the workmen had been turning up bones including two shells and a decorated stone. One complete burial was exposed. The skeleton was extended, the feet pointing a few degrees north of east (magnetic). Other finds consist of a fragment of thin stone, hand forged iron nails and numerous shells <1>.

The pattern on the edge of the Bangor stone is key pattern no. 886 of Romilly Allen 's classification. A close parallel to the Bangor design is offered by a stone at Lastingham Yorks dated by Collingwood late tenth or early eleventh century <2>.

1541 STONE IMPLEMENT - FINDSPOT, BRYN ADDA, BANGOR

A perforated stone implement from Bryn Adda was discovered in 1975 . Possible association with Romano - British settlement occupation <1>. See Further Information file.

1644 WELL, REAR OF 312, HIGH STREET, BANGOR

Well shaft stone lined, c 1.25m across, 2.5m deep (silt fill usable, no standing water) Under pantry wall between rears of IH Griffiths and property to NE. Leveled during demolition for road widening by GCC. Date late 18th/19th?, contemporary with buildings <1>.

1701 CASTLE HOTEL - SITE OF, BANGOR

The origins of the hotel date back to 1691 (although an earlier building is shown on Speed's map of 1610). It was rebuilt in the later Georgian period, when it was known as the Mitre. After 1834 the hotel expanded and took over the adjoining building and heightened it. Prior to this it had been the Post Office, and before that a printing works where John Broster printed the 1st edition of the North Wales Gazette in 1808. The building was remodelled in 1931 by Richard Hall, Architect of Bangor (Cadw 1988, 42).

The building was demolished in 1995. A watching brief was maintained during demolition (GAT Report 188), and a survey of the building was undertaken by RCAHMW prior to demolition. The WB report concluded a four-bay structure of hall, parlour and cross-passage of c. 1700 occupied the site, though considerably altered in later years. The only earlier feature was a stone-lined drain and a pit, which contained two pieces of medieval pottery.

1725 FISH TRAP, GORAD Y GYT

A 16th century fish trap which lies under later oyster beds. The trap consists of a long inner arm which runs outwards at right-angles to the shore and a hooked outer arm which forms a classic 'V' shape with the open end of the 'V' facing the ebb tide. The weir had gone out of use by the 18th century, though an attempt may have been made to revive it in the 19th century. In 1852 a grid of rectangular oyster beds was built over the weir, incorporating the inner arm as the west side of the beds. The oyster beds had ceased operation by 1854. The weir was surveyed when a new sewage outfall was built through it, though the majority of the site still remains. (GAT Report 254, 1997).

1933 TAN YR ALLT HOUSE, BANGOR

LB GII

A house built in 1755 for John Ellis, Archdeacon of Merioneth. It is now owned by the University, and was at one time the student union, but is no longer used because of its poor structural condition, and the windows are boarded up. Eighteenth century maps show it alongside the road that led up Glanrafon Hill, with formal gardens on the sloping ground down towards the river on the south side, under the present Thoday building. Built in classical Georgian style, with 2 storeys and basement. Hipped roof, central door reached by double flight of stone steps, symmetrical flanking windows. Originally a double pile plan with central hall and original stairs beyond. (RCAHMW 1960, 15; Cadw 1988, 38).

1934 THE DEANERY, BANGOR

A new deanery was erected by Dean Humphrey Humphreys. Browne Willis describes it as a 'handsome new house' and says that Dr Lloyd, predecessor to Dean Humphreys, contributed towards the expense of it (Willis 1721, 41). The deanery was enlarged in 1863 to designs by G P Benmore (Clarke 1969, 93). Set in the front door is an old collection of fragments of stained glass of largely 18th century date (RCAHMW 1960, 15).

1935 VAYNOL ARMS, BANGOR

The former Vaynol Arms (137 High Street) contains a fine stair of c. 1700 and some panelling and doors of like date. The windows at the back retain early 18th century linings. They may be 16th or 17th century in origin and were kept during a rebuild of c. 1700 when the front was re-fenestrated. The existing front sashes and frames are all modern. (RCAHMW 1960, 15).

1936 NO.120, HIGH STREET, BANGOR

The present building although modernised is probably of early 17th century origin as stop-chamfered beams are apparently in situ on the ground and first floors. Additions of c. 1760 include re-hung doors and a stair of crude Chinese Chippendale type. There is a later porch. The fenestration is all modern. (RCAHMW 1960, 15-16).

1937 PLAS ALCOCK, BANGOR

154 High Street. Plas Alcock (now Barclays Bank). Rebuilt but medieval chimney re-erected (RCAHMW 1960, 16).

Traditionally the house of Hugh Alcock, Dean of Bangor c. 1464. A 'large and commodious' house was sold here in 1812, after which it became The Blue Bell Inn, which was demolished c. 1880, when the City Vaults was erected on the site (Cowell 1994). The property was later occupied by Barclays Bank, then Estate Agents, and has more recently had a number of uses. The chimney appears to have a square base with heavily chamfered upper corners and an octagonal shaft with out-turned frilled moulding - a late development of the earlier form of crenellation. The style is typically 15th century, though the stonework looks in remarkably good condition, and whether this is original or a later copy of an earlier style cannot be judged without closer inspection.

1938 NO.202 HIGH STREET, BANGOR

No. 202 High Street. A stone panel, inscribed 1672 W/RE has been built into the front wall of a modern building (RCAHMW 1960, 16).

The origin of the stone is not known, nor have the initials been traced to a known individual.

1939 GORED-Y-GUT, BANGOR

This house has been rebuilt, but it embodies the walls of the old house, probably 18th century. Eroded wrought-iron gates of the same period remain at the entrance (RCAHMW 1960, 16).

1940 PWLL-DU HOUSE, BANGOR

RCAHMW gives this NGR as 'Pwll Du, probably late 17th century, modernised'. Pwll Du was the name of the plot of land leased to James Greenfield in 1817, and he subsequently built the house called Friars Terrace (see PRN 12210). (RCAHMW 1960, 16; Jones 1973, 85).

1973 COLLARED URN - FINDSPOT, UPPER GARTH ROAD

An Early Bronze Age collared urn was found in a garden above Upper Garth Road in 1994. No other artefacts or structures were found with it. The urn was retained by the owner. (HER FI File).

1996 EARTHWORKS, NANT-PORTH, BANGOR

Earthworks noted in the immediate vicinity of the house at Nant Porth have been initially interpreted as quarrying remains. (HER FI File)

2185 Menai Suspension Bridge, Menai Bridge

LB GI

The suspension bridge across the Menai Strait was built between 1818 and 1825 by Thomas Telford as part of his London to Holyhead road. It has a span of 579 ft between two suspension towers built of Penmon limestone. The bridge was refurbished 1938-40 when all the chains and decking were replaced. (Cadw 1988, 56; Quartermaine et al 2003).

2299 PIER CAMP HILLFORT, GARTH, BANGOR

SAM C073

Pier Camp hillfort is located in a ridge above the city of Bangor with extensive views in all directions but to the south. The remaining defenses consist of a bank of broken shale, reduced in places to a scarp c.1m high. Although largely removed by cultivation, it is likely that the bank once formed part of a rectangular enclosure some 43m by 30m. The site has never been excavated but a coin of Constantius was found there which is now in the Museum of Welsh Antiquities, Bangor. (RCAHMW 1960, 16).

2300 DOMINICAN FRIARY (EARLY), HIRAEI, BANGOR

This is thought to be the first site of the Dominican Friary of Bangor, founded c. 1250, which was moved to a new site further west c. 1290. Excavations in 1898-9 revealed graves and stone foundations of a building. This was interpreted as the church and part of the cloister building of the Friary. A number of 13th century grave slabs were found on the site. Further evaluation excavations on the site has confirmed the presence of medieval masonry buildings. (Hughes & Gregory 1900; GAT 2004; Birmingham Archaeology 2004).

2301 CASTLE, BANGOR

It is recorded in the near contemporary biography of Gruffudd ap Cynan that a castle was built at Bangor by Earl Hugh of Chester. This would have been a motte, built during one of Earl Hugh's raids between 1081 and 1093. The location of the castle is not known, but two sites are generally suggested - one on Bangor mountain, where Pennant, in the late 18th century, was told it was sited, and the other on Roman Camp (PRN 2299) on the opposite Aethwy ridge. (See discussion in Bangor Urban Survey).

2302 SAXON COINS - FINDSPOT, BANGOR CATHEDRAL

In 1845 at least two coins was found in the senior vicar's garden, which lay east of the present Diocesan Centre. These were illustrated in an initial report on their finding, but have since disappeared. Their date would indicate burial c. 970. (Arch Camb 1848, 191; Boon 1986, 94).

2303 CAPEL GORFYW - FINDSPOT, BANGOR CATHEDRAL

The chapel lay partially under the west side of the later Penrhyn Hall, and overlay an earlier cemetery (Longley 1995). Little is known of the history of this chapel, but in 1445, when the Chapter gave the responsibility for choral services to the vicars of the parish, the vicars were in return granted several oblations, including 'all the obventions and oblations of Gorvew chapel together with a garden belonging to the chapel and a house' (quoted in Clarke 1969, 53). Wood's map of 1834 shows a building on the site of the chapel, so it may not have been demolished until after that date.

2304 PALSTAVE AND MOULDS - FINDSPOT, DEANSFIELD, BANGOR

This find of one palstave and two casting moulds occurred about 1800 in 'Damesfield, near Bangor, about a quarter of a mile from the Anglesey ferry' (Arch Camb 1856, 127-30). This was identified as 'Deansfield, Glanadda' by the Royal Commission, though it lies a mile and half from the ferry site (RCAHMW 1960, liii, No. 86 and fig 14). The moulds, one for unlooped palstaves and one for looped, date from the Middle Bronze Age, between approximately 1300 and 1400 BC. The accompanying axe was not the product of either of the moulds, but is a 'looped trident pattern palstave' (Lynch 1992, 124).

2305 BANGOR CATHEDRAL, BANGOR

LB GI

A cathedral was built here in the first half of the 12th century, probably during the episcopacy of Bishop David. Only one small part of the existing structure dates from this period, namely part of the south wall of the chancel which contains a blocked round-headed window and contemporary buttress. Archaeological evidence has revealed a building with rounded eastern apses, at least one aisle, and a shorter nave (Scott 1890; RCAHMW 1960, 1-9); Thurlby 2006, 193-4).

The cathedral was rebuilt in the late 13th and early 14th centuries, from which period the present aisle windows remain. In the 15th and 16th centuries it was rebuilt again, when the present aisles were inserted and west tower was built.

In the 19th century considerable alterations by Scott included re-instatement of 13th century masonry in the transepts, rebuilding of the transept arches, and partial construction of a central tower. (See Clarke 1969 and RCAHMW 1960, 1-9).

2306 BISHOPS' PALACE, BANGOR

LB GII

The Bishop's Palace, now the town hall, dates from the 16th century, though excavation alongside has revealed remains dating from the 12th century. The first building was an L-shaped, and built by Bishop Skeffington at the same time as the cathedral was being re-built. This was followed by the addition of two more wings to create a U-shaped building in the 17th century. There are 18th and 19th century additions to the north and east. The Bishop sold the house and lands in 1900. (Clarke 1969, 91-3; RCAHMW 1960, 9-11; GAT Report 619, 2005).

2307 GROOVED STONE MAUL - FINDSPOT, BANGOR

A group of 3 stone hammers (PRN 2308) were exhibited at a Bangor meeting of the Cambrians in 1860 by Captain Jones, who had founded a private museum in Bangor (Arch Camb 1860, 376-7). One of these may be identified with an example in Bangor museum (PRN 2307; Lynch 1986, 64, No. 214; RCAHMW 1960, xlv No. 27 and fig 11.5).

2308 STONE HAMMERS - FINDSPOT, BANGOR

A group of 3 stone hammers (PRN 2308) were exhibited at a Bangor meeting of the Cambrians in 1860 by Captain Jones, who had founded a private museum in Bangor (Arch Camb 1860, 376-7). One of these may be identified with an example in Bangor museum (PRN 2307; Lynch 1986, 64, No. 214; RCAHMW 1960, xlv No. 27 and fig 11.5). More tentatively another of the three has been linked with one from Fodol, Pentir (RCAHMW xlvi No. 40 and fig 11.4; Lynch 1985, 64, No. 213).

2310 COIN HOARD - FINDSPOT, BANGOR HIGH STREET

In 1894 a coin hoard was found, traditionally on the east side of the High Street on the site of the later Midland Bank. This is a remarkable find, consisting of Anglo Saxon coins, Viking coins from York, and five Kufic dirhems. The dates of the coins suggest the hoard was buried sometime after 921. The presence of the Kufic coins are indicative of the Viking trade that was undertaken south of their homelands along the Volga and other long river routes through to the Caspian Sea, which put them in touch with silver from the mines of the Eastern Caliphate and the Samanid dynasty of Central Asia. The coins found in Bangor were issued by the Samanid dynasty, which came to power c. 819, and ruled to the end of the 10th century. (Boon 1986, 92-97).

2315 STONE MAUL - FINDSPOT, BANGOR MOUNTAIN

A stone maul was found in 1927 on land between the High Street and Bangor Mountain (Hughes 1930).

2371 BURIAL GROUND, DEINIOL SHOPPING PRECINCT, BANGOR

Excavations undertaken in 1984-5 in advance of the construction of the Deiniol Centre revealed a cemetery of 76 dug graves. The graves were aligned approximately east-west, and were cut by a boundary ditch from which a date of 893-1160 was obtained. A later chapel (Capel Gorfyw) was built over part of the cemetery. (Longley 1995).

2446 GAT EXCAVATION, DEINIOL SHOPPING PRECINCT, BANGOR

Excavations in August 1982 revealed a cess-pit underlying 19th century constructions layers. A single sherd of green-glazed pottery was found, indicating a medieval date. Three post holes were also recorded close-by. (Longley 1995, 54, Site 2).

2867 SALVAGE RECORDING, WATERLOO STREET, BANGOR

In 1987 and 1989 two areas south-east of the vicarage (now the Diocesan Centre) were excavated. Within site 5 was a curvilinear slot which contained charcoal dated to AD 540-769 (2 sigma). Remains of later ditches and post holes were found adjacent. (Longley 1995, sites 5 and 6).

3181 DOMINICAN FRIARY (LATER), BANGOR

First mentioned in 1251, the Friars Preachers of Bangor were prominent during the rest of that century, and in the next gave the see, it seems, one of its four Dominican Bishops. After the war of conquest (1282-4) grants of money, timber and land were made to enable them to rebuild their church and enlarge their house. Tudur hen ap Gronw, ancestor of the Penmynydd line, is said to have founded the house in 1299 but was presumably patron at the time of rebuilding. He and several of his descendents were buried there. Bequests to it are on record in the years before the Suppression.

Soon after its surrender (1538) the house, or cloister, served as a quarry for the royal works at Caernarvon. Whatever was left became a free Grammar School, Friars School, opened in 1568. This appears to have stood at or near the place shown as 'Friary (site of)' on the OS maps, but shortly before 1800 the old buildings were pulled down. (Barber and Lewis 1901; Roberts 1957; GAT Report 535, 2004).

3182 CHAPEL LLANFAIR (SITE OF), GARTH BRANAN

Some 16 dug burials aligned approximately east-west were found here in 1924, and the following year remains of a rectangular building, also aligned east-west, were found to the north of the burials. Two more burials were found alongside the building. Sherds of three medieval vessels were found, though other finds of quern stone and grinding stone may indicate evidence for an earlier date. The cemetery and building are thought to indicate the church of Llanfair Garth Branau, known from historical references of 1291 and 1486/7. (Hughes 1924; 1925; Clarke 1969, 101-2).

3183 SITE OF THEATRE GWYNEDD WATCHING BRIEF

In 1972 a watching brief was maintained during preparation for the construction of the new theatre. No finds earlier than the 19th century were recorded. (White 1972).

3186 BANGOR MEDIEVAL TOWN

The origins of Bangor are associated with the monastery established by St Deiniol in the 6th century on the banks of the Afon Adda. During the episcopacy of David (1120-39) a new cathedral church was constructed on the site of the present structure, and the 'town' of Bangor is specifically mentioned in 1211 when it was burnt by King John's troops. (Carr 1994).

3625 WALL (FRIARS SCHOOL), TEGID ST, BANGOR

A stone wall approximately 2 m high and 86m long runs behind the houses that front Ffordd Tegid, and forms the rear garden wall to the houses of Rhodfa Mair (St Mary's Avenue). Various blocked openings, and different phases can be seen. This is traditionally part of the wall of the medieval friary, and it would be in approximately the correct location for the southern boundary of the friary, though it is not possible to date it with any degree of certainty, and much of it may date from the occupation of the site by Friars School.

4399 TILE & STATUETTE - FINDSPOT, BANGOR

Find of tiles adjacent to swimming pool. Unknown origin and now lost.

5221 FIELD SYSTEM, NR ROMAN CAMP, BANGOR

Ridge and furrow cultivation marks, running approximately east-west across the field to the NE of 'Roman Camp'. They are fairly wide and presumed to be medieval. Their full extent could not be traced because of dense thorn scrub. (HER FI File).

5539 WATCHING BRIEF, LIVERPOOL ARMS, BANGOR

A watching brief was conducted during site clearance on 264-6 High St, Bangor. May 1988. The street frontage is recorded as being cellared for a width of approximately 8-9m from the front of the High Street. Behind was taken down to a lower level for building. Sections were recorded through the clays, but no features of note were recorded. The building was formerly the Liverpool Arms (GAT HER FI File).

6484 THE HARP INN, HIGH STREET, BANGOR

LB GII

No. 78-82 High Street. Built after 1805 for David Hughes on the former Maes Glas Common leased from the Bishop. Three storey scribed render front, small pane sash windows. Attached to the left is a two-storey former coach-house/stables with double boarded doors. (Cadw 1988, 46).

