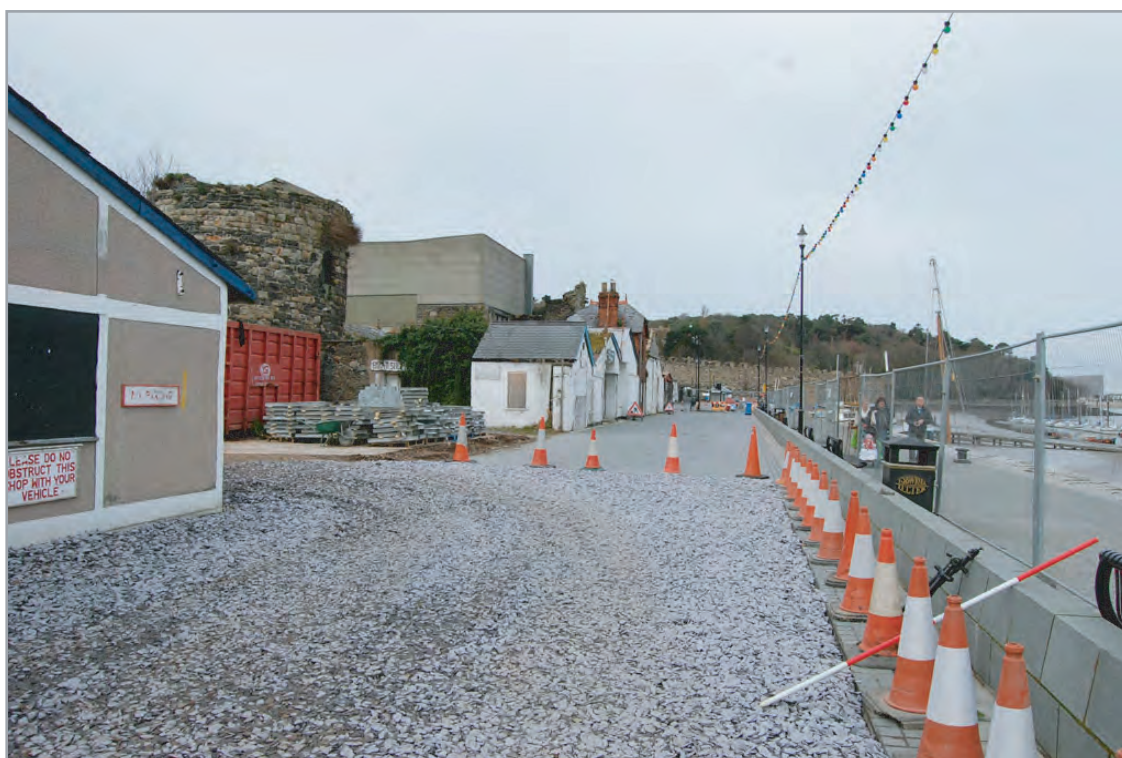


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# CONWY QUAY REDEVELOPMENT PROGRAMME

## ARCHAEOLOGICAL RECORD & WATCHING BRIEF

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### Photographic survey and watching brief

GAT Project No. 2070

Report No. 815

July 2009



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# CONWY QUAY REDEVELOPMENT PROGRAMME

## ARCHAEOLOGICAL RECORD & WATCHING BRIEF

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Report No. 815

Event PRN 43843

Prepared for  
Conwy County Borough Council

July 2009

By  
Andrew Davidson  
John Roberts  
&  
Peter Jones



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# CONWY QUAY REDEVELOPMENT PROGRAMME

## ARCHAEOLOGICAL RECORD & WATCHING BRIEF

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# CONWY QUAY REDEVELOPMENT PROGRAMME

## ARCHAEOLOGICAL RECORD & WATCHING BRIEF

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# CONWY QUAY REDEVELOPMENT PROGRAMME

## ARCHAEOLOGICAL RECORD & WATCHING BRIEF

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### Plates cont.

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# CONWY QUAY REDEVELOPMENT PROGRAMME

## ARCHAEOLOGICAL RECORD & WATCHING BRIEF

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### Plates cont.

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Plate 64: The Quay: Building 20: early twentieth century view of the quay reproduced from Pattinson, 2003. Building 20 is the detached building along the quay front. The L-shape within the quay was subsumed within a quay redevelopment during the late twentieth century.

Plate 65: The Quay: Building 20: early twentieth century view of the quay reproduced from Pattinson, 2003. Building 20 is the detached building along the quay front. Building 20 was situated opposite YARD 03/Building 09

Plate 66: THE QUAY: Building 20: Reproduction of architects' plans for a proposed goods warehouse were received by the council engineer's office on the 26th of November 1895 (Conwy Archives: CMP 23/1/79).

Plate 67: THE QUAY: Building 20: Reproduction of architects' plans for an extension to the building to the SE, submitted on May 12th 1906. This is in the name of the M.L. & N.W. S.S. Co. Ltd. (Conwy Archives CMP 23/2/168).

There are no visible upstanding remains of this structure.



## CONWY QUAY, CONWY

### CONWY QUAY REDEVELOPMENT PROGRAMME: ARCHAEOLOGICAL PHOTOGRAPHIC SURVEY AND WATCHING BRIEF (G2070)

#### *Summary*

*Gwynedd Archaeological Trust completed a programme of archaeological works during the Conwy Quay redevelopment programme. The redevelopment programme included the demolition of all upstanding buildings within the quay and a photographic survey of these structures was undertaken prior to and during demolition. A watching brief was conducted during the demolition programme.*

*The quay was constructed in 1833. By 1901 the area between the quayside and the town wall had been regularised into six yards, each with accompanying buildings.*

*This report attempts to trace the history of the yards and describes the buildings which occupied, each using a combination of primary and secondary sources, as well as observations made during the watching brief. The initial eight upstanding structures were complimented by a further fifteen structures that were identified within the redevelopment area. These structures were either no longer visible above ground level or were subsumed into later structures.*

#### **1.0 INTRODUCTION**

Gwynedd Archaeological Trust was contracted by Conwy County Borough Council to complete a programme of archaeological works during the Conwy Quay redevelopment programme (centred on NGR SH78277762; Figure 01). The redevelopment programme included the demolition of all upstanding buildings within the quay as defined in Conwy County Borough Council Property Block and Key Plan CEU901.09/01#02.

On completion of the demolition works, the redevelopment area was levelled/landscaped. Current development proposals include as part of the Conwy Quay Interim Scheme - part of a phased programme to improve and regenerate the quayside involving demolition and clearance of the site. Proposed facilities include a “Fisherman’s Compound” and an “Interpretation Area” (as detailed in Drawing CEU901.09/01 – Planning 1 to 3).

#### **1.1 Pre-demolition Quay Buildings**

The Property Block and Key Plan (CEU901.09/01#02) identified eight upstanding structures within the quay, prior to demolition (Figure 04):

- Building 01: The Old Fisherman’s Store
- Building 02: The Former Gift Shop
- Building 03: The Old Yacht Brokerage Yard
- Building 04: The Former Chandlery Shop
- Building 05: The Old Custom’s House
- Building 06: The Old Engineering Shed
- Building 07: The Old Aquarium
- Building 08: The Small Store

#### **1.2 Archaeological Programme**

The archaeological programme was undertaken in accordance with Gwynedd Archaeological Planning Service mitigation brief D1248 (Appendix II) and was monitored during the course of the project by Conwy County Borough Council and Gwynedd Archaeological Planning Service.

The archaeological works included:

- a photographic record (internal and external) of all upstanding structures prior to demolition;
- an archaeological watching brief during all demolition works;

- a desk-based assessment of the redevelopment area discussing the historical and archaeological background of the area;
- a report combining the results of the photographic survey, the watching brief and the desk-based assessment, including historic usage and interpretation of buildings.

In addition to the original eight structures listed on the Property Block and Key Plan (see **paragraph 1.1**; Figure 04), Gwynedd Archaeological Trust identified fifteen other structures within the redevelopment area, making a total of twenty-three structures. These structures are discussed in detail in paragraph **4.0** and are listed on Figures 06 to 08.

## **2.0 METHODOLOGY**

### **2.1 Fieldwork**

The site was visited daily during the demolition programme (March 2009).

The interior and exterior of all standing buildings and enclosure walls were examined and notes, measured sketches, and photographs were made before, during and after demolition.

### **2.2 Desktop**

As well as observations made on site, a desktop study was completed using printed literature and archive sources in the following locations: Conwy County Archive; Conwy Town Library and the University of Wales, Bangor. Information was sought from local people, principally retired fishermen and boatmen, many now working for Conwy Mussels and included Mr. Meddings, Kenneth Hughes and Martin Hughes. Ex-employees and proprietors of engineering and timber businesses once operating on the quay, principally Mr. Peter Higginbottom (Llandudno Junction, Conwy) the last proprietor of Higginbottom Engineering who's help was invaluable; Mr Gerald Langdon a retired employee of Higginbotham's, and Mr Richard Abrahams, a retired employee of Crossfield's Timber Yard, Saw Mill and Boatyard. Other important contributions were made by Mr. Llew Groom of Gyffin, Conwy, and Mr. Bryn Hughes boatman and one time Mayor of Conwy. Mr Higginbottom kindly loaned photographs from his personal collection and copies are now lodged in Conwy County Archive, Lloyd St., and Llandudno.

### **2.3 Structure Numbering System**

Plans provided by the client used a combination of numbers (Property & Block Key Plan, Conwy County Council) and letters (Method Statement Plan) which emphasised different structures (see **paragraph 1.1**). For the purposes of this report it was found best to describe structures according to the yards as developed c.1900, and allocating consecutive numbers for each structure within the yard (for the location of the yards, cf. Figure 02).

Existing buildings and walls were located on OS 25" series maps of 1889, 1900, 1913 (Figures 06 to 08), and, where buildings shown on maps no longer existed, traces were looked for on existing walls and ground surfaces. These traces were more tangible in some places than others. As a result of observations on site and documentary research it has been possible to locate **6** yards containing the remains of **23** buildings. Primary Record Numbers (PRN's) have been allocated to each of the structures and yards (see Appendix I).

## **3. HISTORICAL BACKGROUND**

### **3.1 Origins**

The first known settlement at Conwy dates from the establishment of a Cistercian monastery in c.1192 on the west bank of the river and close to the confluence with the River Gyffin. The monastery had been established by monks from Strata Florida, who had first settled in north-west Caernarfonshire in 1186, but had moved to Aberconwy by 1192. The importance of the monastery grew under the patronage of Llywelyn ap Iorwerth, who was buried there in 1240, and who kept a hall there for his use. In 1283 Edward I chose the site of the monastery for his new castle and town. Prior to this a castle had been built across the river at Deganwy, on a site where finds of Roman pottery and imported Early Medieval pottery are indicative of early origins and a site of regional significance. A castle was built there by Robert of Rhuddlan between 1073 and 1088, and this was

followed by a succession of demolition and rebuilding. However Edward's decision to build his castle on a new site on the west bank of the river required the monks to move up river to Maenan, where they were granted new lands in compensation for the loss of their old ones (Hays 1963).

The building of the castle and town were started in March 1283, within days of the arrival of the King to the site. On 17 March Sir Peter of Brampton, who had previously been in charge of diggers at Flint, was on his way to recruit 200 woodcutters and 100 diggers; he was now ordered to hurry them to Conwy, if necessary paying their journey wages out of his own pocket (Taylor 1974). Construction was largely complete by 1287, although works continued into the 14<sup>th</sup> century.

### **3.2 The medieval town quay**

The quay at Conwy stretched along the east side of the town walls, along the west bank of the river (Figure 05). Access could be gained through the town walls at two points: through the Lower Gate (Porth Isaf), which was a heavily defended twin towered gateway, and through the smaller, lesser defended Postern Gate between the lower gate and the castle. The quay was protected on the north by a spur wall which ran some 60m east from the north-east corner of the town walls, and terminated in a round tower in the River Conwy. The wall was designed to act both as a breakwater and as a military defence. A small gateway through it allowed access onto the quay from the outside of the town walls. The spur wall was built in two stages: the stone used in the upper part of the wall is of a different character to the lower, and historical records indicate the lower 12ft was built during the years 1285-6, whilst the upper levels may not have been completed until the early 14<sup>th</sup> century (Taylor 1974, 352). Severe flooding took place in about 1313 which caused damage to the town walls, and in 1315 costs of £93 15s 3 ½d are recorded as being expended on the repair and emendation of the quay of Conway (Taylor 1974, 350). Minor repairs continued to be made to the quay during the later Middle Ages, and official expenditure on the quay is recorded as late as 1535 (Lewis 1912, 105).

Archaeological and later historical evidence shows the medieval quay was located in the area between the Lower Gate and the spur wall. There is no evidence for structures built south of the lower gate until the 18<sup>th</sup> century, when a limekiln and house were built south of the study area. There is no evidence for development within the present study area until after the construction of the new quay in the 19<sup>th</sup> century.