6485 3 FRIARS TERRACE, BANGOR

LB GII

See PRN 12210.

6486 2, MENAI VIEW TERR. UPPER BANGOR

See PRN 12250.

6487 NOS.5-6, HOLYHEAD ROAD, BANGOR

See PRN 12250.

6488 ALBION HOTEL, BANGOR

LB GII

This is shown on John Wood's map of 1834 as the Virgin Inn. The Albion Inn was formerly at 202-4 High Street. By 1889 the Virgin at 158 High St had changed its name to the Albion Hotel. A two storey building with attic, of late 18th century date with mid-19th century alterations. The front has late sash windows with marginal glazing bars and three dormer windows, with front door right of centre. (Cadw 1988, 48; Ingman 1949, 45).

6489 268, HIGH STREET, BANGOR

LB GII

Lloyds Bank, 268 High Street. Built in 1858 b Weightman, Hadfield and Goldie of Sheffield for Messrs Willimas and Co. Bank. Taken over by Lloyds Bank before 1883. Jacobethan style, two-storey. Dressed stone with plinth, cornice, cill bands and string course to ground floor. Slate roof with parapet pierced in three laces and with finials. Octagonal stone chimney stacks. Contemporary cast iron railings. Cadw 1988, 51).

7381 FRIAR'S SCHOOL CELLAR, BANGOR

A cellar was recorded here (c. 1992?) when Welsh Water were laying a spur main to a house in St Mary's Avenue. The cellar roof was broken through to reveal a void. The roof was vaulted and constructed from rectangular blocks with mortar and slate pieces filling the outer interstices. The cellar was approximately 2.5m long and 3m wide. The cellar is thought to belong to the buildings of the former Friars School. (GAT HER FI File).

7623 LOMBARDIC SEAL - FINDSPOT, COED SILIWEN

A Lombardic Seal, possibly 14th to 15th century, was found by a metal detectorist in Coed Siliwen. Tomos Roberts at UWB thought it may be an ecclesiastical seal, belonging to a Bishop of Bangor. A number of other artefacts have been found by various detectorists in the area and are recorded in SMR3 under this PRN (GAT HER FI File).

11401 THE OLD FARMHOUSE, PEN Y BRYN, BANGOR

LB GII

Situated on the terrace above the sunken section of the old Holyhead road cutting and reached by the road up to the Golf Club, it forms one of a group of Georgian buildings that formerly included the Penrhyn Arms hotel, and still includes Penybryn House and Tan y Bryn. Built in the late 18th century, it is a 2-storey building with attics, with symmetrical scribed render front and 12 pane sash windows. Railings contemporary with the construction of the Holyhead Road (c. 1817) curve around from Penybryn bridge. (Cadw 1988, 85).

11402 PEN-Y-BRYN HOUSE

LB GII

Situated on the terrace above the sunken section of the old Holyhead road cutting and reached by the road up to the Golf Club, it forms one of a group of Georgian buildings that formerly included the Penrhyn Arms hotel, and still includes Penybryn Farmhouse and Tan y Bryn. It was built in 1779 and probably designed by Benjamin Wyatt. It is a Georgian symmetrical 2-storey, 3-bay coursed rubble front. Central bay has pedimented gable with circular 8-pane window. (Cadw 1988, 87).

11497 TAN-Y-COED, BANGOR

LB GII

Located above the Holyhead Road at the east end of Bangor High Street. It was built 1810 by Benjamin Wyatt as the Caernarvonshire and Anglesey Dispensary, commissioned by Dean Warren. Converted into a private house shortly after the dispensary had been moved to the new hospital site in Upper Bangor in 1845. It is a two-storey building, with three window coursed rubble symmetrical front, with small pane sash windows. (Cadw 1988, 86; Jones 1984, 15-33).

11499 TAN Y FYNWENT; GLYNNE & CO., & HAIRDRESSERS

LB GII

A small 2-storey row built sometime after 1800, but marked on Wood's map of 1834. First floor has four small paned sash windows and is used as offices. Ground floor to east is Arriva information desk, and to west is Gledhills hairdresser. Between the two is an opening that formerly led through to a rear yard, but now opens on to the external wall of the Deiniol Centre, and the passage maintains fire escape access (Cadw 1988, 97).

11625 BANGOR MUSEUM TAN Y FYNWENT

LB GII

This was built in 1862 for the residentiary canons on land previously owned by the Dean of Bangor. It is in high Victorian Gothic, and is of two storeys with basement and attic. It is built of snecked rubble (square blocks levelled with small stone 'snecks') with freestone dressings including quoins, cill band, plinth band and architraves. It includes a low outbuilding range at the rear of the building, formerly stables and coach house. (Cadw 1988, 95).

11626 BANGOR NORMAL COLLEGE - HALLS

LB GII

In 1910 the Normal College expanded its accommodation, and a series of buildings arranged in an H-plan were designed by Henry T Hare (architect of the University college also). Four T-shaped 3-storey buildings were erected, forming the four corners of the 'H', and a Domestic and Dining Hall range formed the horizontal bar. They are built in Arts and Crafts style, and form an interesting comparison with the University buildings in Tudor gothic and the earlier college building in Jacobethan style. (Cadw 1988, 10-14).

11646 NORMAL COLLEGE (THE)

LB GII

This building was built 1858-62 to house the Normal College, a college founded by the British and Foreign School Society to train teachers for non-denominational primary schools. The architect was John Barnett, and the contractors were Kennedy and Rogers. It is a dramatic building, built of limestone ashlar in Jacobethan style in an E-shaped plan. It is of two storeys and attics, and fronts the Straits to the north, with sloping ground falling away from it. (Cadw 1988, 78).

11661 UNIVERSITY COLLEGE OF N. WALES, BANGOR

LB GI

The University was founded in 1884, and first established at the Penrhyn Arms Hotel. Henry T Hare was chosen, following a competition, to design a new building on the former Penrallt estate. It was built 1907-11 in 'Collegiate Tudor' style with Arts and Crafts influences. The original plan was designed around two courtyards focused upon the central square tower, though the larger courtyard was never completed. The building was located on the top of the Aethwy ridge overlooking the city to the south, and is a physically dominating feature within the landscape. (Cadw 1988; 15-16; Clarke 1966; Williams 1985).

11679 BRIDGE NR. PEN-Y-BRYN TERRACE

LB GII

A segmental arched bridge in coursed rubble with voussoirs, stringcourse, impost band and freestone coping. It crosses a sunken section of the Holyhead road by Telford, and must be contemporary with it, so therefore c. 1817. (Cadw 1988, 83).

11898 ALBION THE;158 HIGH STREET

LB GII

See PRN 6488.

11905 ATHROLYS COLLEGE ROAD

LB GII

Built 1910 as the Principal's house of the Normal College. Designed by Henry T Hare to accompany the residential halls to the north. It is in Arts and Crafts style, of two storeys and attic, with five-bay cement rendered front. (Cadw 1988, 9).

11908 University Anglican Chaplaincy Centre, Bangor

LB GII

The Church Hostel was founded in 1886 by Dean Edwards to train men for the ministry in a Victorian house called Craig Menai. A red brick house of two storeys and attic. In 1933 a chapel and library was added by Herbert North, and in 1953/4 more accommodation was added by P M Padmore (North's partner and son-in-law). The chapel is single storey with tall thin lancets and low gabled buttresses. It has a 3-bay nave and single-bay chancel. (Cadw 1988, 89-90).

11964 BRON MENAI

LB GII

Located above Garth, overlooking the Menai Strait. It is an early 19th century Georgian house of two storeys in scribed stucco. Symmetrical front with flanking bays either side a central door. (Cadw 1988, 80).

11980 No's 1-10 Brynteg Terrace, Bangor

LB GII

One of a series of late Georgian Terraces that line Glanrafon Hill, built c. 1850. Three-storey with two window rendered fronts. Small pane sash windows. (Cadw 1988, 34).

11985 BRYN-Y-MOR

LB GII

Bryn y Mor was built c. 1850. It is a Regency style house of two storeys and square plan. The walls are stucco, and the slate roof is hipped with wide bracket eaves. (Cadw 1988, 67).

Mrs Price, of Bryn y Mor, was widow of a former vicar of Bangor, and one of the principal benefactors of St James Church. In 1864 she laid the foundation stone of the church (Mainstone 1973, 3-4).

12123 Portico to former Penrhyn Arms Hotel, Bangor

LB GII

This was the portico to the former Penrhyn Arms Hotel. The hotel was designed by Benjamin Wyatt for Richard Pennant in 1799. The hotel later became the home for the new University in 1884, which was moved in 1926. The hotel was demolished c. 1932.

The portico is of freestone, in Tuscan Doric style, and set against a coursed rubble arched entrance that formed part of the long Georgian front. (Cadw 1988, 84).

12143 Pont Marchogion, Llandegai Railroad, Bangor

C380 SAM

This monument is a well-preserved example of an early railroad bridge, built between 1798 and 1800 to carry the Penrhyn railroad over the lower reaches of the Afon Cegin. It is likely that the Cegin Viaduct is the oldest known multi-arched railway bridge to survive above ground in Wales and possibly the world. It is a stone-built three-arched railway bridge measuring about 26m in length between each abutment and 5m in width and 3.2m in height. Each arch has a span of between 5m and 6m and a height of about 1.8m. The arches are well-constructed, with each voussoir of similar size and shape and with even soffits. There is a slate-roofed sluice at the north end (measuring 1.2m in width and 2m in height) and an artificial pitched stone surface to the riverbed beneath the bridge and extending east, immediately upstream.

The earliest known record of the bridge is found in an estate map of 1803, which shows the Penrhyn railroad crossing the Afon Cegin on the site of the present bridge. Work had begun on the railroad in 1800 and comprised laying a then very ambitious length of cast iron rails (designed for use with double-flanged wheel). This edge railway was a longer construction than those already in existence in the South Wales valleys and, as such, marks an important stage in the evolution of the modern railway system. The bridge was almost certainly constructed sometime between 1798 and 1800 and it has been suggested as typical of the work of the local architect and builder, John Foulkes (c.1765 – 1850). The new Penrhyn Quarry Railway (with a new bridge, the pillars of which still stand immediately to the west, carrying a timber footbridge) superseded the Penrhyn railroad in 1879. <2> (Cadw 1988, 74; GAT 2002, Report 443).

12147 No's 1-5 Erw Fair, Garth Road, Bangor

LB GII

Erw Fair Terrace, no's 1 to 5. Built c. 1850 as a terrace of 5 houses with 2 storey single window fronts. Walls of ashlar masonry with parapet, cornice, band courses and plinth. No 4 has a three-window squared bay rising to include a tall pedimented attic storey. (Cadw 1988, 32).

12149 George Hotel, Normal College, Bangor

LB GII

The George Hotel was built c. 1770 at one of the principal ferry crossings. It was enlarged in the mid-19th century. In 1919 it was taken over by the Normal College to accommodate male students. The earliest part is at the north-east end. The main front overlooks the Menai Strait, but the main entrance is to the south-east side. Pebbledash elevations, slate roofs and cement render chimney stacks. (Cadw 1988, 59-60).

12151 No's 39-41, Glanrafon, Bangor

LB GII

Located at Glanrafon (called Bridge Street on Wood's map), next to the public house, these three cottages lie at the south end of a later terrace of houses. Built before 1834, they are 2-storey single window pebbledash fronts with slate roofs and brick chimney stacks.

12210 No's 1-3 Friar's Terrace, High St, Bangor

LB GII

Friars Terrace was built on land leased from the Bishop by James Greenfield in 1817. They typify the higher status building that lay at this end of the Valley along Telford's new road, in particular Penybryn, Penrhyn Arms hotel and Tan y Bryn, all designed by Benjamin Wyatt. Greenfield was son-in-law to Wyatt, and his quarry manager, so it is likely Wyatt had a hand in designing the terrace. It has an ashlar front with an advanced central bay forming the central house, and two narrower bays forming no's 1 and 3. Small pane sash windows, though many are modernised. (Cadw 1988, 54).

12211 93 - 95 High Street, Bangor

LB GII

One of the few early 19th century buildings remaining on the High Street. Semi-detached, two-storey with pebbledash fronts and red brick chimney stacks. Some small pane sash windows remain. They are built at a level below the road, suggesting the road has been significantly raised here, possibly by Telford. (Cadw 1988, 40).

12212 201 High Street, Bangor

LB GII

An early 19th century house, it was let prior to 1822 to a Mr Lloyd, Surgeon, and later by John Lewis, a joiner (Jones 1973, 73). It is of three storeys with stucco front and slate roof. The first floor has small pane sash windows with intersecting Gothic tracery. Ground floor has shop front window with carriage way to left with boarded doors. (Cadw 1988, 41).

12213 247 High Street, Bangor

LB GII

In 1860 the National Westminster Bank (247 High St) was built on the site of earlier buildings. It was designed by Henry Kennedy in Italian Renaissance Palazzo style, a style which evolved in the 19th century typified by the lack of columns or pilasters (though Kennedy includes some pilasters), but with a cornice. The building is three storey with five-bay front of snecked rubble with freestone ground floor and dressings. There is a first floor cornice band, and deeply recessed sash windows with keystones to second floor, and round headed to first floor. (Cadw 1988, 45; Jones 1973, 90).

12214 HIGH STREET NO 268;LLOYDS BANK

LB GII

See PRN 6489.

12215 No's 270 - 272 High St, Bangor (Midland Bank)

LB GII

270-2 High Street, built as a bank c. 1849. Three storey ashlar front with quoins, cill bands, ground floor cornice and plinth. Sash windows to first and second floors, some 12 pane but mostly with glazing bars removed to lower sashes. The Bank has a classical porch to far left. (Cadw 1988, 52).

12250 No's 1-6 MENAI VIEW TERRACE, BANGOR

LB GII

A long terrace of some sixteen houses, built in several phases. The land (Twrgwyn Field) was bought by George Simpson in 1842, and was part of the former Penrallt Estate. A long length fronting Holyhead Road was sold in plots for relatively high status and low density terraced housing, unlike the land behind which was sold for low status high density housing. The majority of plots were sold in 1851, and the houses were built within the next few years. A view of the bathing place at Siliwen by Dodd in 1859 clearly shows the newly built terrace as a series of elegant and high status houses fronting the Holyhead Road (reproduced in Cowell 2006, 94). The houses are set well-back from the road with long front gardens. They are of two storeys with basement and attic and have two-window stucco fronts. The houses are set in reflected pairs with each divided by varied pilasters. Each front has a two-storey splayed bay, which is carried on iron columns over the slate steps to the basements. (Cadw 1988, 68; Jones 1973, 275).

12251 No's 7-16 Menai View Terrace, Holyhead Road, Bangor

LB GII

A long terrace of some sixteen houses, built in several phases. The land (Twrgwyn Field) was bought by George Simpson in 1842, and was part of the former Penrallt Estate. A long length fronting Holyhead Road was sold in plots for relatively high status and low density terraced housing, unlike the land behind which was sold for low status high density housing. The majority of plots were sold in 1851, and the houses were built within the next few years. A view of the bathing place at Siliwen by Dodd in 1859 clearly shows the newly built terrace as a series of elegant and high status houses fronting the Holyhead Road (reproduced in Cowell 2006, 94). The houses are set well-back from the road with long front gardens. They are of two storeys with basement and attic and have two-window stucco fronts. The houses are set in reflected pairs with each divided by varied pilasters. Each front has a two-storey splayed bay, which is carried on iron columns over the slate steps to the basements. (Cadw 1988, 68; Jones 1973, 275).

12595 PENRHYN HALL

LB GII

Built as a concert hall in 1857, following a donation by Lord penrhyn on the coming of age of his eldest son. It is partly built over a former medieval chapel called Capel Gorfyw (PRN 2303) and an earlier cemetery (PRN 2371). It is in Italianate classical style of snecked rubble ground floor with freestone plinth and dressings and vermiculated (that is rustic work having the appearance of being eaten by worms) raised quoins flanking slightly emphasized outer bays. Twin round arched entrances with attached columns and foliated capitals. (Cadw 1988, 96).

12706 BANGOR PIER

LB GII*

The pier was built in 1896, following prolonged discussion over some four years. The engineer and designer was J J Webster, and the contractor Alfred Thorne. It was damaged by a ship in 1914, when the cargo vessel 'Christiana' was driven against it during a severe storm. It was finally rebuilt in 1921. It was closed in 1971 because of poor condition, and renovated 1982-8, reopening in the final year. The pier is 1550ft long, and claimed to be the longest surviving in Wales. It is supported on steel girders and cast iron columns, many of the original girders having been replaced with galvanised steel. A new deck was installed during the 1982-8 repairs. The pier is entered through ornate wrought iron gates flanked by octagonal kiosks. There are deck widenings at 250 ft intervals containing polygonal timber kiosks with tent-like roofs. An iron staircase at the end, with 6 levels of platforms, led to a former floating pontoon. (Cadw 1988, 30, Dunkerley 1994).

12808 GARTH ROAD PRIMARY SCHOOL, GARTH, BANGOR

LB GII

The former British School built in 1848 for 500 children. It was closed c. 1946, and used by sports clubs, until it was converted into a series of residential flats c. 1998. The architect is not known. It is a symmetrical single storey rubble front in Tudor style with Penmon dressings. The two cross wings are set forward at either end each with central gabled porches labeled 'Boys' on left and 'Girls' on right; each door is flanked by rectangular windows with Tudor hoodmoulds. (Cadw 1988, 31).

15616 WW2 BUILDING, BANGOR

Second World War building on the corner of Garth Road and Dean Street. A photographic record was made prior to demolition (GAT HER FI File).

15852 BANGOR - LANDSCAPE

Historic background

The city of Bangor; a Medieval urban core which has expanded since the early seventeenth century. The winding High Street and the area around the Cathedral reflect the pattern of Early Christian settlement. Bangor is particularly rich in architecture of the nineteenth and twentieth centuries. It was a pioneer of attractive social housing in the inter-war years.

Key historic landscape characteristics

Medieval 'Bangor' visible in street plan, urban housing, university buildings, seafront.

The main historic artery through Bangor, the High Street, is long and straggling, much of it run down, part of it pedestrianised.

Building materials are various. There is practically exclusive use of purple Arfon slates, with the exception of the Pembrokeshire slates on the main University building (recently patched with green Nantlle slates). Stone is mainly local, though there is extensive use of Aberdeen granite in places, and Hare's University building makes use of Scottish freestone. There is some use of brick in some of the larger institutional buildings, such as the post office and the town library.

The area around the University constitutes an attractive middle-class suburb, run down in places.

The suburbs on Penrhosgarnedd include an attractive variety of buildings in places. Bangor's social housing, established in a number of locations from the 1920s onwards for the most part display an attractive variety of styles.

Conservation priorities and management

Preservation of the various distinct character areas of the city. Preservation and amelioration of academic area and associated suburbs on Bangor ridge, preservation and amelioration of suburban areas on Penrhosgarnedd; sympathetic adaptation and modernisation of social housing stock.

15869 BANGOR MOUNTAIN - LANDSCAPE

Historic background

An area which formed part of the Penrhyn estate from the eighteenth century but which is traditionally connected with the city of Bangor.

Key historic landscape characteristics

Dispersed settlement

An intrusive area of rock, afforested on its slopes, immediately adjacent to the City of Bangor but hardly developed at all, with the exception of St Mary's Teacher Training College. The upper parts of the Mountain are given over to a network of small irregular fields and winding lanes.

Conservation priorities and management

Preservation of the remote and undeveloped character of the area.

17188 BANGOR AND BEAUMARIS UNION WORKHOUSE, SITE OF, BANGOR

The 1834 Poor Law Amendment Act saw the creation of the Poor Law Commission which had the power to unite parishes into Poor Law Unions, each union administered by a local Board of Guardians and responsible for the provision of a workhouse to assist the destitute through supervised institutions. The Conwy workhouse was one of five within Caernarfonshire, the others at Pwllheli, Caernarfon, Bangor and Llanrwst.<1>

In 1837 the Bangor and Beaumaris Union (Board of Guardians) was formed, which in 1845 opened the first Board of Guardians Union Workhouse in Bangor situated in Glanadda. It was closed in 1929, and its duties taken over by St Davids Hospital. The building was demolished in 1971. (Cowell 2006, 22; Jones 1984, 11; Griffith 1994, fig 33).

17190 MINFFORDD HOSPITAL, BANGOR

There was a general air of expectancy that the local council, which was responsible for a substantial part of local citizens' health care needs, would provide a high level of service. The larger part of this service was to focus on housing and sanitary reform; there was also a clamour for buildings to be erected which would be a visible symbol of the value of a high-profile government authority which took responsibility for the local electorate. As part of this enthusiasm for reform, there were calls for a separate hospital provision for the treatment of infectious diseases in the city.

The achievement of Bangor City Council in seeing their efforts rewarded in 1895 should not be underestimated. The Council was only the third in Caernarfonshire to construct its own isolation hospital, and although it would not have been practical for all local district councils to invest in the same health services, the inhabitants of Bangor soon benefited from the new developments. When the hospital at Minffordd opened its doors in 1895, only the councils at Caernarfon and Llandudno provided similar facilities, of which the development at Bangor was more expensive, covered a greater geographical area, and provided more beds.<1>

Lord Penrhyn made the gift of a site on Bangor Mountain and sum of £200. The surveyor, John Gill, drew up plans for the buildings which cost £2,249. It was opened on 23 Jan 1895. New wings were added in 1937. The hospital is still in use. (Jones 1986, 66).

18452 Abercegin Harbour, Bangor

The site of the medieval and later harbour at Abercegin. Slates were shipped from here certainly within the 16th century and it must be assumed that it would have been used as a harbour before then, possibly from prehistoric times onwards, though the development of the coastline here is not known with certainty. The likely spot for shipment of materials is on the east bank, by Abercegin farm, where the road from Penrhyn met the river. No structural remains are visible, and none are clearly marked on the 1768 estate map, though the construction of the tramway would have removed any evidence. The harbour was superseded in the 1790's when the new quay was constructed to the north. At this time the name was changed to Port Penrhyn. There remains good potential within the silts for the preservation of wooden vessels or structures. (GAT 2005, Report 577).

18453 Penrhyn Bridge, Bangor

LB GII

A stone built bridge over the Afon Cegin and the original port tramway. It linked the new Holyhead road to the port lodge entrance to Penrhyn Castle, and allowed the tramway direct access onto the docks. Erected by Pennant in 1820 (there is an inscription on the north face 'GHDP/1820'), presumably to a design by Wyatt. Additional arches were inserted when the new quarry railway was built in 1878-9.

Constructed of coursed, squared limestone blocks, the parapets are topped with massive slate slabs which contain graffiti, much of it early, and including sketches of ships. The river bridge is a segmental arch with voussoirs, springing from solid rectangular piers with round-headed niches. The inscription 'GHDP/1820' is on an iron plate above the keystone on the north face. The bridge has an iron balustrade above the slate coping. East of the river are two segmental arches inserted 1878-9 with brick soffits. The eastern arch is blocked. (GAT 2005, Report 577).

18462 Warehouses, Port Penrhyn

Warehouses lying on the west side of the Cegin, lying around three sides of a courtyard. The west range was built by 1803, as was part of the east range. Both were extended south by 1828. The north range was certainly built by 1873, though probably much earlier, in the 1830's. The complex was converted into an outward bound school in the 1970's, and are currently in use as offices and accommodation.

With the exception of the south-east range, the warehouses are brick built (the lower half of the north range and north-east range are stone built to roughly first floor level. Original wide openings with segmental arches are visible, either blocked or still in use. Though considerably modified, there remains considerable detailed evidence within the fabric of the buildings. (GAT 2005, Report 577).

19605 BUS DEPOT BUILDINGS, BANGOR

The present building is a large rectangular garage measuring, overall, approximately 55m west-east by 35m north-south, divided, along the west-east axis into two units. The larger western unit is approximately 35m by 34m and provides covered garage space. There is a small porta-cabin against the west wall and a small breeze-block shed adjacent. There is a sunken area, about 12m long, no deeper than 1m, parallel with and close to the west wall and approached by ramps on the north and south sides. There is a small recessed area, about 6m by 2m close to the east wall for testing apparatus. There are no other obvious or significant sunken areas within the garage space. The walls of the garage are brick and breeze-block to a height of 2m with steel shuttering above this. The walls are punctured by four large wide doors on the north side and one large door on the south side near the west corner, which gives access to the yard beyond.

The smaller unit of the main building, to the east, is in use as a workshop. There are offices placed against the north and east walls. There could be an inspection pit in this area but access was not possible, at the time of visiting, for health and safety reasons.

The roof is pitched, in three units, on a steel-framed construction across the entire garage. The roof covering is corrugated material and glass.

There is a large open yard at the rear (south side) of the building. It occupies an area 56m west-east by 40m north-south, surfaced with concrete, tarmac and gravel and is in use as a parking area. Towards the western end of the yard on the north side there is an installation for jacking vehicles with a corrugated shed adjacent. There is a slightly raised ramp in front of these installations. There are no obvious indications of deep excavation in the yard.

To the front of the building there is a large forecourt. There is a brick-built paint store on the west side of the area and an above-ground diesel tank adjacent. There are brick-built offices flanking the eastern side of the courtyard, with a porta-cabin adjacent. There are several manhole covers in the forecourt, apparently for services.<1>

The buildings were demolished in 2006.

21161 GAS WORKS, BANGOR

The gas works which were built in 1843 originally occupied part of the west side of the Dean Street car park. This second site developed as an extension of the works in about 1889. The River Adda had been culverted under the site at an earlier date. There were gas holders on the site from 1889 and gas production continued until 1956. Planning application by Aldi's stores Ltd. (GAT 2007, Report 660).

24801 255-7 High St, Bangor

Evaluation excavations were undertaken here in 1999 (see report in Arch in Wales, 1999, 137-9), by Border Archaeology. Remains of structures dating from the 18th and 19th centuries were found, but no obvious medieval features. The introductory section of the report says the earlier high street was found c. 1m below the present street level, though this is not mentioned in the trench description. One wall lay in line with adjacent 253 High St, and is possibly pre-1777.

24802 Gas works, Bangor

The site of the first gas works established in Bangor in 1843 by an Irishman James Smyth Scott. The Bangor Gas and Coke Company was established in 1845, and taken over by the Council in 1878, following which a larger gas works was built to the east of the earlier one (PRN 21161), close to the present Aldi store. This latter was finally demolished in the 1960's. The remains of the earlier gas works were removed during a de-contamination programme in advance of the construction of a new car park in 2007 (GAT 2007, Report 660).

24803 Worker's Housing (site of), Dean Street, Bangor

The site of several terraces of worker's housing built c. 1820 on a field called Cae Sgybor. Excavations were undertaken in 2007 in advance of development into a car park. The foundations of the houses were well preserved, and it was discovered that at a late point in their occupation the floor levels had been raised, presumably because of the threat from flooding. (See GAT2007, Report 661).

24804 Bath house (site of), Siliwen, Bangor

In 1859 six local entrepreneurs entered into partnership to build a bathing facility on the shores of the Strait at Siliwen Fawr. Fresh water, drawn from two small streams draining shte slopes above the beach was led into cisterns for storage, and there were cisterns also to store sea water. A drawing by J J Dodd showing the baths was drawn 1855 - the caretaker's residence shown in the drawing is still standing. In 1902 these baths were replaced by new ones a short distance west (PRN 24805). (Jones 1975, 129-134).

24805 Bath house (site of), Siliwen, Bangor

New baths were opened here in 1902, having been designed for the Council by their Surveyor Mr J Gill. The baths finally closed in 1958, to be eventually replaced by a new indoor swimming pool in 1966. (Jones 1975, 132-135).

24806 Y Glyn, Bangor

LB GII

A significant late Georgian house, built c. 1790, and originally called Gorphwysfa. It was owned in the early 19th century by the Bicknells, who ran the Penrhyn Arms and George Hotel. In 1846 it was bought by the Chester & Holyhead Railway Company. It was sold in 1861, and later owned by the Vyvian family of the Port Dinorwic quarries. It was extended c. 1959-70 and the coach houses were separated off in the early 1970's when the name was changed to Y Glyn. Three storey roughcast front with plinth; slate roof with wide panelled and bracketed eaves and rendered end chimney stacks. 6, 9 and 12 small-pane sash windows. (Cadw 1988, 64).

24807 Bridge master's house, Menai Suspension Bridge

LB G1

Bridgemaster's house, through which the chains pass. Ashlar limestone in classical style designed by Telford as part of the bridge. Ground floor on rounded open arches, first floor accommodation with 12 pane sash windows.

24808 Seiriol Road, Bangor
LB GII

No's 1-19 and 2-20 are a street of houses resulting from the work of the Bangor branch of 'Christian Order in Politics Economics and Citizenship' (COPEC). The houses were built 1927, and designed by H L North of Llanfairfechan. They are of single storey and attic terrace with asymmetrical gables to the reflected pairs. Pebbledash elevations, local slate roofs and pebbledash chimney stacks. (Cadw 1988, 91).

24809 Wellfield House, Bangor

Though close to the city centre, the field known as Cae Knowles was not developed until relatively late in the 19th century. Two large detached houses were built on the plot, Bodhyfryd as a Doctor's residence in 1849 and Wellfield for a solicitor in 1851. Later, in 1882, a Masonic hall was built in the south-west corner. In 1939 the Woolworths store was built alongside the hall. In 1962 all the 19th century buildings were demolished in order to build a new shopping centre. This was also subsequently demolished in 2005. A subsequent watching brief and evaluation failed to find any significant remains of either the 19th century buildings nor any earlier structures. (Cambria Archaeology 2003a; GAT 2005, Report 605; GAT 2006, Report 643).

24810 Police Station (site of), Bangor

A county police station was built here in 1881, on flat ground on the valley floor facing onto Garth Road. A later extension was added on the south side in the 1960's. The building was demolished in 2004. A watching brief revealed the presence of four vaulted chambers in red brick thought to have been part of the original construction. No earlier features were noted. (Cambria Archaeology 2003a; Cambria Archaeology 2003b; Cambria Archaeology 2004).

24811 Bishop's Palace Outbuildings (site of), Bangor
LB GII

Substantial outbuildings, originally part of the Bishop's Palace, though later used by the Council as workshops and compound, were demolished in 1999. Subsequent excavations revealed the presence of well-preserved archaeology on the bank of the River Adda, including stone-built structures of medieval date, and two large timber posts, possibly for a bridge, of 12th century date. Additional excavations were undertaken in 2004 prior to the construction of the present police station, when boundaries and drains of medieval date were excavated. (Johnstone 2000; GAT 2004, Report 514).

24812 Carved stones, Waterloo Street, Bangor
LB GII

Four triangular dressed stones, each divided down the centre creating two hollow spandrels on either side, have been built into the wall in Waterloo Street. One is on the end face of the wall facing the Town Hall, and the other three are located along the street. It has been suggested they are from the former medieval Capel Gorfyw. They may be from late medieval windows, possibly the top centrepiece between two narrow lights.

24813 Old Vicarage, Waterloo Street, Bangor
LB GII

Built in 1815 as the vicarage, it was enlarged with the addition of a hall at right angles by the architect Harold Hughes in the early 20th century. It now forms part of the Diocesan Centre. Pebbledash elevations and slate roofs. (Cadw 1988, 99).

24814 Burnt mound, Nant Porth, Bangor

A watching brief undertaken during installation of a new sewer revealed the presence of a Bronze Age burnt mound. A large spread of burnt stone was centred upon a rectangular pit of two phases. Wooden planks of ash and oak were preserved in the bottom of the pit. (Davidson 1998).

24815 1-6 Bishop's Close, Bangor

LB GII

Built in 1805 as almshouses, renovated 1960. Lying on the south side of the cathedral. (Cadw 1988, 2)

24816 Bodifyr, Bangor

LB GII

Late Georgian 2 storey house. Scribed render front. (Cadw 1988, 2)

24817 St David's Church, Bangor

LB GII

Built 1888 by Sir Arthur Blomfield. Erected as the memorial church to Dean Edwards under the benefaction of E A Symes of Gorphwysfa (now Y Glyn). (Cadw 1988, 5).

24818 8, Beach Road, Bangor

LB GII

Late Georgian 2 storey house with rubble elevations. Slate roof and brick chimney. Formerly occupied by John Richards (1834-1901), composer. Ground floor in use as a chip shop. (Cadw 1988, 1).

24819 Bryn Afon, Bangor

LB GII

Large house of Ruabon brick with terracotta ornament. Dated 1885 and initialled H. S., for Colonel Hugh Savage. (Cadw 1988, 6)

24820 Former Normal College Gymnasium, Bangor

LB GII

Thought to have been designed by H T Hare as part of his designs for the Normal College. Probably c. 1910. Built as gymnasium to Normal College in Arts and Crafts style. (Cadw 1988, 7).

24821 Pillar box, College Road, Bangor

LB GII

Circular cast-iron red letter box. Crowned VR monogram to door. By Handyside and Co Ltd of Derby and London. (Cadw 1988, 18).

24822 Bryn Hyfryd, Bangor

LB GII

Built 1846 with later Victorian additions. Two plus one window scribed stucco front with later advanced and gabled cross range to left. Slate roofs, stone chimney stacks with arched panels to ends with wide bracket eaves. Small pane sash windows to right, tripartite windows to ground floor extension with additional twinned and sash windows. (Cadw 1988, 18).

24823 No's 11-13 The Crescent, Bangor

LB GII

Mid-19th century terraces. Small pane sash windows. Decorative cill bands of egg and dart on numbers 11-13. (Cadw 1988, 19).

24824 No's 1-5 Mount Pleasant Terrace, Bangor

LB GII

Mid 19th century uniform terrace of 2 storey with basement and attic. Two-window scribed stucco and roughcast fronts, except No. 1 which has 3 windows. Moulded architraves and overall first floor cill band with classical brackets. (Cadw 1988, 20).

24825 North Wales Heroes Memorial, Bangor

LB GII

Tudor style two-storey gateway designed by D Wynne Thomas and built 1923. Ashlar masonry with crenellated parapet, cornice, panelled band at first floor level with sunk shields, and plinth. Inscribed plaque stating it was erected 'in memory of the men of North Wales who fell in the Great War 1914-18'. (Cadw 1988, 21).

24826 Drinking Fountain, Bangor

LB GII

Formerly situated on the corner with Sackville Road, this is now between the Town Hall and the Library. Free Baroque granite drinking fountain set on octagonal platform. Erected 1900 by the Mayor John Evan Roberts. (Cadw 1988, 22).

24827 War Memorial, Bangor

LB GII

Octagonal cast stone memorial cross erected after the Great War. Stepped platform surmounted by tapered spire and crucifix finial; concave moulded collar to middle. Alternate faces to the base have bronze wreaths, also to four projections opposite, with named tablets to the front. (Cadw 1988, 22).

24828 Library, Bangor

LB GII

Dated 1907; by A E Dixon and C H Potter of Manchester. Edwardian Baroque single storey 3-bay Ruabon brick front with ashlar dressings and slate roofs. (Cadw 1988, 23).

24829 Gateway into Bible Garden, Bangor

LB GII

Erected in 1812 by Bishop H W Majendie as an entrance to the former Palace Garden. Coursed rubble gabled gateway with parapet and stepped buttresses flanking 4-centred archway surmounted by iron tablet with Bishop's mitre, dated 1812 and initialed H B (Henricus Bangoriensis). The Bible Garden was designed by Dr T Whitehead and opened in 1961. (Cadw 1988, 24).