### **3.3 The quay in later times**

The port of Conwy in the late medieval period had not been of great economic importance, and its principal function was the import of essential goods, and its use as a fishing port (Lewis 1912, 195). This status prevailed up to the 19<sup>th</sup> century, when the expansion of the fishing industry combined with the transport of metal ores and slates, led to an increase in the demand for port facilities. In addition, a quay higher up the river had become unusable following changes in the course of the river, possibly caused by the construction of the embankment and bridge. The flat-bottomed boats bringing slates and metal ores down-river from Trefriw were therefore now unloaded at Conwy quay. One other industry associated with Conwy was the production of pearls, which were found in the mussels collected in the estuary. An exceptionally large pearl in the Crown Jewels was presented to Catherine, the consort of Charles II by her chamberlain Sir Richard Wynne of Gwydir. In the mid 19<sup>th</sup> century there are said to have been some 40 people employed in the pearl industry, which produced an average of 160 ounces of pearl a week (Williams 1996).

In order to handle the increased shipping a new quay was constructed in 1833 (PRN 19750 NGR SH7827377632C). This was designed by W A Provis, who had been the resident engineer in charge of the building of the suspension bridge. The scheme had been approved by the burgesses in 1830 (CRO XB2/16) and in 1831 the minutes state "At a general meeting of the Aldermen, Bailiffs and Burgesses held at the Guild Hall and the said Borough on the 26<sup>th</sup> day of February ordered a Contract to be made out with Messrs William Hughes, John Hughes, John Jones and William George, Masons and their Bail for the building of the New Quay under the town according to the plans and specifications of Provis for the sum of £1260". A contemporary account is given by Williams (1835) who states "The harbour is now made extremely commodious by a very fine quay of excellent masonry and great extent, which was undertaken by the corporation, and completed, at an expense to them of thirteen hundred pound in 1833".

There is little evidence for subsequent development on the quay until the later 19<sup>th</sup> century, when the first references occur to the buildings. The general trend of development seems to have been largely from SE to NW alongside the town wall. The OS map of 1889 shows an enclosure lying against the town wall, defined by a boundary wall on the east side parallel to the town wall, and angled return walls. Development is shown in the

areas described in this report as **Yards 1 and 2** to the south and **Yards 4 and 5** to the north. This development had been made possible by the extra width afforded by the construction of the quay. Maps of 18<sup>th</sup> century date show the water encroaching up to the town wall in this area, but once the quay had been built, sufficient width became available for new development. It seems probable, though there is no direct evidence, that the enclosing wall (called Wall A within this report) was one of the earliest developments, and that the east-west walls dividing the yards were secondary. The final division into six yards appears to have been formalised in the early 20<sup>th</sup> century.

The ownership of the yards and buildings (as seen in rates books) changed over the years; in the earlier records there are more individuals listed as owners, either occupying themselves, or letting their property to other occupiers. Only a few properties are owned by the Corporation. By the early to mid 20<sup>th</sup> records show the Corporation as sole owners of all plots on the Quay. A change is also identifiable in function – the earlier uses were more mixed, for example warehouses, stores, timber yards and workshops. By the 1920's/ 1930's most of the quay was dominated by Higginbottom Engineering (**Yards 3, 4** and later **5**), and Crossfield timber and boat building / repair businesses often working in conjunction. After these companies, particularly Higginbottom, closed in the 1980's, despite continuation of the Duncalf family interests associated with **Building 04, Yard 4** and **Building 07**, the Quay went into decline.

The fishing industry of the post World War II period is evidenced by photographs from the 1950's – 1970's, with small trawlers tied up two deep at the Quay, and stacks of fish boxes piled up. Pre-war fishing had been carried out from smaller sail boats. The mussel industry did not use the Quay but did use the foreshore either side.

The Ministry of Transport planned a new trunk road and bridge which would have destroyed the Quay and buildings (XB2/661). An Inquiry in 1939 showed that the plan was to build a new bridge (the one opened in 1958) with a road turning from the west end along the Quay and below Bodlondeb. This would have cleared what A. J. Taylor, in his presidential address of 1969 called, “a motley assemblage of buildings, many of them unsightly” (*Arch. Cambs. 1970*, p 7).

More recent uses of the buildings on the quay included an aquarium at the north end, a chandlery and boat yard, and an ice plant at the south end.

#### 4.0 GAZETTEER OF BUILDINGS

(**Note on orientation:** for ease of reference in the descriptions below, the elevations have been generalised thus:

- **north** is used to describe the *northwest facing elevations*, i.e., towards the spur wall and the north coast;
- **east** is used for those elevations facing the quay and river to the *northeast*;
- **south** refers to the *southeast facing elevations*;
- **west** to those facing the town wall on the *southwest*.

As discussed above, it is thought there was little development on this site until some thirty years after the construction of the new quay by Provis in 1830. The earliest complete representation of the site is the 1889 OS map (Figure 06) which shows part of the site as open yard or undeveloped. By 1900, however, the area appears to have been rationalised into six clear yards or plots, each of which can still be identified today (Figure 07 for the 1900 map and Figure 02 for the location of the yards). The width of each plot was approximately 65 feet. It would seem likely that Conwy Corporation decided to end piecemeal use of the site, and divided it up into specific areas.

The east wall which runs the full length of all the plots and clearly defines their eastern limits had already been built by 1889, and must have been one of the earliest of the features. This is referred to as **Wall A** in this report (Figure 03). The cross-wall dividing each plot have, for reference, been called **Cross Walls B, C and D** (Figure 03).

All buildings are identified by a unique number based on that used for Conwy Quay Redevelopment Drawing CEU901.09/01 02 Figure 01), which lists all upstanding buildings (**Buildings 01 to 08**). As additional buildings

(or the sites of additional buildings) were identified during the course of the study new numbers **09** to **23** were allocated. Each element has also been allocated a PRN (Primary Reference Number, see Appendix I) which is the reference number by which it is identified in the regional HER (Historic Environment Record).

Reference is made within the text to historic photographs reproduced in two volumes by E. M. Pattison (2003). Some of the photographs are reproduced in this report. Reference is also made to primary documents held by Conwy Archives (references prefixed CP or CMP) and Gwynedd Archives (references prefixed X\).

The buildings will be described by each of the yards or areas in which they lie, starting with yard 1 at the south end of the site (see Figure 02). Cross walls running between wall A and the town wall will be described within each plot description and are listed on Figure 03.

#### **WALL A (PRN 19751; NGR SH78297077590C)**

Enclosure Wall A was extant on the 1889, 1900 and 1913 editions of the 25" Ordnance Survey Maps (Figures 06, 07 and 08 respectively; see also Figure 03). This enclosure wall was subsequently altered, with new gateways inserted and portions removed (plate 02). In its original form it appears to have been a mortared rubble stone wall some 2.0m high, though it was subsequently raised. The earlier cross-walls dividing the yards were similar, but have subsequently been incorporated into buildings and raised in height, often to over 3.0m (plate 01).

**NB. Only Buildings 01 to 09, 13, 14 and 23 were extant during the recording and watching brief phases. All other buildings (10 to 12, 15 to 22), were identified through archival research and/or on-site identification.**

#### **YARD 1 (PRN 30451; NGR SH7829077593C)**

##### *History*

This is the southernmost yard, and slightly smaller in area because of the angle of **Wall A** to the south. The 1889 OS map shows it with two buildings along the north and west sides (**Buildings 01** and **18**; Figure 06). Only **Building 01** remains, but this might be a later brick-built replacement utilising the pre-existing stone walls that define the plot boundaries to the north and east.

Cross Wall **A**, located between **Yard 1** and **Yard 2** survives as a rubble-built mortared stone wall 3.0m high, of which the topmost metre is a later addition (plate 01). Part of the wall became the north wall of **Building 01**, whereas **Building 02** formed a lean-to on the north side. An entrance from **Building 01** had been inserted through the wall, linking **Yards 01** and **02** (plate 01).

#### **Building 01 (PRN 30452; SH7829077600)**

##### *History and Interpretation*

In the late 19<sup>th</sup> century, **Building 01** was a store or warehouse. Evidence for this includes street and business directories, plans (Conwy County Archive **M&P 23/2168**) and a piece of desk recovered from the remains of **Building 01** with business cards and letterheads dated 1889 and 1890 adhered. Later it became part of A.J. Ley's bottling plant and store (shown either as a bottling plant or named as A.J. Ley in various street and business directories). The yard associated with this building was enclosed with an entrance through **Wall A** south of **Building 01** (plate 02). There were signs of a blocked entrance through the south yard wall also. A.J. Ley's bottling plant was originally confined to **Building 2 (Yard 2)** but expanded into **Building 01**. The combination of **Buildings 01** and **02** and **Yards 1** and **2** into a single business seems to have also happened later when J. Crossfield's timber yard and saw mill was located in both, with **01** probably being the office.

A blocked up doorway was found in the north elevation of **Building 01** linking both buildings and yards (plate 03). The north exterior wall of **Building 01**, covered by **Building 02**, was rendered, which suggests it was originally constructed to stand alone, and **Building 02** added later (plate 04).

The final use of this building was as a fisherman's store and the yard was the location of the ice production and storage plant but this function was unconnected with the building. The first ice plant was erected in 1963 (pers. comm. various) and produced and stored shaved ice for the icing of boxed fish after landing. Previously the ice had been bought in blocks from a supplier in Llandudno (pers. comm. Mr Meddings). The ice plant which was in situ at the time of demolition was a 1993 replacement (plate 14).

### *External description*

A two-storey brick building which incorporates **Wall A** and the cross-wall (Cross Wall A) between **Yards 1** and **2**, located in the north-east corner of the yard. The west end elevation was largely of red brick using a stretcher bond though the upper part of the gable had been rebuilt in grey brick (plate 06). No openings were visible in this wall.

The south side facing the yard measured 10.84m in length and 3.95m in height. This elevation was in red brick (stretcher bond) partly covered by roughcast render (plate 05). On the ground floor were two doors and one window, whilst on the first floor were three windows and a door. A single stack brick-built chimney rises from this wall, between the two windows, surmounted by a bishop-style chimney pot. The east elevation measured 4.48m wide and 5.90m high, with overhanging eaves (plate 07). The elevation included a ground floor entrance to the south (2.00m high and 1.00m wide), with a large horizontal window (3.00m wide and 1.20m high) north of the door.

The roof was of slate, with 3 vents (one on the south side and two on the north side; plate 15).

### *Internal description*

The ground floor comprised two rooms divided by a timber partition (plate 08). Internal walls were rendered, the floor was concrete and the first floor supported on wooden ceiling joists. There were remains of one ledged and braced door and one ledged door surviving in the south wall (plate 09), and a ledged door in the east wall (plate 10). The east window contained 6 fixed lights (arranged horizontally 3 x 2). Reinforcement bars were also attached and an internal wooden sill lay immediately below. An RSJ lintel supported the wall above the window and the door of the east wall.

The ground floor partition consisted of an upright wooden panel, 2.20m high and 2.70m wide, attached to a wooden frame (plate 08). The floor of the building was sunken in the middle and it was first thought this might reflect some specialist function, but after demolition it was seen that the original floor had subsided, and that the concrete skim was merely a poor repair covering, but not levelling, the floor. The first floor, also divided into two rooms, was plastered and decorated for use as an office, with skirting board and plaster ceiling (plate 11). In the south wall a fireplace (removed) connected to the brick chimney. Either side were two narrow eight pane sash windows (4+4) with moulded architrave.

## **Building 18 (PRN 30453; NGR SH78287758)**

### *History and Interpretation*

**Building 18** occupied the full width of **Yard 1**, lying against the town wall. This building is shown on the 1889, 1900 and 1913 OS 25" maps (Figures 06 to 08). There is no firm documentary or photographic evidence for this building or its function. There is no clear evidence surviving on either of the cross-walls or the medieval town wall, though surviving plaster on the north and south cross-wall suggests they were partly internal (plate 12).

## **Building 23 (PRN 19749; NGR SH78287758)**

### *History and Interpretation*

**Building 23** was the ice plant within **Yard 1**. It was first built in 1963 to provide and store shaved ice for the icing of fish as they were unloaded on the Quay. Ice was not taken to sea. Before this, ice was brought in block form from Llandudno (pers. comm. Mr. Meddings, Martin Hughes, et. al.). A good view of this building can be seen on page 128 (E.M. Pattinson, vol. 2), in the view showing the Civic Hall ablaze (plate 13). It is the tall grey structure between tower 2, and **Building 01**. This was replaced in 1993 by the smaller unit which existed at the time of demolition, which was supported on parallel brick walls. This unit produced ice on demand but did not have the capacity to store surplus ice (plate 14).

## **YARD 2 (PRN 30454; NGR SH78287760C)**

### *History*

**Yard 2** originally contained a single building (**Building 02**) running the full length of the yard against the south cross-wall (1889 OS 25" map; Figure 06). This was possibly later demolished and rebuilt to its present form. There was another building within **Yard 2**, **Building 11**, which is seen on the 1913 OS map, which, with **Building 02** formed an L shaped structure (1913 OS 25" map; Figure 08). This appears to be a building already

in existence when A.J Ley applied to build a new store within the yard in 1906 (CM&P 23/2/190). In 1889 what were to become **Yards 02** and **03** was an open space and **Yard 2** did not appear on maps until 1913 (1913 OS 25" map; Figure 08), and appears to have become an enclosed yard with the construction of **Building 09** between 1889 and 1900 and **Building 10** between 1900 and 1906 which seems to have formalised the boundary and created **Yards 02** and **03** as separate entities. The cross-wall between **Yards 02** and **03** has not survived.