24830 30 Ffriddoedd Road, Bangor

LB GII

Built c. 1930 by H L North. Said to have been built for Dr Alice Paterson. Later owned by Emrys Evans, a former principal of the University College. Free Arts and Crafts style, single storey and attic. Twin asymmetrically gabled front with pebbledash rendering. Green slate roofs, with swept eaves carried to front on kneelers; central brick chimney stack. Central broadly pointed arch with brick hoodmould band, opens onto port; more acutely pointed boarded and studded door is recessed up steps flanked by 6-pane leaded windows - also to the return walls of the porch. (Cadw 1988, 25).

24831 Ffriddoedd Farmhouse, Bangor

LB GII

Early 19th century vernacular single storey and attic farmhouse with pebbledash elevations. Slate roof, hipped and tall with grouped chimney stacks to apex. Gabled attics to front, that to right has sliding small sash window and that to left has small pane casement. 16-pane sashes below flanking pitched roof porch with square headed entrance and recessed modern door. (Cadw 1988, 26).

24832 Friar's School, Ffriddoedd, Bangor

LB GII

Dated 1899 by Douglas and Minshull, architects of Chester. Tudor style. Asymmetrical mainly 2-storey front comprising 12-window school with projecting central tower and attached 2-window headmaster's house to right. Snecked rubble with freestone dressings including stringcourse, eaves band and gable parapets with finials. Slate roofs and stone chimney stacks, to right with polygonal brick flues; pyramidal roof to tower. Mullion and transom leaded windows, mostly 3-lights; segmental headed lights to ground floor and over entrance. (Cadw 1988, 27; Hubbard 1991, 152-3). A new school has been built, and the building is now part of Coleg Menai.

24833 Pillar box, Friddoedd Road, Bangor

LB GII

Circular cast-iron red letter box of standard design. Crowned E VI R monogram to door. (Cadw 1988, 28).

24835 St Mary's Church, Bangor

LB GII

Parish church built 1864 by H P Horner, architect of Liverpool. In style it is decorated gothic, with a 6-bay aisled nave, south-west porch, lower 2-bay chancel and south-west 4-stage tower with octagonal spire. Rubble with freestone spire and dressings including crucifix finials, plinth bands, quoins and stepped and diagonal buttresses. (Cadw 1988, 29).

24836 Gates to St Mary's Church, Bangor

LB GII

Octagonal stone gate piers with cornice and tall ogee caps. Iron gates with ornate gothic detail. Railings to either side. Probably contemporary with construction of the church in 1864. (Cadw 1988, 29).

24837 Former Tabernacle Chapel, Garth Road, Bangor

LB GII

Built in 1907 by James Cubitt in Arts and Crafts Gothic style to a cruciform plan. Built as the new Tabernacle Welsh Presbyterian chapel; during the 2nd World War it became an important BBC Radio broadcasting centre following evacuations from London. Later it became a synagogue and was then taken over by the University who sold it in 1984 to Theatr Cymru. Subsequently converted to flats for residential use. (Cadw 1988, 33).

24838 No's 1-3 Fron Dirion Terrace, Glanrafon Hill, Bangor

LB GII

Built in 1851. Late Georgian with Greek Revival influences; 2-storey with modern attics. 2-window rendered fronts with giant order panelled pilasters; heavily ornamented capitals and entablature with floral dentils and stucco wreaths. Slate roof and rendered chimney stacks, those to ends have arched headed panels. (Cadw 1988, 35).

24839 No's 1-5 Eldon Terrace, Glanrafon Hill, Bangor

LB GII

Built c. 1852. 2-storey and attic, 2-window stucco fronts with similar classical detail to the other contemporary terraces in Upper Bangor. Slate roofs, boarded eaves. Gabled slate hung dormers, various sash and casement windows. (Cadw 1988, 37).

24840 British Hotel, Bangor

LB GII

Built 1851; simple Classical style. 3-storey and basement with modern attic. Colour washed brick front with raised long and short quoins, dentil cornice, plinth and band courses. Slate roofs, brick end chimney stacks with moulded caps and slate hung attic to centre. (Cadw 1988, 39). Hotel has been converted to student accommodation 2007, and a large new block built at the rear.

24841 197-9 High Street, Bangor

LB GII

Late Georgian pair. 3-storey, 2-window rendered fronts with deividing pilaster strip. Slate roofs, undulating to left. Sash windows, 9-pane to 2nd floor and 12-pane to 1st floor; modern shop fronts. (Cadw 1988, 40).

24842 Clock Tower, Bangor

LB GII

A clock tower built 1886-7 by A Neill, architect of Leeds, and builder T J Humphreys of Bangor. Inscribed tablet on south-east side says 'Erected and Presented to the city of Bangor by Aldn Thomas Lewis J P Garthewen during his Mayorality as a Token of his interest in the Welfare of the City'. Square red brick tower with plinth and freestone dressings, including clock face surrounds over dentil cornice. Timber octagonal 2-stage cupola with weathervane. (Cadw 1988, 46).

24843 Pendref Chapel, High Street, Bangor

LB GII

A large chapel in Classical style built 1881-2 by Owen Williams, architect who lived in the Crescent, Upper Bangor. Builders were Robert Jones of Bangor and D Owen of Llandegfan. United With Ebenezer Chapel in 1967. (Cadw 1988, 47).

24844 No's 172, 174, 196 High St, Bangor

LB GII

An attractive late Georgian front, built c. 1830 after the widening of the new Chester to Holyhead Road. Later occupied by Wartski's store until 1965, when it was taken over by Browns of Chester, then Debenhams in 1976. Symmetrical 3-storey scribed rendered front of three bays with 2+4+2 windows. 12-pane sash windows throughout. Victorian style shop front with lightly carved fascia ends, panelled pilasters and modern windows. (Cadw 1988, 49; Cowell 1997, 24).

24845 Kings Arms, 206 High St, Bangor

LB GII

A public house. Eighteenth century origins with mid-19th century refronting. 3-storey, 2-window scribed rendered front with cill bands and rusticated plinth. Tall slate roof with exceptionally broad pebbledash chimney stack; skylight and eaves band. Sash windows, 12-pane to left and 16-pane to right all with architraves, those on 1st floor have 'Gibbsian' surrounds (protruding stones cutting across the architrave). (Cadw 1988, 49). The lower front has been modernised, and the pub renamed to O'Sheas.

24846 No's 252, 254, 256 High St, Bangor

LB GII

A late Georgian group. Three-storey 2-window fronts, No's 252 and 254 are colourwashed coursed rubble and No 256 is scribed rendered. Slate roofs, cement rendered chimney stacks with stone caps and later dormer window to No 254. Mostly 12-pane sash windows with cills, glazing bars removed to 1st floor lower sashes of Nos 254 and 256. Altered and modern shop fronts. (Cadw 1988, 50).

24847 No 334 High St, Bangor (Ye Olde Vaults)

LB GII

Early 19th century (shown on John Wood's 1834 map). Three-storey, 3-window scribed render front. Slate roof and pebbledash end chimney stacks. Nine and 12 pane sash windows. (Cadw 1988, 52).

24848 No's 352, 354, 356 High St, Bangor

LB GII

A group of 3-storey buildings of c. 1800 with 2-window fronts. Roughcast, pebbledash and scribed rendered fronts. Undulating old slate roofs. Small pane sash windows of varied proportions. (Cadw 1988, 53).

24849 Milepost, High St, Bangor

Original Telford milestone reading 'Holyhead 25, Mona 12. C Curig 14m - 3F'. (Cadw 1988, 55).

24850 Railings at south end of suspension bridge

LB GII

Section of railings beginning at the wrought iron gate at right angles to the tapered pier at the end of the bridge parapet; continued along the road as far as the brick garden wall of the Lodge Cottage. Characteristic Telford designed gate with radiating metal ribs and trellised gate posts. (Cadw 1988, 57).

24851 Railings at south end of suspension bridge

LB GII

Section of railings beginning at the wrought iron gate beside the former toll house and continuing down to the rubble wall opposite the Lodge Cottage. Said to have been originally on the bridge. Characteristic Telford designed gate with radiating metal ribs and trellised gate posts. (Cadw 1988, 57).

24852 Bodlondeb, Holyhead Road, Bangor

LB GII

Georgian house said to have been built in 1830; later owned by the Davies family who were very important in the local shipping trade. Enlarged and remodelled in 1909 by Richard Hall, architect of Bangor. Uses as a wartime hospital; minor modern alterations c. 1935 in division into 3 properties. Two-storey; pebbledash elevations with freestone cill band and plinth; slate roofs, bracket eaves and pebbledash and cement render chimney stacks with stone necks. The Georgian part of the front is 7-bay and symmetrical with advanced and splayed 3-window end bays which have shaped parapets, architraves and keystones. Small pane sash windows (9 and 12 pane). (Cadw 1988, 58).

24853 Gatepiers to Normal College, Bangor

LB GII

Octagonal painted stone gatepiers with bracketed out pyramidal caps; arched headed panels to each face with projected mouldings. c. 1850. (Cadw 1988, 59).

24854 Twrgwyn Chapel, Holyhead Road, Bangor

LB GII

A large chapel built in Classical style, set slightly back from the Holyhead Road, but dominant in Upper Bangor. Built 1854 by George Northcroft and Thomas Evans of Bangor; taller main front added c. 1865 by Kennedy and Rogers. Vestry used as the lecture room for the Normal College between 1855 and 1862. (Cadw 1988, 61).

24855 Antelope Inn, Holyhead Road, Bangor

LB GII

A public house built early to mid-19th century. Two-storey scribed render 1+2 window front with stepped plinth. (Cadw 1988, 62).

24856 Gates to Y Glyn, Bangor

LB GII

Built between 1846 and 1861 when the estate was owned by the Chester & Holyhead Railway Company. Coursed rubble masonry. Square tall gatepiers with high plinth; pineapple finials and wrought iron gates. (Cadw 1988, 62).

24857 Railway bridge over drive to Y Glyn

LB GII

Carries the Chester & Holyhead Railway over the base of the northern wooded driveway to Y Glyn. Built c. 1846. Coursed rubble with freestone dressings. Small Gothick bridge with crenellated and corbelled parapet over chamfered pointed arch with plain coat of arms. Flanked by polygonal turrets with ramped bases, freestone caps and timber finials, brick vaulted underside. (Cadw 1988, 63).

24858 Gateway to former walled garden at Y Glyn, Bangor

LB GII

To NE of Y Glyn beside the former stable yard and outbuilding range. Set into the former garden wall. Probably mid-19th century and dating from the period when the estate, then known as Gorphwysfa, was owned by the Chester & Holyhead Railway Co. Possibly reusing earlier wrought ironwork. Rectangular panels to the gates with elaborately scrolled detail. (Cadw 1988, 65).

24859 Lodge to Bryn y Mor, Holyhead Road, Bangor

LB GII

At the bottom of the drive to Bryn y Mor; Menai View Terrace immediately above to the left. Probably contemporary with Bryn y Mor house (c. 1850). Small 2-storey building with 2-window scribed render front; hipped slate roof with stone chimney stack and finials. First floor cill band and plinth. (Cadw 1988, 66).

24860 Menai Vaults, Holyhead Road, Bangor

LB GII

Mid 19th century. Three-storey, 4-window scribed stucco front; slate roof and brick chimney stacks. Six-pane sash windows to 2nd floor and 12-pane to first floor. Bay windows on ground floor either side central window (replacing former central door?). Now called Patrick's. (Cadw 1988, 72).

24861 St James Church, Bangor

LB GII

A parish church built 1866 by Kennedy and Rogers. S chapel added in 1884 and vestry/organ chamber to NE built in 1894 by Harold Hughes. Erected as a memorial to Dean Cotton. Decorated Gothic with curvilinear window tracery. Prominent 3-stage SW tower and broach spire; 6-bay triple nave plan with lower 3-bay chancel and attached NE vestry range. Sneked rubble masonry with Anglesey marble dressings; slate roofs, gable finials, corbelled eaves, stepped buttresses (gabled to chancel) and plinth and cill bands. (Cadw 1988, 73).

24862 Incline Cottage, Penrhyn Railway, Bangor

LB GII

An incline winding house built c. 1790 as part of the Llandegai Tramway, later the Penrhyn Railroad, which took slate carrying horse drawn wagons down the newly constructed Port Penrhyn. Closed in 1879 and subsequently converted into a private house. (Cadw 1988, 75; Boyd 1985).

24863 Tan y Bryn Lodge, Llandegai Road, Bangor

LB GII

Set into the hillside at the base of the drive to Tan y Bryn house; at a splayed angle to the main road.

Dated 1830 to gable and initialed JHC. However, masonry breaks indicate that it probably began as a single storey lodge shortly after the main house was built by Rev James Henry Cotton c. 1810.

The 1st floor was then added in 1830 and the building later extended to the rear.

Two-storey structure with snecked rubble 1st floor and random rubble ground floor and rear. Slate roof, plain bargeboards and overhanging eaves to sides; octagonal rubble chimney stacks including cross roofed lateral chimney breast to N side. Casement windows. (Cadw 1988, 76).

24864 Brynkynallt

LB GII

A late-Georgian house of 3 storey's, with 3-window pebbledash front with quoins and rosette pattern eaves band; hipped slate roof and scribed render and chimney stacks. Lugged architraves to 12-pane sash windows. (Cadw 1988, 77).

24865 Terrace Walls and gated entrance to University, Bangor

LB GII

Terrace running the full length of the SE side of the main building; overlooking the centre of Bangor.

Part of the original design by H T Hare. The ornamental gates and metalwork are by W Bainbridge Reynolds of London. (Cadw 1988, 81).

24866 Revetment walls and railings to Holyhead Road cutting, Bangor

LB GII

A short sunken section of the former London to Holyhead road cut through the hillside. The listed building description considers it to be part of Telford's original design, though it is not included within the survey of Telford's route as it is considered to be earlier, perhaps part of Wyatt's work in this area. Now disused. Of significance because of group value with the late 18th century buildings above. (Cadw 1988, 82; Quartermaine et al 2003).

24867 Alice Williams Memorial Library, Anglican Chaplaincy, Bangor

LB GII

In the garden immediately west of the chapel. Built in 1938 by H L North. Donated by Bishop Watkin Williams in memory of his wife. Arts and Crafts style, single storey with pebbledash elevations and green slate roofs with swept eaves. Twin gabled N side with modern small pane windows; hipped S side with pebbledash chimney stack. (Cadw 1988, 90).

24868 Railway Station, original building, Bangor

LB GII

The main station building is on the 'up' platform and of Italianate classical style, designed by Francis Thompson for the Chester & Holyhead Railway in 1848. It is a 2-storey, 11-window brick structure; scribed rendered 1st floor to platform side and channelled stone faced ground floor with quoins. Hipped slate roof with wide bracket eaves, brick chimney stacks and central bellcote with volute brackets just above eaves. Sash windows with marginal glazing bars and cornices are linked by a lintel band. (Cadw 1988, 93).

24869 Portal at entrance to Bangor Railway Tunnel

LB GII

The Chester to Holyhead railway was proposed to improve links between London and Dublin. The bill was passed in July 1844 with Robert Stephenson as engineer and Francis Thompson as architect, however the portals were built by Mr Foster, the resident engineer for this stretch of the line which was opened on 1 May 1848. The other portal, to the Belmont Tunnel, was rebuilt in 1881.

Egyptian style. Coursed stone; square headed opening with tapered sides. Wide swept entablature and cornice. (Cadw 1988, 94).

24870 Llys Gwynedd

LB GII

Built c. 1830, 3-storey, 3-window stucco front; slate roof, boarded eaves and brick chimney stack to right end. Modern small pane sash windows, right hand windows slightly offset. (Cadw 1988, 97).

24871 No 27 Upper Garth Road, Bangor

LB GII

Said to have been built c. 1843, with alterations to the rear in mid 20th century. L-plan late Georgian 2-storey house with 2-window scribed render front with channelled quoins and band course below eaves. Hipped slate roof, wide bracket eaves and cement render and pebbledash chimney stacks. 12-pane sash windows, with label mouldings to ground floor. (Cadw 1988, 98).

24872 Ebenezer Congregationalist Chapel, Bangor

LB GII

A large chapel, dated 1858, in classical style. It replaced a previous chapel of 1810, and closed in 1967 when it was united with Pendref Chapel. Pedimented 2-storey, 3-window stucco front with oval tablet to the pediment over plain entablature. Rusticated heavily tooled stone ground floor; slate roof. Giant Ionic pilasters flank arched headed 2-light windows with keystones, architraves and cillbands; later glazing, Venetian derived central window with corbels. Central arched entrance with similar arhrtrave, panelled reveals and panelled doors. (Cadw 1988, 100).

24873 Railway viaduct, Afon Cegin, Bangor

LB GII

A viaduct that carries the Chester to Holyhead main line over the River Cegin. The engineer of the line was Robert Stephenson, and the resident engineer Mr Foster. The line was opened in 1848. Seven semi-circular arches. Rock faced and heavily tooled red sandstone masonry with rusticated voussoirs and quoins. Brick soffits to the arches and plinths and freestone impost bands to each pier; cornice and plain parapet. (Cadw 1988, 101).

24874 Quay and stables, Menai Suspension Bridge

The important remains of the quay and stables used during construction of the Suspension bridge. They were reached by a temporary horse-drawn railway terraced in a loop down the side of the hill. (GAT 2004, Report No 553).

24875 No's 9-10 The Crescent, Bangor

Mid-19th century 2-storey, 2-window scribed render fronts with later attics to Nos 12 and 13. Slate roofs, boarded eaves and rendered chimney stacks. Casement windows to attics; 12-pane sash windows below with moulded architraves, those to the ground floors of Nos 11 and 12 have Rococo plaster ornament over the lintels. First floor cill bands, egg and dart moulded and with classical brackets to Nos 12 and 13; bracket cills to ground floor. (Cadw 1988, 19).

24876 No's 4-5 Fron Dirion Terrace, Bangor

Mid-19th century pair of 2-storey, 2 window scribed render fronts with first floor cill band and plinth. Slate roof and rendered chimney stack to left. Sash windows with marginal glazing bars and Tudor labels. (Cadw 1988, 36).

24877 No's 7-8 Fron Dirion Terrace, Bangor

Pair of mid-19th century 2-storey, 2-window rendered fronts with similar classical detail. Slate roof and cement rendered end chimney stacks. End pilasters with acanthus capitals rising to egg and dart cornice and deep entablature with stucco wreaths. Splayed by windows to either end flanking paired entrances under pedimented architrave. (Cadw 1988, 36).

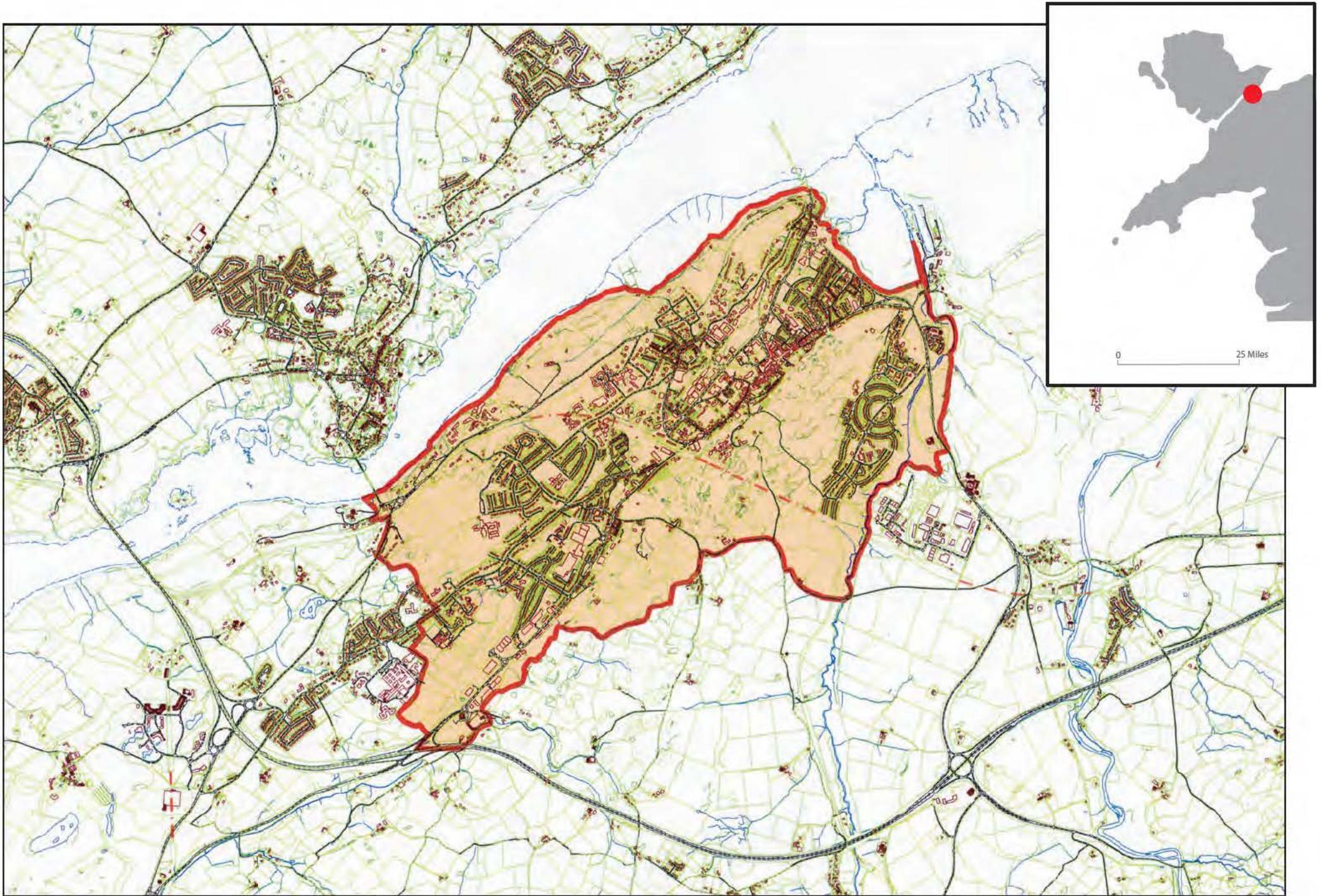


Figure 1. Location Map of Bangor. (1, 3000)

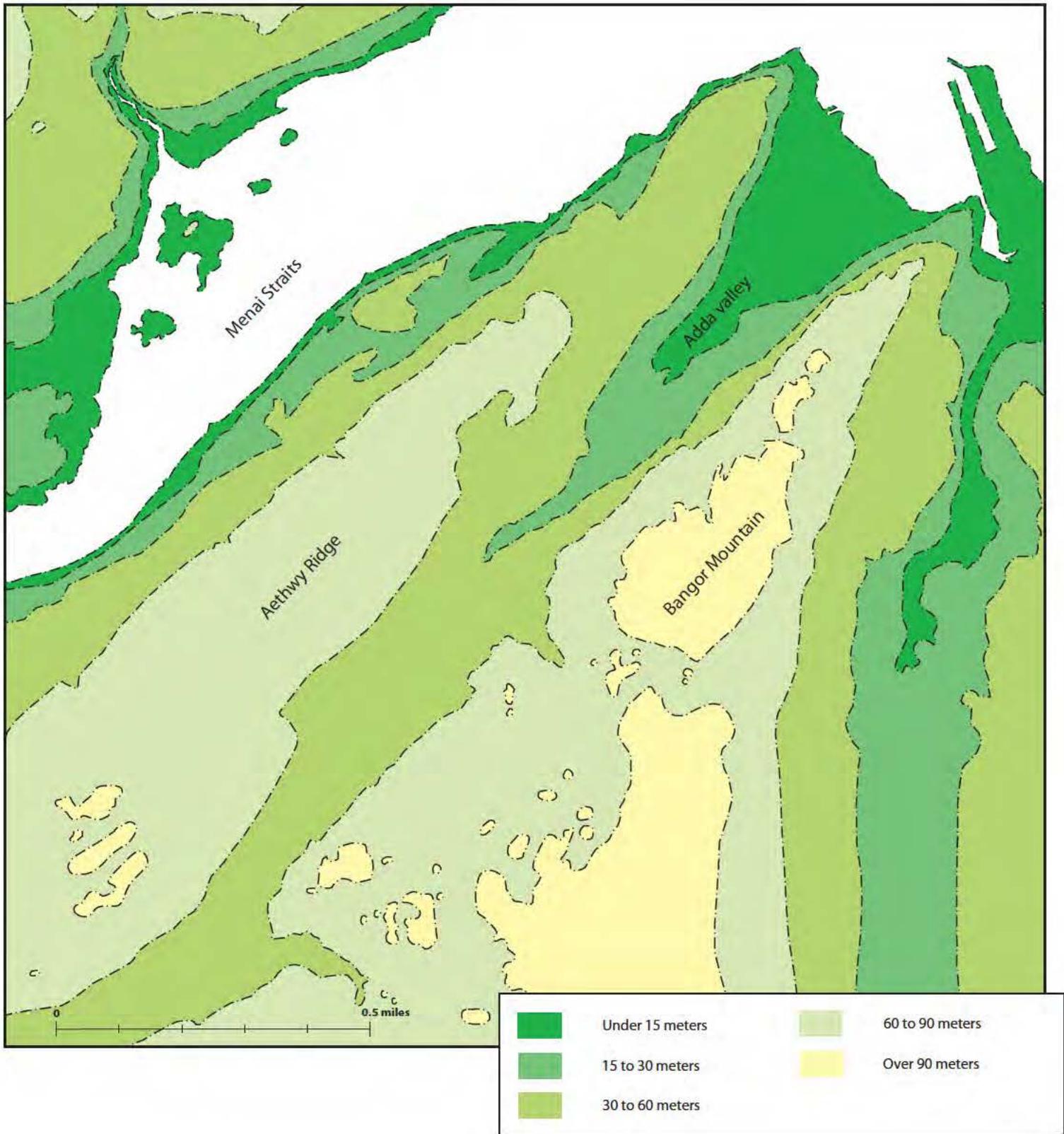


Figure 2. Topography of Bangor

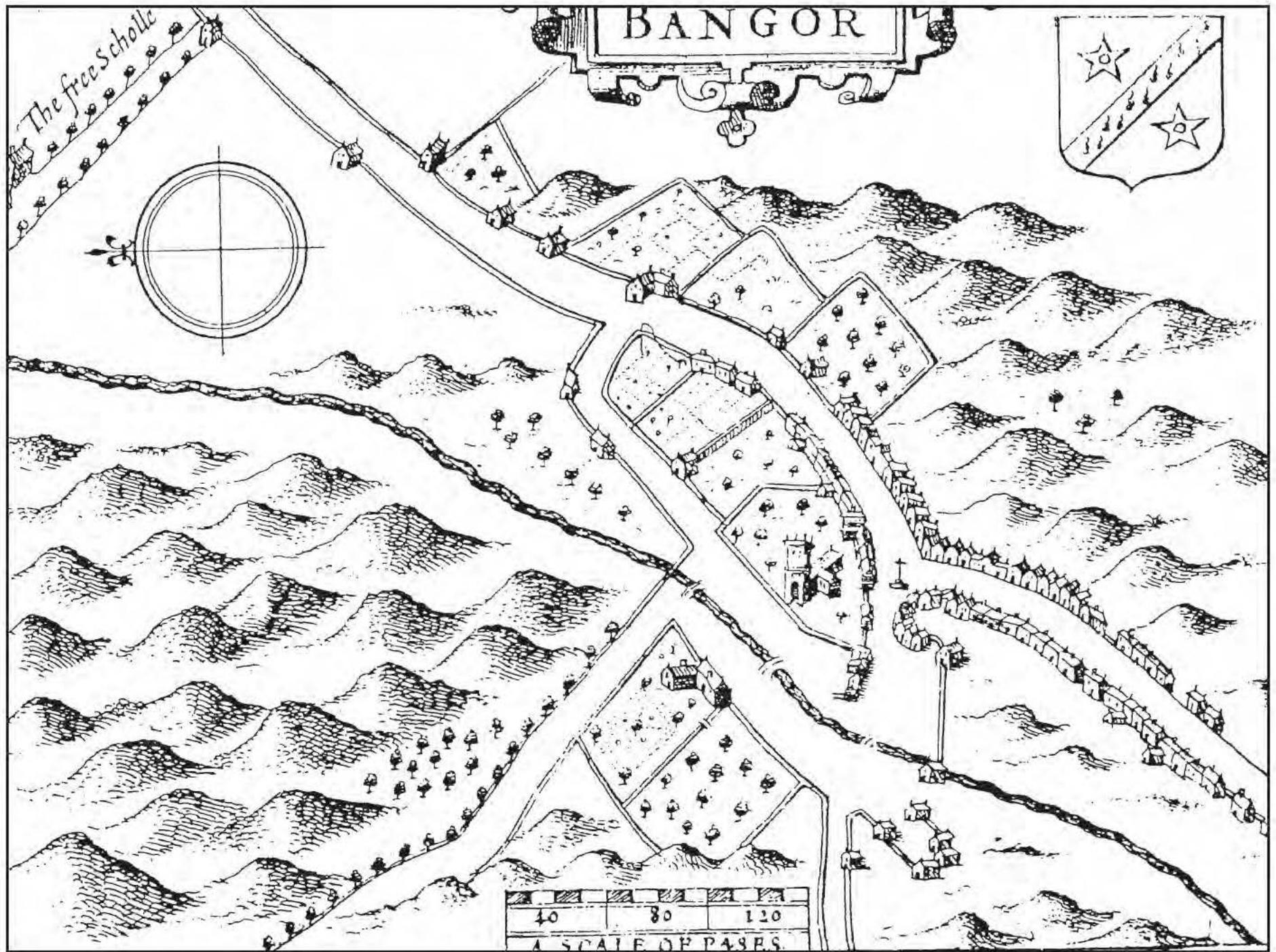


Figure 3. Map of Bangor by John Speed, 1610.



Figure 5. Map of Bangor by capt. Edward Johnson, 1854.



Figure 6a. Map of Archaeological Projects (Scale 1:4,000)



Figure 6b: Map of Archaeological Projects - Central Bangor (Scale 1:2500)



Figure 6c. Map of Archaeological Projects (Scale 1:4,000)

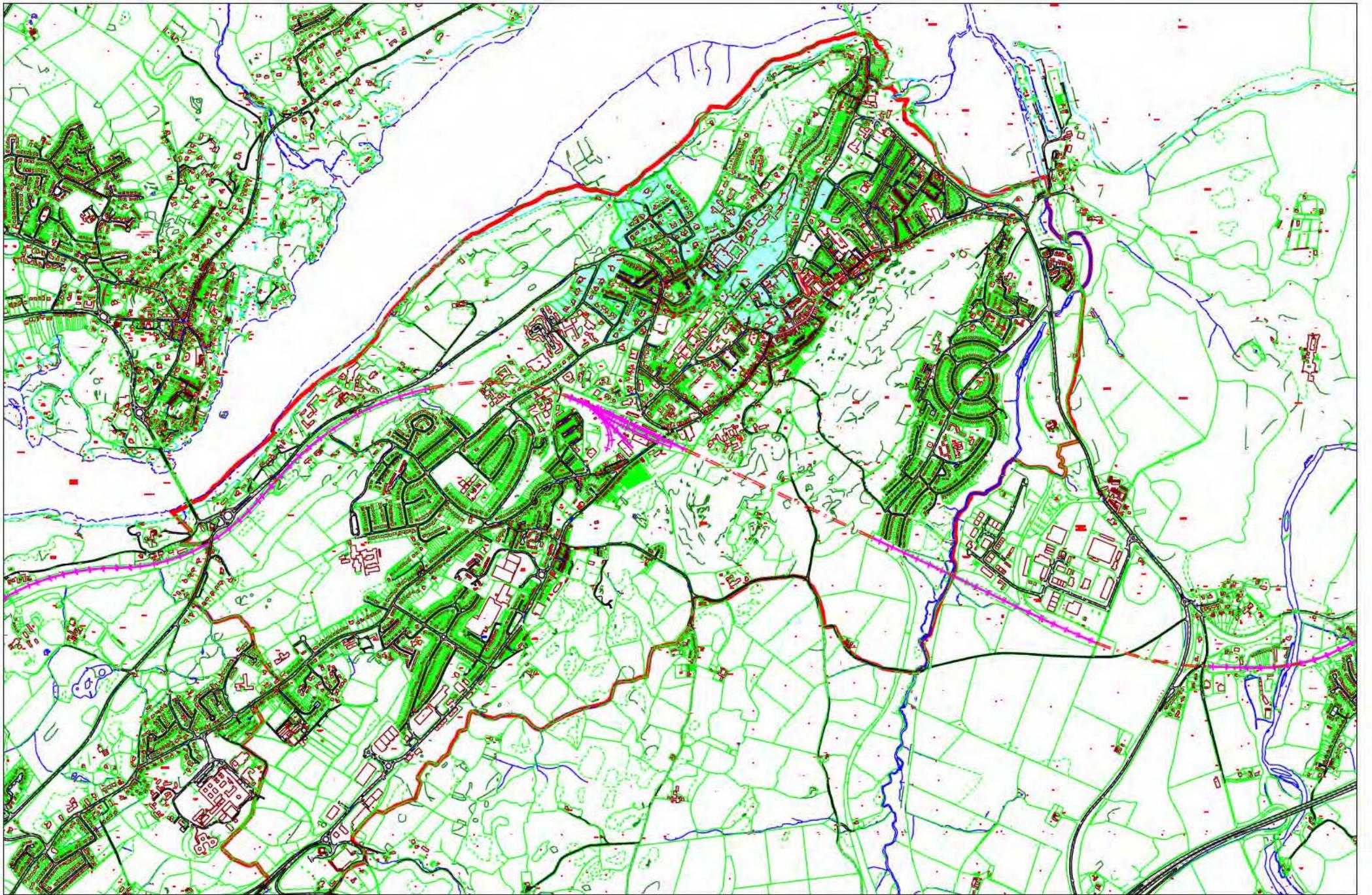


Figure 7. Map of Planning Conservation Areas (1,2000)