#### **Building 02 (PRN 30455; NGR SH7828577601)**

##### *History and interpretation*

This is thought to have been a free-standing building, which was demolished and a shorter building erected as a lean-to against the cross-wall. The earliest documented usage was as part of A.J. Ley's bottling plant and store (CM&P 23/20/190 & rates book of 1906 XB/2/620). Before that it seems to have belonged to P&H Lewis (XB2/616 rates book for 1881-1882) who appear to have occupied **Yards 2** and **3**, but this is not certain as rates books and street and business directories used different numbering systems. After A.J. Ley, it was known to be the saw shed of a timber yard (Crossfield's - pers. comm. Mr. Richard Abrahams). Mr. A. Higginbottom had stated in an inquiry into a proposed new trunk road along the Quay, when asked about the importance of businesses on the Quay, that "he and Mr. Crossfield worked together, he builds the boats and Higginbottom supplies and repairs the engines" (XB2/661). In the 1939 *Kelly's Directory of Llandudno and Conwy* Higginbottom's and Crossfield's are shown next to each other with no other businesses intervening, indicating that Crossfield's are the sole occupiers of **Buildings 01** and **02**, and Higginbottom's the sole occupiers of **Yards 3**, **4** and **5**. There was a doorway in the north wall of **01** leading into **02** (plate 03) showing that **Buildings 01** and **02** must have shared ownership and usage for at least part of their history. The building had recently been used as a site office by Mowlem during their work on the Quay area.

##### *External description*

This was a single storey lean-to located against the south wall of **Yard 2**, opposite **Building 01**, with which it shared a common wall. A modern extension had been constructed onto the western end of the building (4.27m long, 4.34m wide and 3.50m high; plate 15).

The north elevation measured 10.60m in length and 2.50m in height and contained a double-door entrance 1.20m wide and 2.00m high, a window measuring 4.20m long and 1.20m and a slate mono-pitch roof covered the building (plate 15).

The east elevation measured 5.30m in width and 3.95m in height, with pebbledash render (plate 16). A blocked window was extant towards the centre of the elevation, c.1.00m above ground level (window measurements: 1.00m in height and width).

##### *Internal description*

**Building 02** had been converted into an office space, with internal drywall partitions and drywall cladding on all walls except for the south elevation (internal; plate 17). The north elevation window was identified internally as a recessed bay window. An inspection of this feature revealed that a thermal block wall had been built as a false wall parallel to the original east elevation. The latter was partially visible where drywall from the bay window had been removed, exposing whitewashed stone walling (plate 18). Thermal block walling was also used on the south elevation.

#### **Building 11 (PRN 30456; NGR SH7827377603)**

##### *History and interpretation*

**Building 11** was part of A.J. Ley's bottling plant and later became part of Crossfield's timber yard. **Building 02** was the saw shed and **Building 11** a timber store (per. comm. Mr. Richard Abrahams, ex of Crossfield's timber yard and later of Crossfield's boat yard north of the wing wall). This building is seen against the town wall in the plan for a new shed in **Yard 2** (CMP 23/2/190; plate 19) so was in existence before 1906 but is not on the 1900 OS map (Figure 07). The building was further identified from paint marks on the town wall with two vertical and one horizontal lines of paint enclosing patches of white lime wash (plate 20). These lines exactly filled the space left between **Buildings 02** and **09**. There is no clear photographic evidence surviving so structure and building materials are unknown. There were no other significant marks on the town wall but this stretch has been cleaned up and re-pointed by CADW.

#### **YARD 3 (PRN 30457; NGR SH7827077617C)**

##### *History*

Listed on the key plan as Building 03: “Old Yacht Brokerage Yard” (cf. Figure 04), this refers only to its most recent usage. **Yard 3** was the site of a busy complex of engineering buildings, constructed between 1889 and 1913. The first building to be built was **Building 09**, an engineering workshop built with its long axis parallel to the quay wall, and visible on several photographs (E.M. Pattinson, vol 2, p7 top, p11 top). In photographs from the south west it is the single storey building with two right angled structures rising from the roof (E.M. Pattinson, vol 2, p10 top), opposite the large shed on the Quay wall, the function of which is unknown. By 1900 **Buildings 12** and **13** were built (Figure 07), and these remained standing until the 1970’s, always associated with some form of engineering. **Building 10** (Mr. Balls shed **CM&P 23/2/190**; plate 19) was added between 1900 and 1906, and was situated abutting **Building 09** and running to the town wall enclosing the NW boundary of **Yard 2**. In the 1911 street directory these buildings are listed as the *Reliance Engineering Works*, proprietor Frank Balls. In 1922 *Reliance Engineering* became Higginbottom & Pearce Engineering (Llandudno, Conwy, Deganwy and Llandudno Junction Directory, 1922 and rates book 1921-1922 **XB2/622**). Which, in turn became J.A. Higginbottom Engineering (rate book 1926-1927, **CB2/623**) Other buildings listed in **Yard 3** are **Building 12**, listed variously as a shoeing forge or smithy run by Roger R. Jones (Street Directories of 1911, 1929, and rates book 1921-1922 **XB2/622**), and **Building 13**, the small square building listed as a sea food bar and, on the key plan, shown as part of **Building 04**. Also listed in the 1911 directory is Thomas Ellis – wheelwright, and Alfred Green – wood turner. It has not been possible to identify buildings identified with Mr. Ellis and Mr. Green but it is possible they were part of the forge/smithy operation as they are allied trades maintaining both horse and cart (see **Building 12** and **Building 13**).

### **Building 03 (PRN 30458; NGR SH7827077617C)**

#### *Description*

Described on Conwy Quay Redevelopment Drawing CEU901.09/01 02 as “Old Yacht Brokerage yard”. It is extant as an open yard facing onto the quay, 26.00m wide and 16.50m long.

### **Building 09 (PRN 30459; NGR SH7828377614)**

#### *History and interpretation*

**Building 09** was demolished in the 1980’s when the Yards between **Buildings 02** and **04** were cleared and used for boat storage. This building was the engineering machine workshop and part of *Reliance Engineering*. It lay against the west wall with its long axis parallel to the Quay. It was identified as a concrete floor pad measuring 9.2m x 6m (plate 21). In photographic views from the south and south east (E.M. Pattinson, vol. 2, p10, top & p. 18, top) it can be identified by its orientation and two angular structures on the rear roof (function unknown). The frontage can be seen on page 7 (top), and page 11 (top). Building materials are unknown but it appears to be of stone, at least at the front, and might have been built utilising the front wall (Wall A), which did not survive as a standing structure in this part of the site, although hints of a stone structure were seen between the concrete floor pad and the edge of the new paving slabs. **Building 09** appears on the 1900 OS map (Figure 07) but not on the 1889 OS map (Figure 06), so must have been built between those dates.