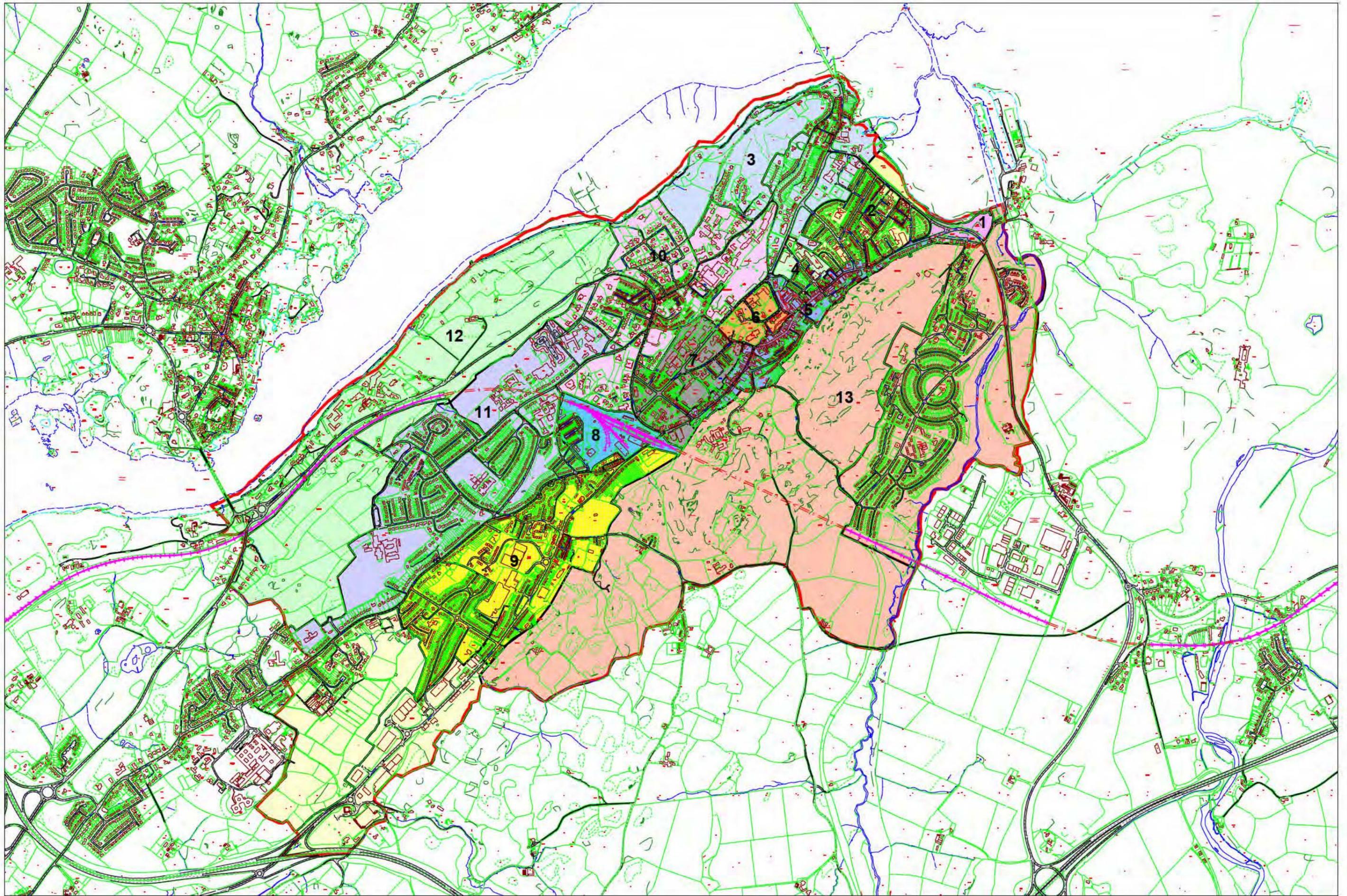


Figure 8. Map of Character Areas (1,1000)

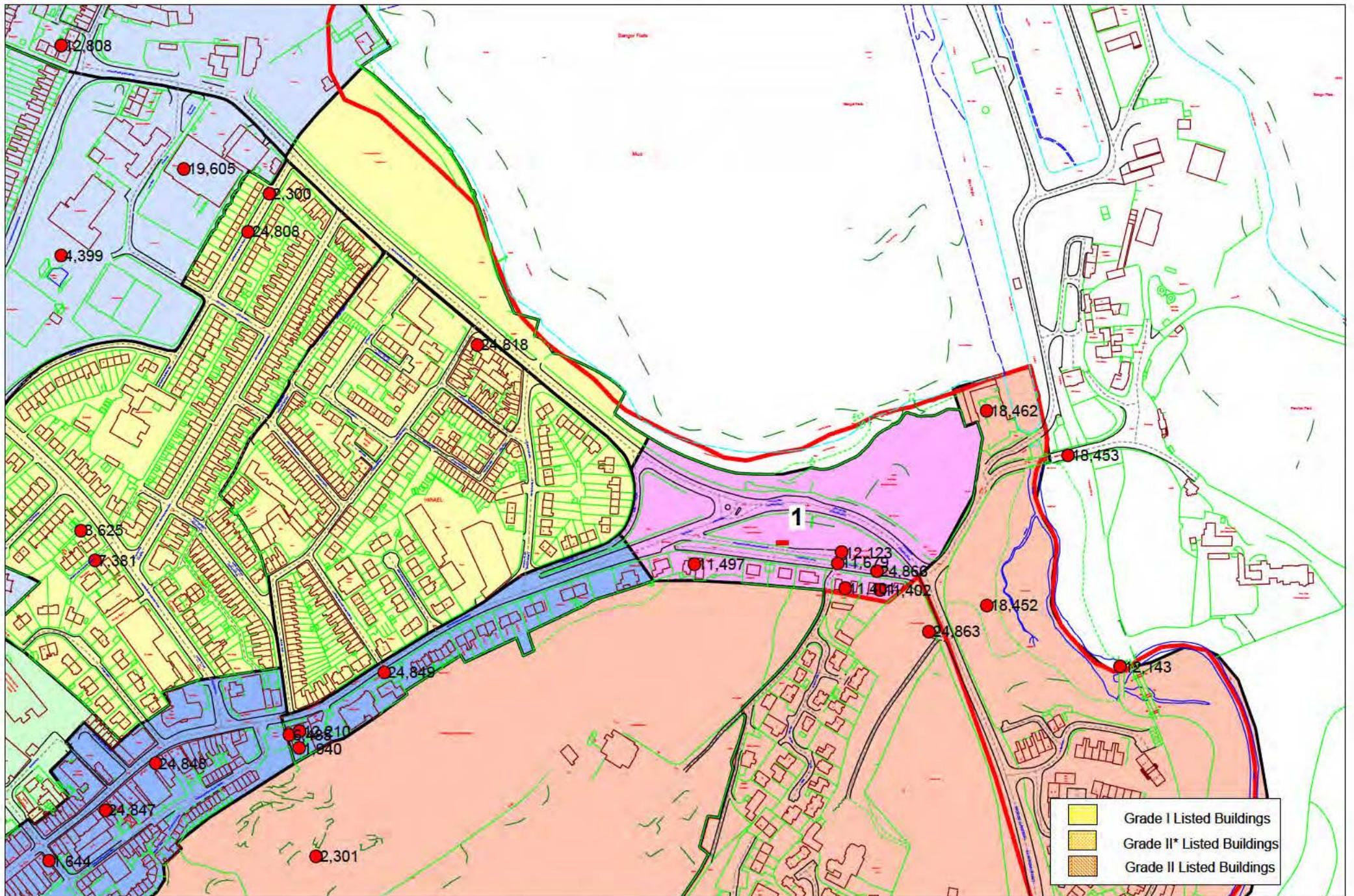


Figure 9. Character Area 1. (1,4000)



Figure 10. Character Area 2. (1,4000)

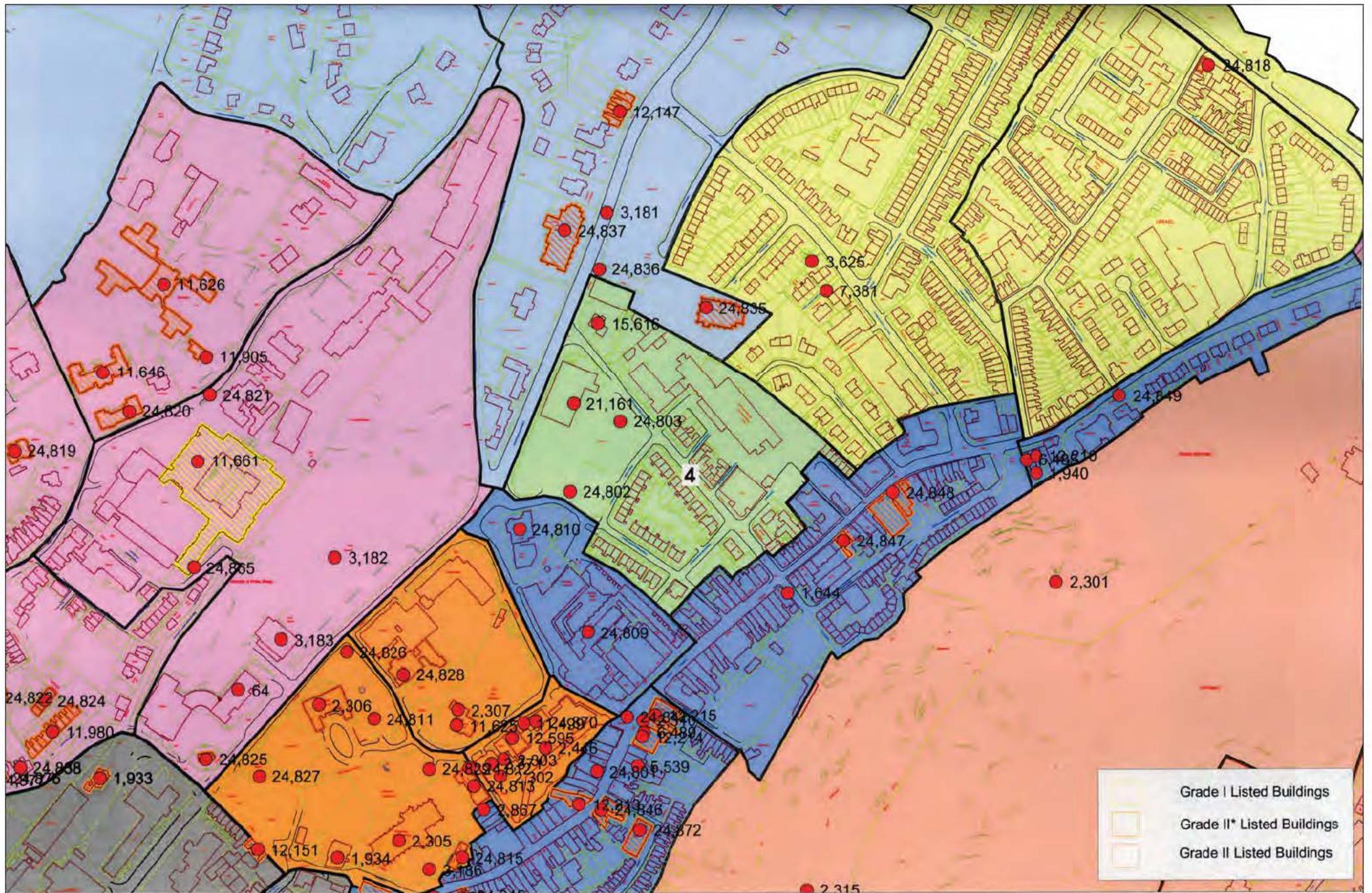


Figure 12. Character Area 4. (1,4000)

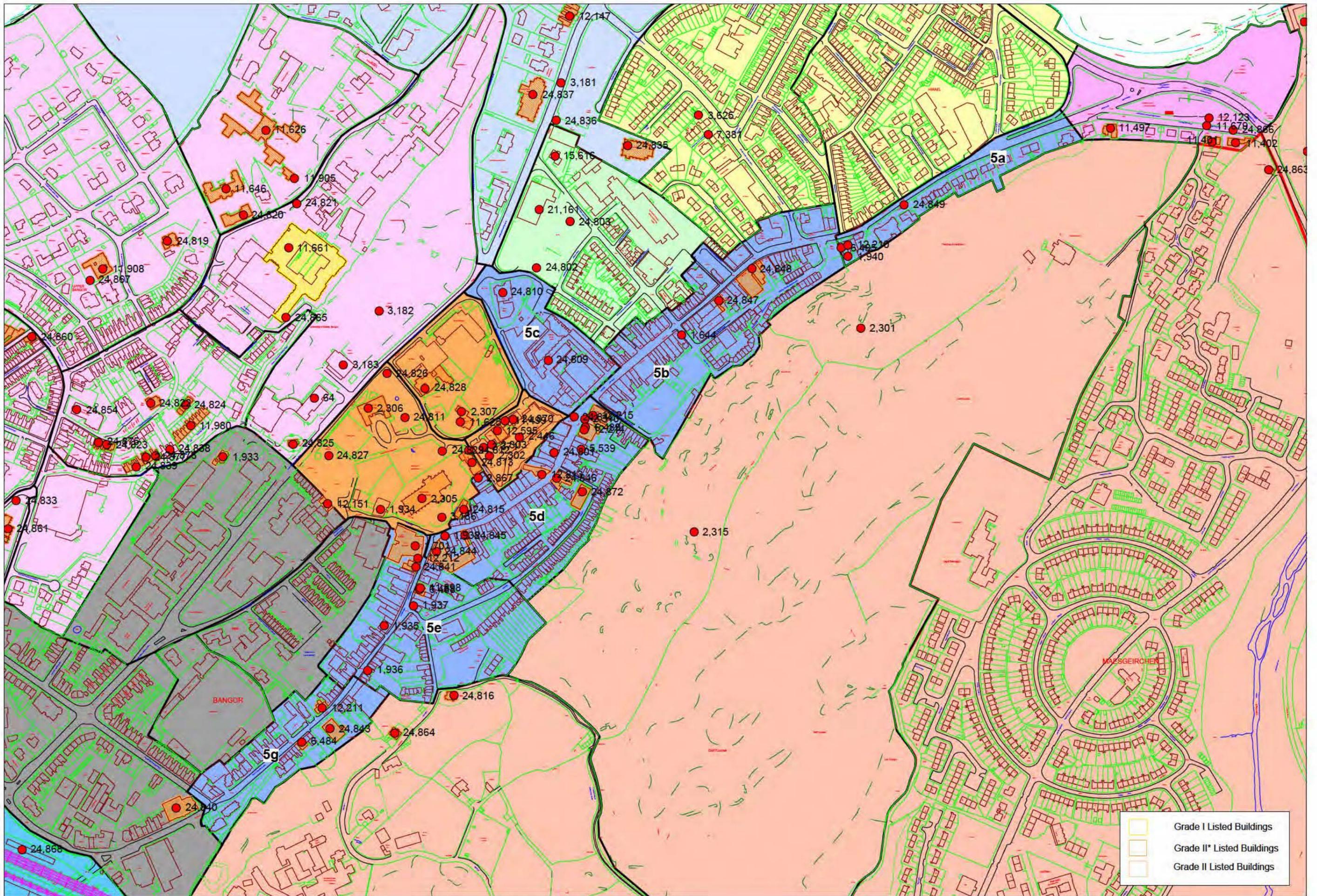


Figure 13. Character Area 5. (1, 4000)

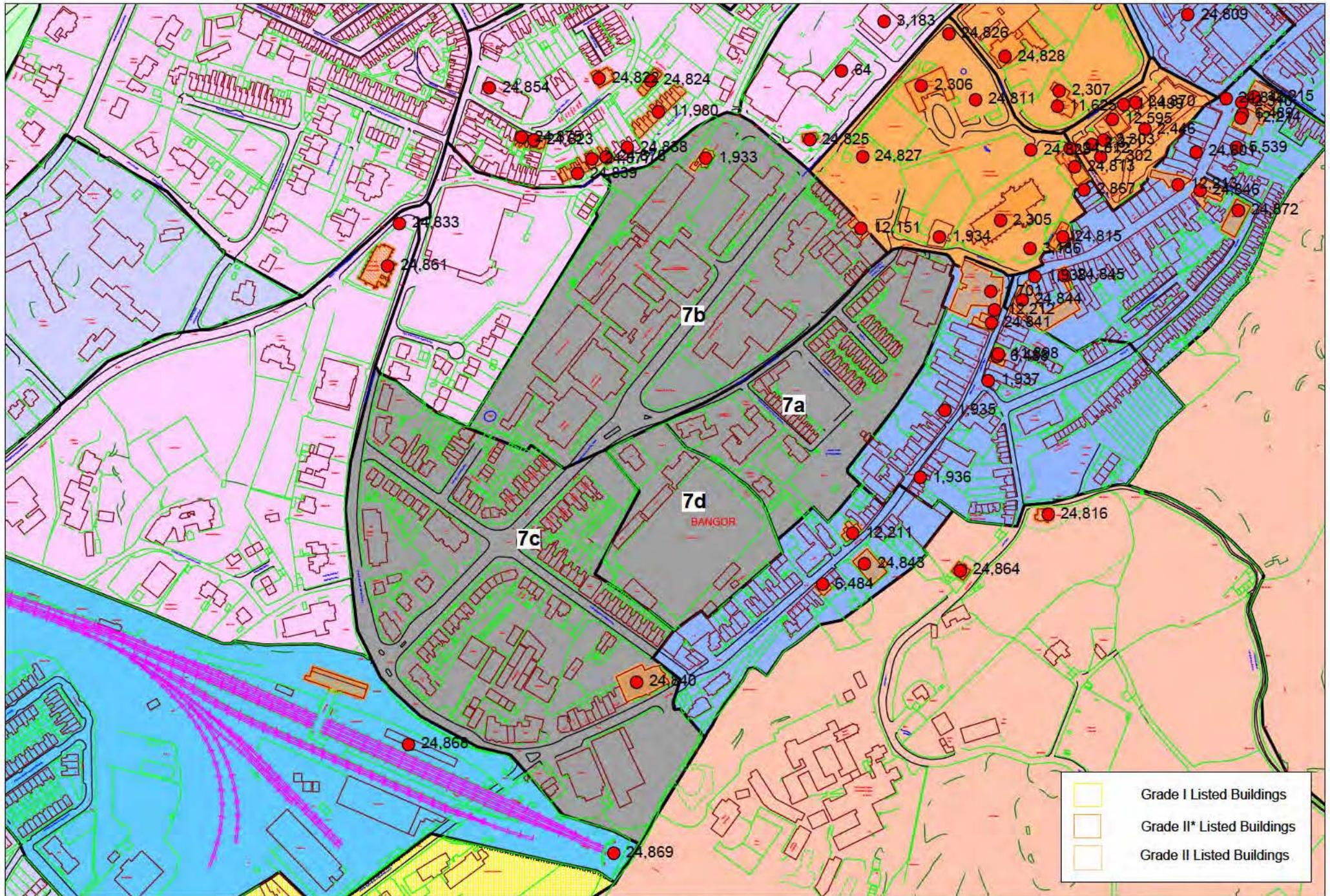


Figure 15. Character Area 7. (1, 4000)