### **Building 10 (PRN 30460; NGR SH7827477606)**

#### *History and interpretation*

**Building 10** was a long shed which lay against the south boundary of the yard between **Building 09** and the town wall (Figure 08). This is the building referred to as Mr. Balls shed (**CM&P 23/2/190**; plate 19) on the plan for a new shed in **Yard 2** (A.J. Ley), and would have been part of *Reliance Engineering*, later Higginbottom Engineering, both seem to have used these buildings as part of their marine engineering workshops. This building appears on the 1913 OS map (Figure 08), so must have been built between 1900 and 1906 when the plan mentioned above was dated. No clear photographic or structural evidence was found for this building.

### **Building 12 (PRN 30461; NGR SH7826477616)**

#### *History and interpretation*

Again there was very little physical evidence for this building which was located in the north-west corner between the medieval tower of the town wall and the cross-wall (Figures 07 and 08). There was a small concrete floor pad in front of tower 3 but this does not seem to match the size of the building seen on OS maps for 1900 and 1913. This building was the smithy/shoeing forge of R.R. Jones (*Kelly’s Street Directory Llandudno and Conwy* 1911). This was positively identified as the site of a smithy within living memory by Mr. Llew Groom of Gyffin Conwy, who also identified the last known smith as “Toss Bach” (sic.) and his

apprentice Gwyllim Parry (Tiny). The map evidence in 1900 shows a building occupying the full width of the yard from the town wall to Wall A at the front (Figure 07). By 1913 the central section had been removed leaving **Buildings 12** and **13** as separate units (Figure 08). None of these buildings are on the 1889 OS map.

There is a Thomas Ellis (wheelwright), recorded in the *Kelly's Street Directory Llandudno and Conwy* 1911 for whom no firm location has been found. Possibly it was his workshop between **Buildings 12** and **13**. A modern doorway (side door of Duncalf's Chandlery) was knocked through the cross-wall between **Yards 3** and **4** in the 1980's, and a fuel tank was buried west of **Building 13**. These operations have erased any physical sign of that central part of the buildings seen on the OS maps.

### **Building 13 (PRN 30462; NGR SH7827277625C)**

#### *History and interpretation*

A small building in the north-east corner of **Yard 3** (Figures 02 and 04; plate 22), its last use was as a sea food stall in the 1980's. It first appears on OS maps in 1900 (Figure 07), where it is seen as part of the small complex of buildings built against the cross-wall between **Yards 3** and **4**. This single storey building measured approximately 4.2 m square. The south and west walls were of brick, whilst the north and east walls were formed by the pre-existing yard walls of stone. The roof was of slate. In its last configuration the building had a large opening for a serving hatch in the front (east) elevation (plate 24) and a door in the rear (south) elevation (plate 23). In early photographs it is seen to have a window and front door in the east elevation (E.M. Pattinson, vol. 2, p7, top). The internal elevations had been rendered and tiled (plate 25).

There was an angled wall built into the west corner of **Building 13**. During demolition a brick built chimney was found built into the stone cross-wall (Cross Wall B; plate 26). After removal of the modern internal tiles from the angled wall a fire place was found (plate 27). It became clear that the once free standing chimney which served the fireplace in **Building 13** had become incorporated into the cross-wall when that wall was raised. The wooden wall plate for the roof of **Building 13** had been built onto the top of wall B at its original height.

During the time when Higginbottom Engineering dominated **Yards 3** and **4** this building served as a mess room for **Yards 3** and **4**. Although its original function was not clear it seems likely that it served as an office for the smithy/forge (**Building 12**), and probably also for **Yard 3** when it was *Reliance Engineering*. There was a brick pillar built against the SE corner of the building which might have served as a gatepost (plate 24), an entrance can be seen in early photos, so this building seem to have served as an office/gatehouse for **Yard 3** and the businesses therein.

### **YARD 4 (PRN 30463; SH7826177629C)**

#### *History*

**Yard 4** was occupied in recent years by a Chandlery Shop (Figures 02 and 04). This was its last and most short lived function (Duncalf's Chandlery, 1980's). Before that it was part of J.A. Higginbottom Engineering (garage) which, along with the engineering yard (Yard 3) and the welding shop (Building 06/Yard 5), meant that Higginbottom Engineering took up most of the space and buildings on the quay.

Although the double apex corrugated tin and asbestos roofed building was already there before Higginbottom's took over (pers. comm. Mr. P.Higginbottom), it was during their tenure that the character of the building took on a uniform white fronted appearance. J. A. Higginbottom (garage) appears in the 1926-1927 rate book (**XB2/623, entry 170**). Giving evidence at an inquiry (1939) into a proposal for a new bridge and road, which would have meant the demolition of buildings on the Quay (**XB2/661**), Mr Alfred Higginbottom stated that he had "started the business in 1929 as a Marine Engineers, with no more than a toolbox". In 1927 a petrol pump was installed (**CM&P vol2, 23/2/712**) indicating that it might not have been a garage before Higginbottom took over the building. Asked about the petrol pump and its purpose Mr A. Higginbottom replied that the repair and garaging of cars played a small part in his business and the pump was for fuelling ships. A photograph from Mr. P. Higginbottom's collection clearly shows Mr. A. Higginbottom fuelling a car at a petrol pump (**CP 341/1; plate 40**). Fuel tanks had been installed underground just inside the frontage of the SE section of the garage (with the lower of the two roofs) no doubt at the same time as the petrol pump, and four tanks were found during the demolition (plate 28). Mr Higginbottom's photographs (**CP 341/2 & CP 341/3; plates 38 and 39**) show that the garage had an internal division between the NW part (with the larger of the two roofs) and the SE part where the petrol pump and office were.

It is not certain who had the yard before it became Higginbottom's Garage, but it may have been William Hughes, building contractor. He appears in the rate book of 1906-1907 (**XB2/620**) but not in the earliest rate book of 1881-1882 (**XB2/616**). In all entries in directories and rate books up to and including 1926-1927 (**XB2/623**) William Hughes appears next to R.R. Jones (forge/smithy, **Yard 3**) and this would seem to place him in **Building 04/Yard 4**. It seems possible that William Hughes built the large double roofed building sometime after 1913 as it does not appear on the 1913 OS 25" map (Figure 08).

Before Higginbottom's and (possibly) Hughes building contractors, the occupier of **Yard 4** is shown in the 1881-1882 rates book as *Trinity House* (**XB2/616**). In at least two photographs (E.M Pattinson, vol. 2, p7, top, p.11, top), **Yard 4** is seen without the later engineering buildings and the front wall painted white, and with a white flag pole, giving it a look of some authority. It is possible that **Building 14**, built by 1889, was constructed by Trinity House. Little is known of **Building 14/Yard 4** between this time and when Higginbottom's took over.