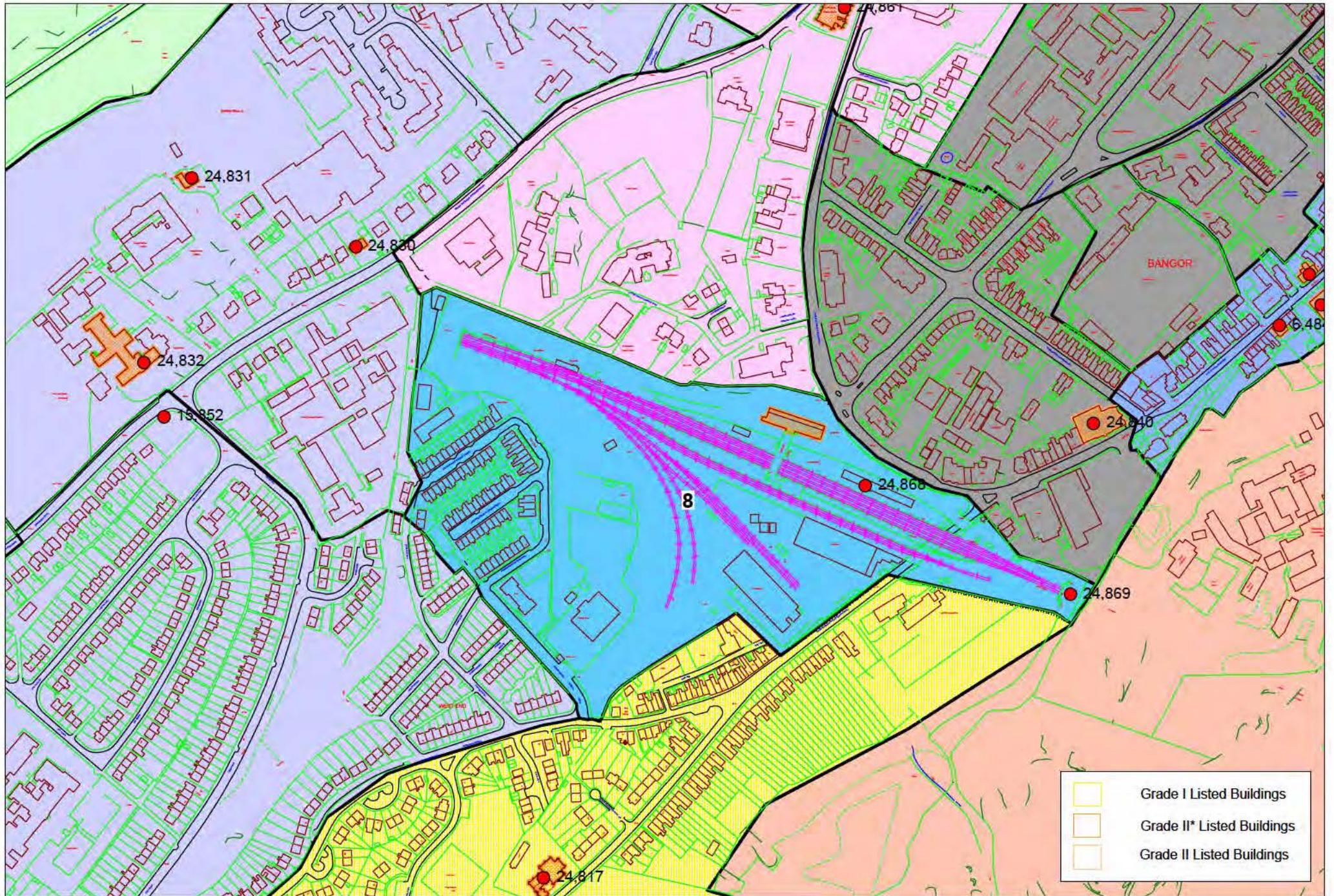


Figure 16. Character Area 8. (1, 4000)

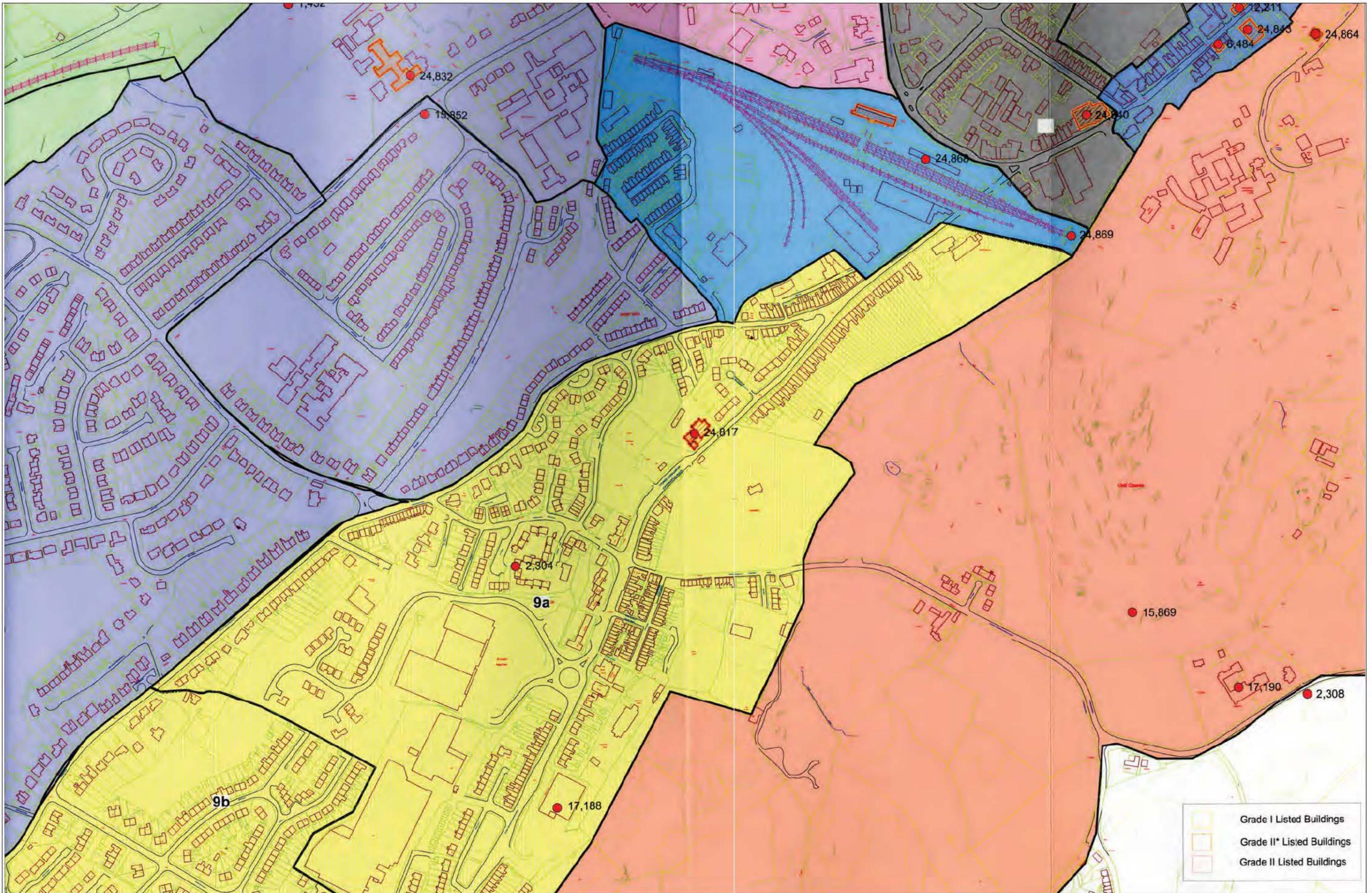


Figure 17. Character Area 9. (1, 4000)

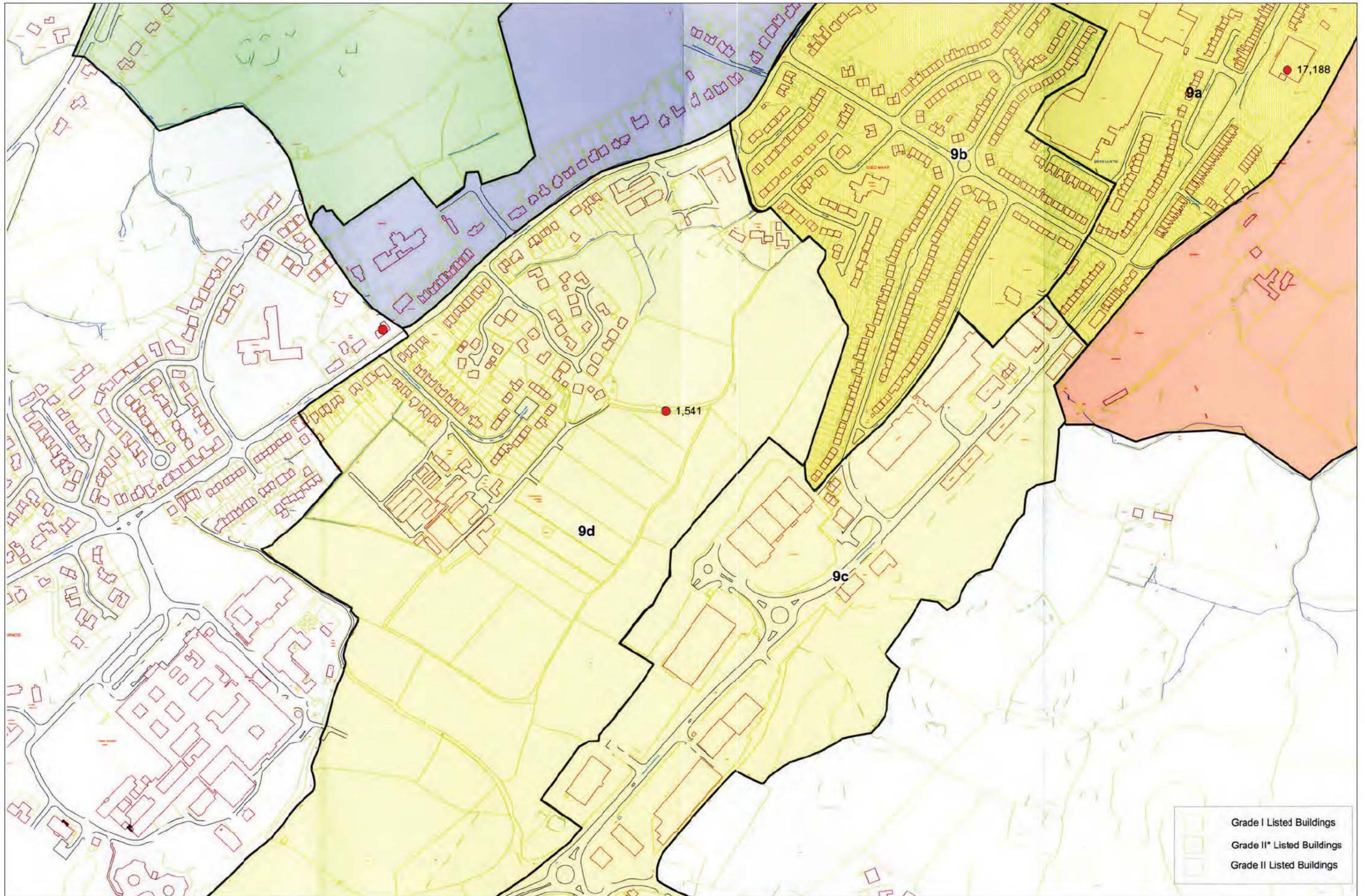


Figure 17a. Character Area 9a. (1, 4000)

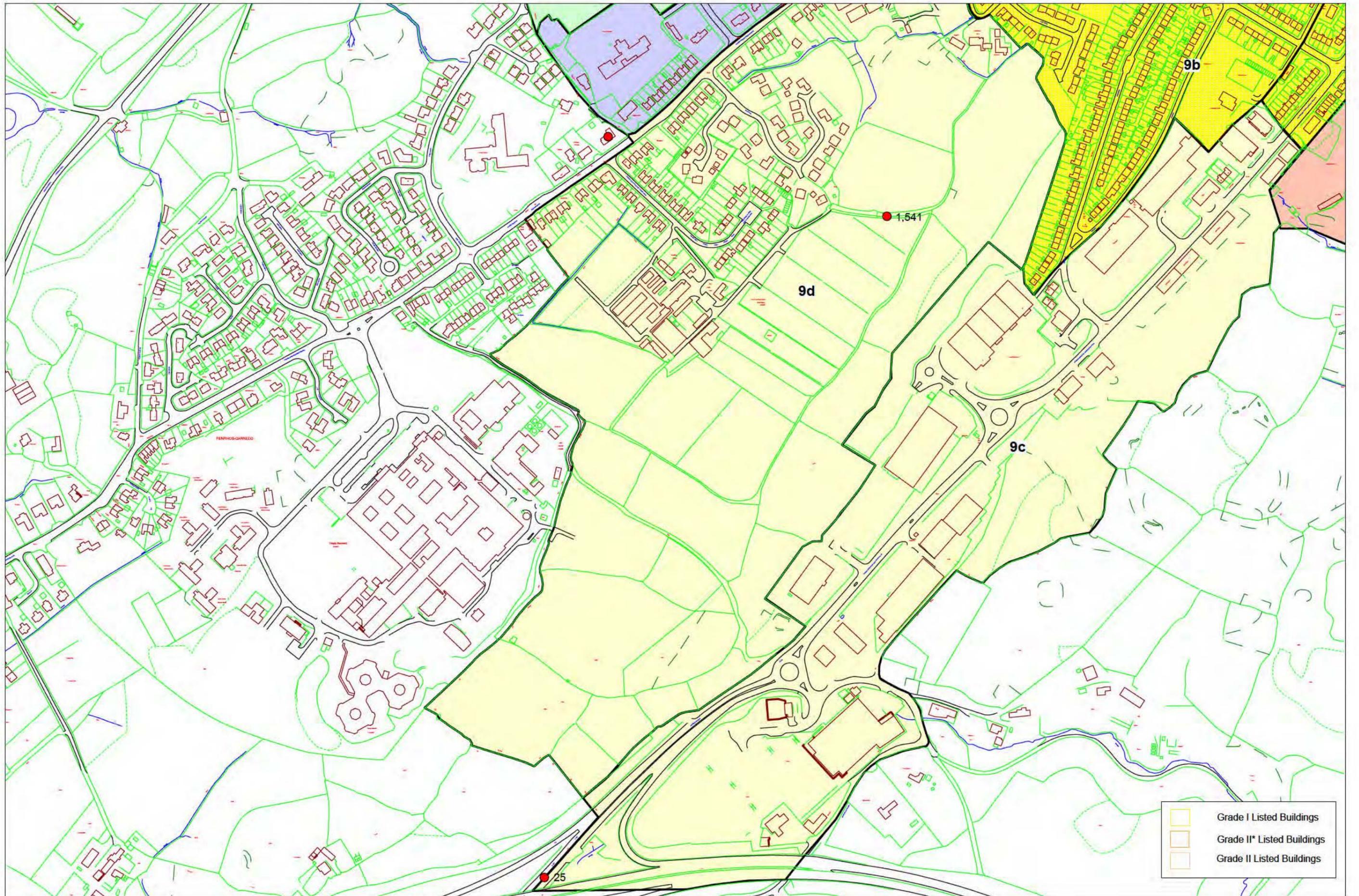


Figure 17b. Character Area 9b. (1, 4000)