#### **Building 04 (PRN 30464; NGR SH7826677629)**

##### *Exterior description*

This occupied the full width of the yard as three bays (plate 29). These lay north and in front of an earlier stone building that lay on a north-south axis against the town wall (**Building 14**; plate 33). The north, east and south walls of **Building 04** also formed the yard walls, whilst the west wall used the existing east wall of **Building 14**. Each bay was roofed with a pitched roof running east-west, so the front onto the quay was made up of three gables (plate 29). The south (narrower) roof was of slate, and the two north roofs of corrugated sheet. The wall fronting the quay partly made use of the earlier **Wall A**, though parts were rebuilt in brick (plate 29). The east and west cross-walls between **Wall A** and the town wall also partly survived in their original form, though had been raised in height from approximately 2.0m to 3.35m (plate 22). The cross-walls were seen to abut **Wall A**. Access into the building was both from the quay and from **Yard 3** to the east through wide doors (plate 22).

##### *Interior description*

The interior of **Building 04** comprised a large open space partitioned into smaller areas (plate 30). The roof was supported on light timber trusses across each of the bays. The rear of the building included the town wall (whitewashed) and the interior of **Building 14** (plate 31).

#### **Building 14 (PRN 30465; SH7825777625)**

##### *Description*

Built against the town wall at the rear of **Yard 4**, **Building 14** was possibly the earliest building recorded. It was largely hidden by the construction of **Building 04** in front of it. **Building 14** was a mono-pitch building built against the medieval town wall, though the top edge of the roof lay slightly above the medieval wall (plate 35). The north and south walls were the two yard walls, and the east wall, of mortared stone rubble, stretched the full width of the yard. The building encompassed half of the medieval tower 3 in the rear wall (plate 32). The front wall was 2.3m high, and was pierced by three windows and two doorways (plate 33). One window, in the SE section of the wall had been blocked up but was still visible in the internal elevation and measured 1.25m high and 0.7m wide (plate 33). To the NW of this was a large relatively modern opening 3.7m wide with brick jambs (plate 33). Approximately 1.45m to the north was another opening, probably an original door, which in Mr. Higginbottom's photos (**CP 341/2**, **CP 341/3**; plates 38 and 39) is shown with a heavy wooden sliding door. Between that doorway and cross wall C were a further two windows which although still open in the internal elevation, had been covered by a modern block wall along the exterior. Once this was removed the windows could be seen in their original condition, and had wooden frames with 3 vertical glazing bars (plate 33). The roof was supported on half kingpost trusses of mid 19<sup>th</sup> century date. The king-posts lay against the town wall, supported on pillars built against the wall. The only part of this build that had insertions into the medieval wall was where the roof structure wrapped around tower 3, where timbers had been inserted into the tower wall (plate 34). These were cut off, leaving a stub, during the demolition. The roof rose slightly above the top of the town wall (plate 35) and had an extra, modern, support rising from the floor of **Building 14** in the NW corner close to the modern doorway into **Building 06**. The floor was made of large (up to 1.0m<sup>2</sup>) slate slabs (plate 36) laid on yellow sand (plate 37). The floor level within **Building 14** was some 0.25m lower than the modern concrete floors of **Building 04**, and probably represented the original floor/yard levels.

### **Building 21 (PRN 30466; SH7826977628)**

#### *History and interpretation*

**Building 21** is only recorded on the 1913 OS map (Figure 08). It occupied the south-east corner of the yard; function is unknown.

### **Building 22 (PRN 30467; SH7825977637)**

#### *History and interpretation*

This small building, also only recorded on the 1913 OS map (Figure 08), lay against the north wall of the yard. No further information is available.

### **YARD 5 (PRN 30468; NGR SH78247764C)**

#### *History*

This yard contained **Building 05** in the south-east corner, but was otherwise roofed over as a single large covered yard. An architect's plan for the building, approved on September 5<sup>th</sup> 1882 (**CM&P 23/1/55**) describes it as an office for a "Captain Thomas Roberts" (plate 41). The plan also shows a coal shed (**Building 15**) against the NW elevation of cross wall C, running from the rear of **Building 05** to another shed (**Building 16**) against the town wall. By 1939 there is no mention of "Captain Thomas Roberts" in the *Kelly's Street Directory*, but there is an "Edwards Coal Merchant" listed next to Higginbottom's, who did not take over until the 1950's (pers. comm. P. Higginbottom), so it seems likely that Edwards took over the coal yard from Roberts, which was subsequently occupied by Higginbottom, who ceased business in 1982. No regular use is recorded for the yard after this date.

### **Building 05 (PRN 30469; NGR SH7826077639)**

#### *History and interpretation*

**Building 05**, known as the *Old Custom House*, was the most individual and distinguished looking building on the Quay, a fact which might explain why this building, mistakenly, became known as the Custom House. An architect's plan for the building, approved on September 5<sup>th</sup> 1882 (**CM&P 23/1/55**; plate 41) clearly shows it as being designed for a Captain Thomas Roberts, as an office and associated coal yard. Later **Building 05** was used as an office by Higginbottom Engineering, whose welding operation was based in **Yard 5/Building 06**. A safe found under the stairs during the watching brief was full of papers and cheque book stubs belonging to Higginbottom's dating from the late 1930's to the 1970's (plate 47). It is thought that when Duncalf took over **Building 04** they also took over the office in **Building 05**.

#### *External description*

A small two storey building in red brick (English Garden Bond) with a hipped roof of slate with ceramic ridge tiles (plate 42). A chimney rose from the south wall. The building measured 3.9m<sup>2</sup> at ground level, and had a door into the yard and a door in the front letting onto the Quay. The original design shows only the side door accessed from the yard, but there is no evidence to show the door facing the quay is a later insertion. The original stone cross-wall (Cross Wall C) had been incorporated on the south side, with the upper floor built of brick (plate 43). At the front (quayside), however, the stone wall (Wall A) was rebuilt in red brick (plate 42). An aperture had been opened in this wall, just to the north of **Building 05**, and a wooden structure built inside. This is thought to a post box for out of office hours and would only make sense if the mail was intended for Roberts' coal yard and there was no door or post box in the front. This feature is just visible in an early photograph (E.M. Pattinson, vol.2, p7, top) between building 5 and the gateway into the yard.

The elevation facing the quay measured 3.90m in width and 5.00m in height, and contained a ground floor window and door (plate 42). The north elevation was similar, with a ground floor entrance and window, and a first floor window (plate 44). The west elevation measured 3.90m in width and 5.00m in height, and contained a first floor single-hung sash window (plate 45). The window was partly blocked by a lean-to extension, which had been demolished prior to recording but the concrete wall flashing had survived (this lean-to was identified as **Building 15**). The south elevation was only partly visible due to presence of **Building 04**. The first floor contained two single-hung sash windows.