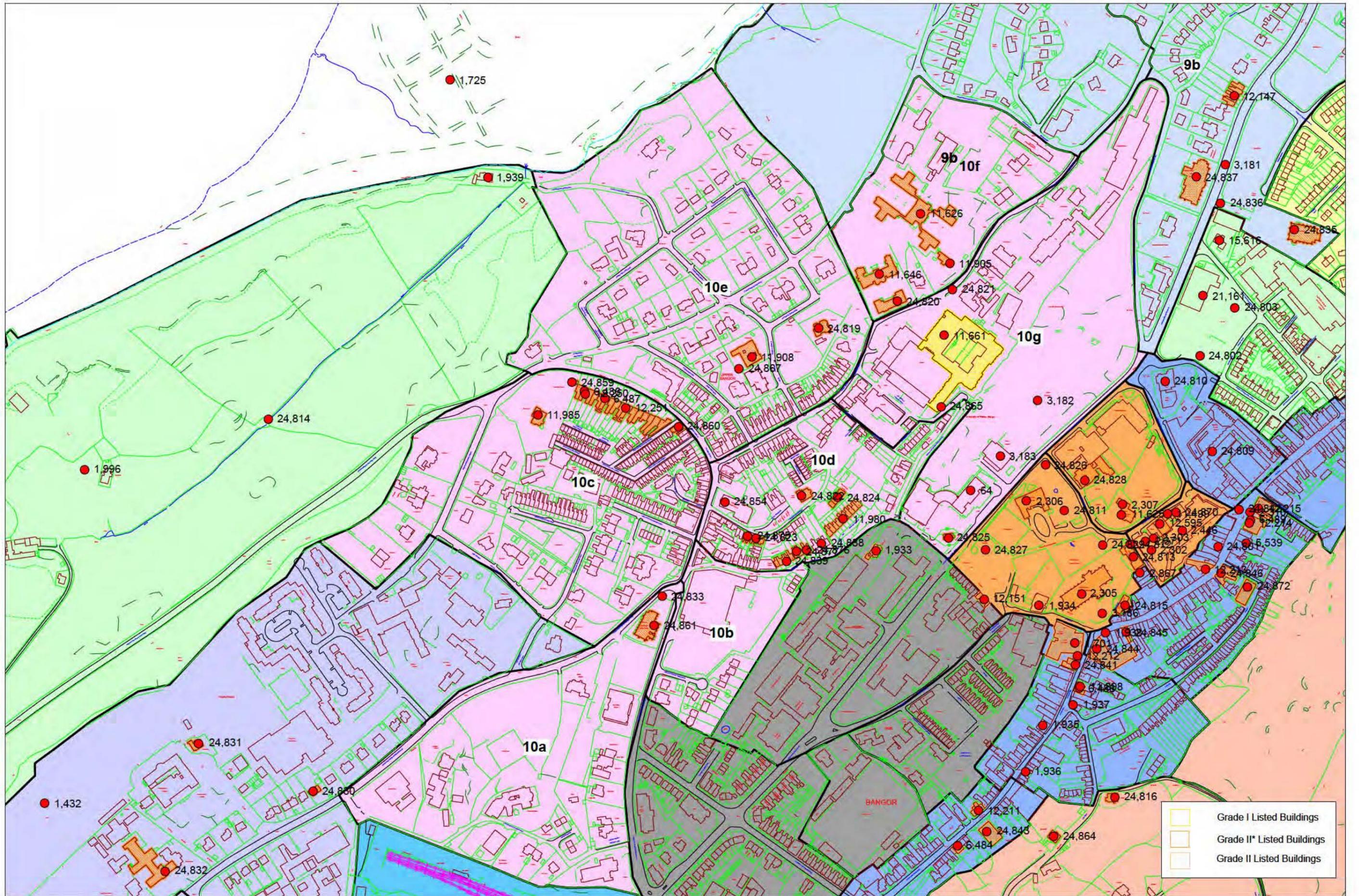


Figure 18. Character Area 10. (1, 4000)

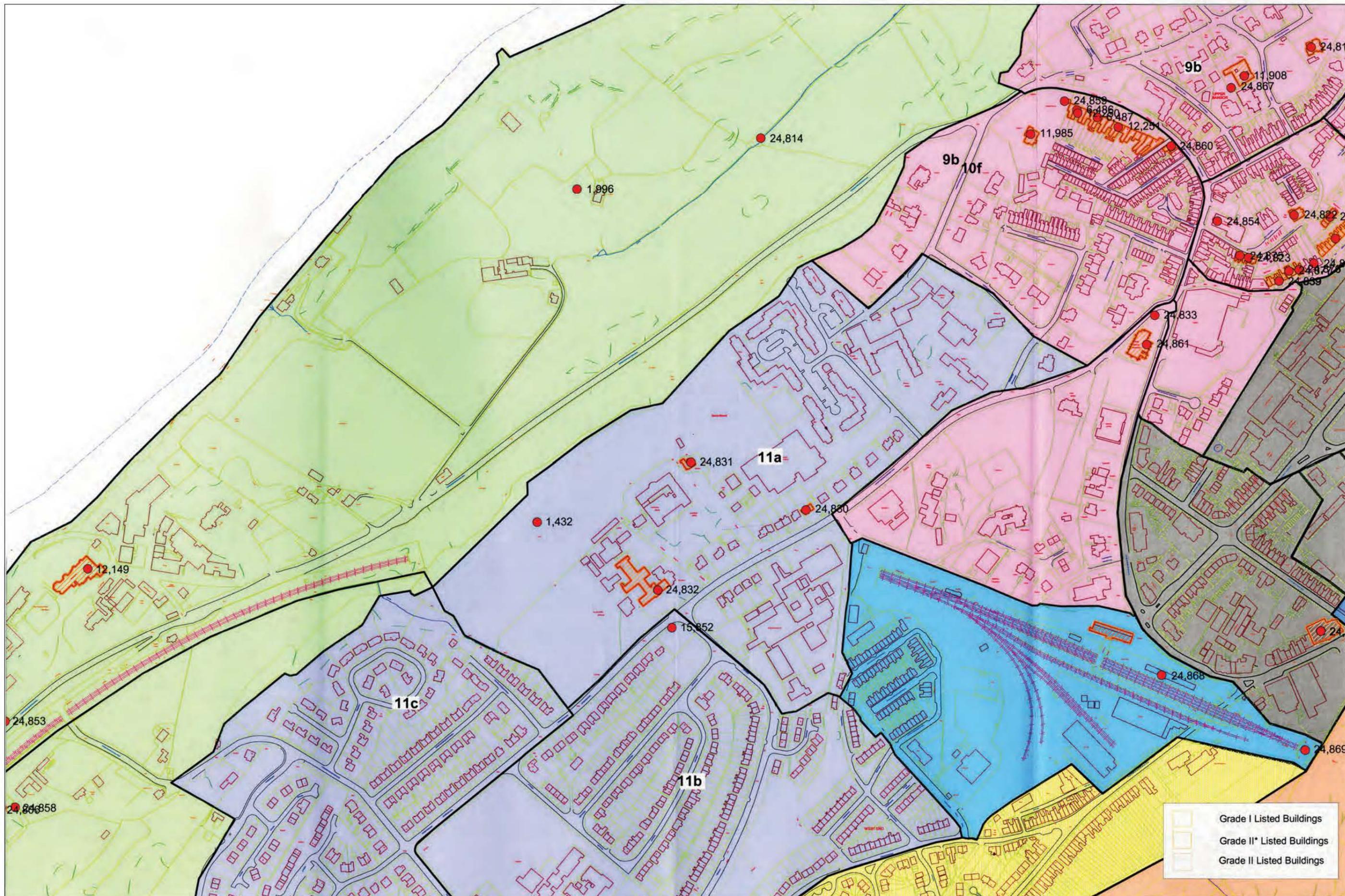


Figure 19. Character Area 11. (1, 4000)

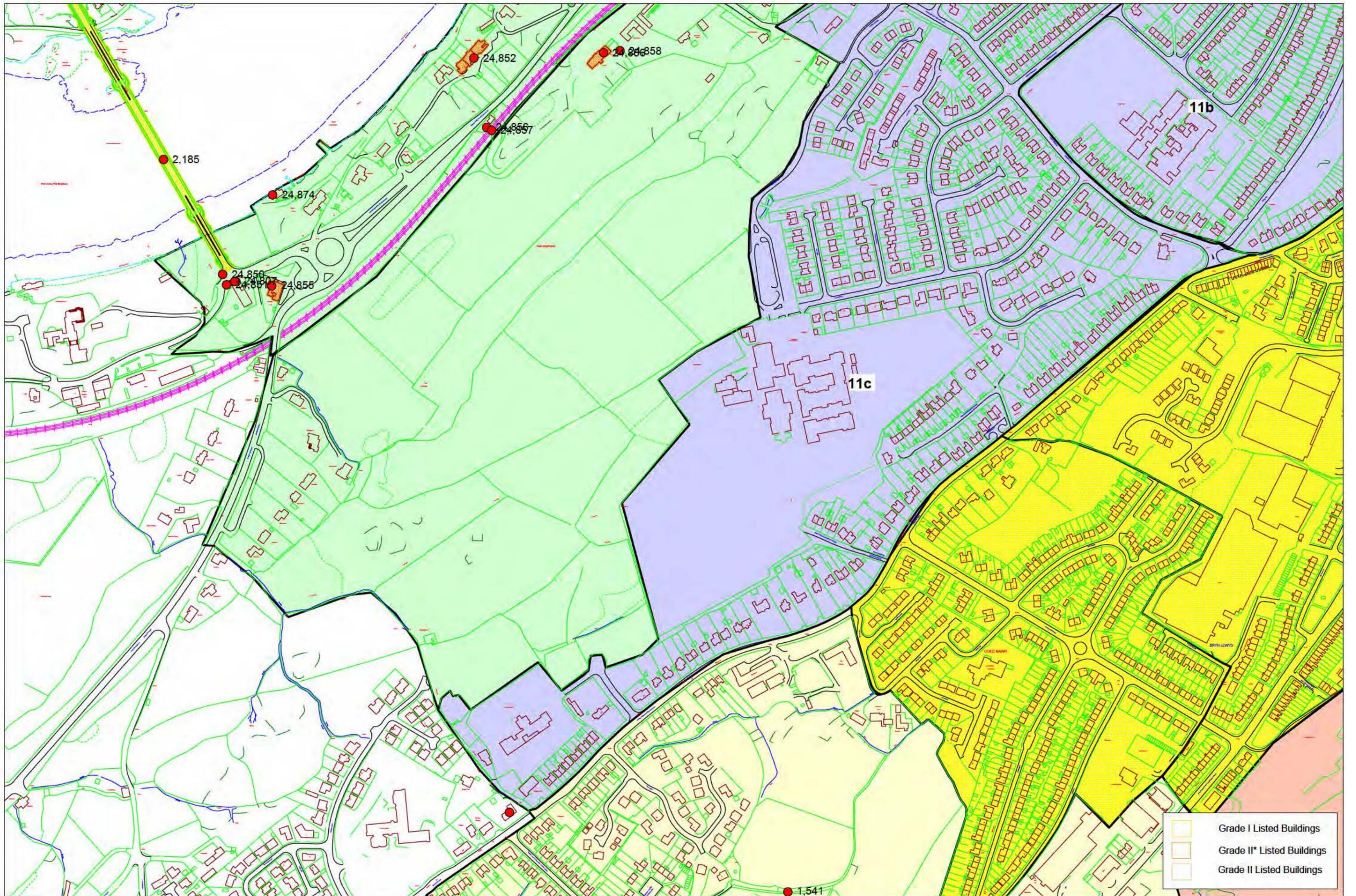


Figure 19b. Character Area 11b. (1, 4000)

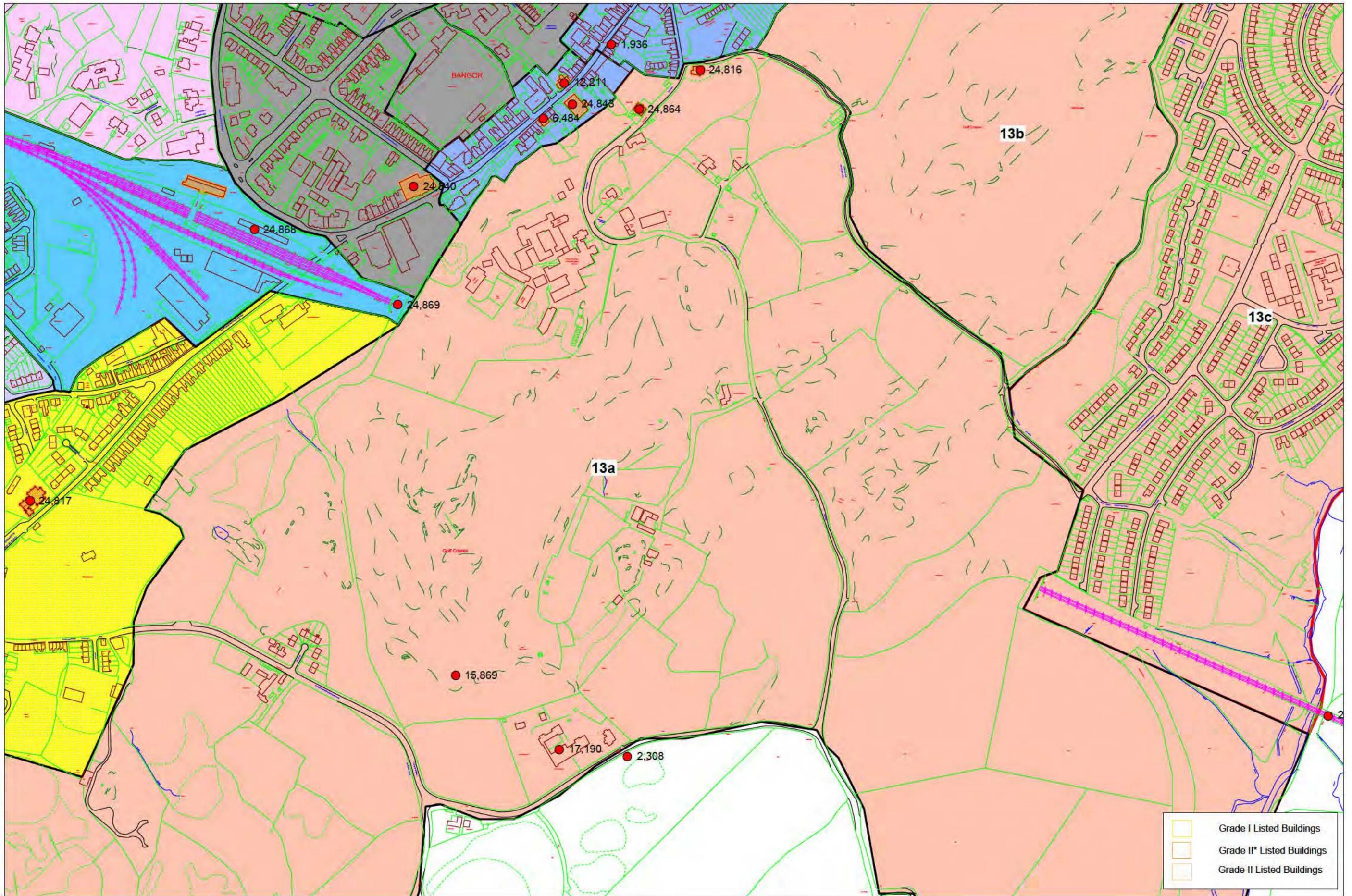


Figure 21b. Character Area 13b. (1, 4000)

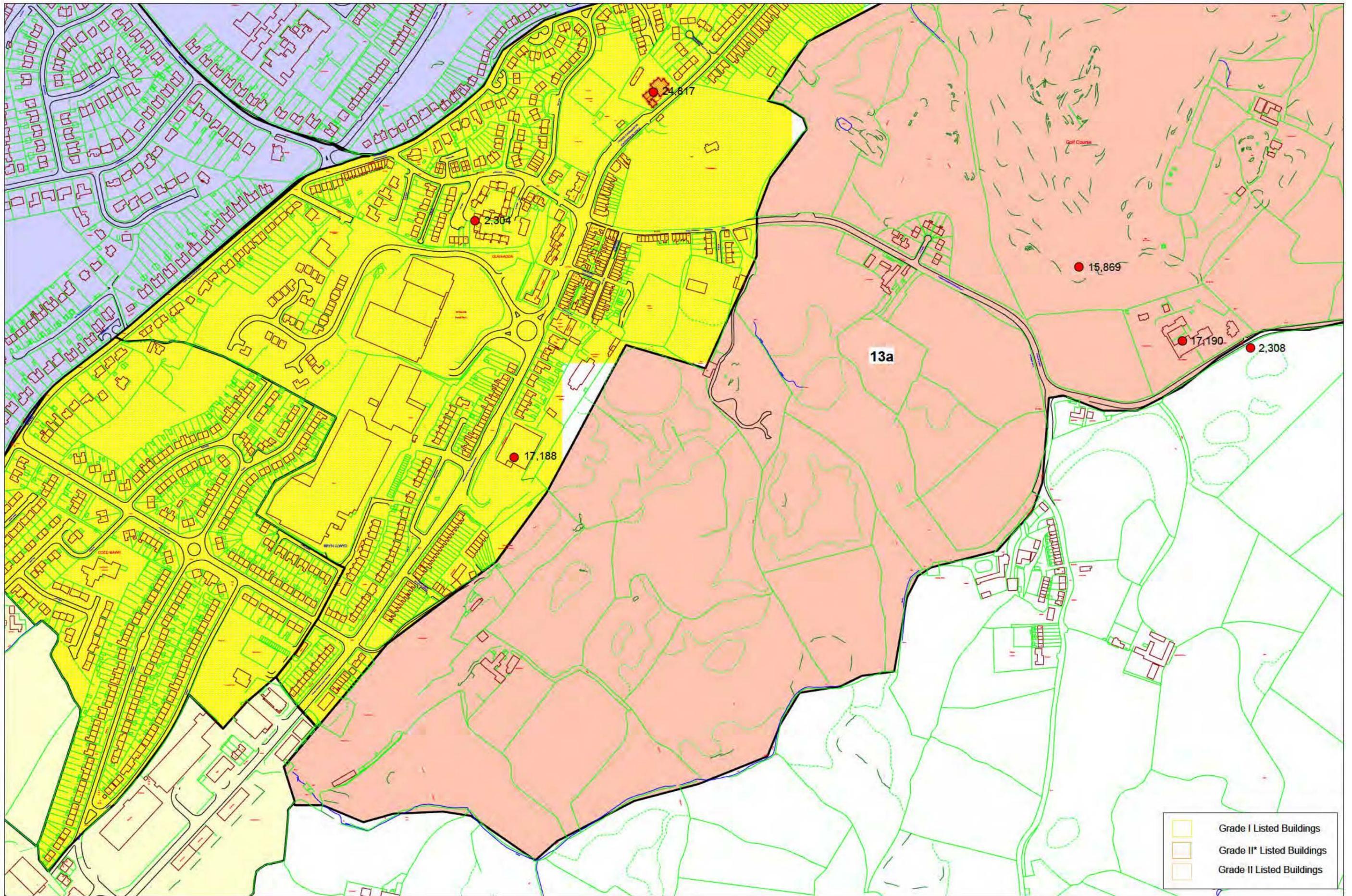


Figure 21c. Character Area 13c. (1, 4000)



YMDDIRIEDOLAETH
ARCHAEOLEGOL
GWYNEDD



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