#### *Internal description*

The ground floor comprised a single room with first floor stairway access. The east elevation window comprised a single-hung sash with four panes and narrow muntins, with segmental arched head and surrounded by moulded architrave. The fireplace had been sealed up. Timber shelves were attached to one side of the fireplace. The stairwell had been boxed in with panelling to create storage. The north elevation window comprised a single-hung sash with four panes and narrow muntins. No coving present; basic skirting design used, with no moulding. The first floor comprised a single room (plate 46). Three single-hung sash windows all with segmental arched heads and narrow glazing bars: two with four panes and one with two panes. A small cast iron Victorian arched fireplace remained *in situ* (plate 46).

#### **Building 06 (PRN 30470; NGR SH7824677644)**

##### *History and interpretation*

This building consisted of the roofed-over yard (plate 48). Its most recent usage was as a welding yard for Higginbottom's, who took over in the late 1950's, by which time the steel girder and corrugated tin roof was already in place. The welders and their equipment were confined to the south part of the yard, against cross wall C, and much of the rest of the yard was used for garaging vans belonging to the Post Office, Dewhurst butchers and E.B. Jones grocer, the latter two having premises on Castle Street. The drains and channels seen just inside the yard entrance were explained as having been specially built because the washing of garaged vans had caused drainage problems (plate 08). A rectangular feature seen in the centre of the concrete floor was explained as the site of a special jig designed to take the booms of earlier generation heavy plant, excavators etc. which required straightening and welding. In the SW corner of the yard was a doorway letting into **Building 14** (plate 49). The frame of the door was a very rugged welded steel fabrication inserted into cross wall C and gave access to the storeroom at the rear of **Building 04** and was built in the early 1970's (pers. comm. Mr. Gerald Langdon).

##### *Description*

**Building 06** was, in effect, **Yard 5** with a roof on, measuring 16.4m x 16.0m, but excluding the south-east corner occupied by **Building 05**. The cross walls C (plate 50) and D (plate 51) reached a total height of 2.6m including a 0.4m brick rebuild on the top, which on wall D held the roof supports. Steel girders had also been inserted into the town wall as part of the roof structure. There was also a 0.40 m high dwarf brick wall built against the bottom of Cross Wall D but the function was unknown (plate 51). Cross Wall D had been partly repaired in brick at the east end (plate 51).

#### **Building 15 (PRN 30471)**

##### *History and interpretation*

This building is the coal shed seen on the 1882 plans for **Building 05** (CMP 23/1/55; plate 41), running NE – SW along wall C and behind **Building 05** (plate 41). There was no physical evidence for this building and the diagonal roof line seen preserved on the rear elevation of **Building 05** belonged to the later, higher, roof built to fully cover **Yard 5/Building 06**.

#### **Building 16 (PRN 30472; NGR SH7824477637)**

##### *History and interpretation*

This is the second coal shed which was built against the town wall, and was built in 1882 (CMP 23/1/55; plate 41). It ran half way across the yard so was approximately 8.0m long. A concrete floor found roughly in this location after the removal of the modern floor of **Building 06** might be the remains of this building (plate 52). The earlier floor was found whilst the contractors were cutting through the modern floor to allow a 2.0m section to be left against the town walls. The earlier floor measured 8.25m long by 1.8m (visible) wide, but if it continues below the modern floor to the town wall would be 3.8m. A roof line was seen preserved on the north facing elevation of Cross Wall C, above the modern doorway into **Building 14** (plate 49). This measured 4.15m (from the lowest, front part of the roof line, horizontally to the town wall), which may well represent this building.

#### **Building 17 (PRN 30473; NGR SH7824077642)**

##### *History and interpretation*

During the process of removing the modern floor (as above) in the NW corner of **Building 06/Yard 5**, a brick floor surface was found (plate 53). The bricks were worn smooth and rounded (plate 54) and although the floor was fragmentary enough was found and cleaned to suggest a floor plan of approx. 3.6m along the axis of the town wall and 4.15m along the axis of Cross Wall D (if it continued under the modern concrete to the town

wall). This was thought to be the smithy shown occupying the NW corner of **Yard 5** on the 1901 plan for the slaughterhouse (**CMP23/2/44**). A small sample of coal and rusted nails was recovered from a deposit on the brick floor. No surviving roof line was seen but the town wall within **Building 06/Yard 5** has been repaired by Cadw. There was a 4.4 m gap between the north end of the floor of **Building 16** and the south extent of **Building 17**, with disturbed ground between. It is not known if it continued between these points, but OS maps seem to indicate a continuous roof line along the town wall for the full width of **Yard 5** (Figures 07 and 08). Both of these floors (**Buildings 16 and 17**) were, at the time of writing preserved in-situ below the membrane and crushed slate temporary surface (as is the slate floor of **Building 14**) and more information may be gained from a watching brief when this and the remaining concrete is lifted for the new permanent re-surfacing.

#### **YARD 6 (PRN 30474; NGR AH7824277652C)**

##### *History*

This yard was occupied by a single large building, **Building 07**, the last use of which was as the Conway Aquarium (plate 55). Evidence in the Borough of Conway rate books and Kelly's Llandudno and Conway Street Directories (although not always easy because there is no continuity in numbering or the order in which businesses are listed) indicate that **Building 07** was a yard and building belonging to the St. George Steamship Co. (rates book 1906-1907, **XB2/620**). It is likely that this was both office and coal yard for the bunkering of the steam ships belonging to that company, who also had a jetty close to the wing wall at the north end of the harbour. It is uncertain if the St. George Steam Ship Co. was part of the St. George Steam Packet Co. which operated paddle steamer passenger services between Liverpool and ports in north Wales (R. Fenton, pp 54-65, *Cymru A'r Mor*, vol. 12, 1989). Mr. Vincent Crossfield, a director of the St. George SS Co. is reported in 1939 as saying that when he came to Conway 30 years ago six boats belonging to the company were engaged on river trips, and lists the *St. George*, *Prince George*, *Queen of the Conway*, *King George*, *Trefriw Belle* and *Jubilee* (E.M. Pattinson, vol. 2, p 53). These boats were mostly engaged on tourist trips to Trefriw. It is uncertain when this company ceased business but it is no longer listed in street directories by 1939 (Kelly's Directory of Llandudno and Conway, 1939). It is possible they were still in business at the time, but no longer using **Building 07/Yard 6**. The same edition of the directory now lists an N. Parkinson (fish dealer) as the first entry before J.H. Dewhurst (butcher) and Edwards and Son (coal merchant) who occupied **Buildings 08 and 06** respectively. In 1901 this site was shown as a coal yard on architects plans for a new slaughterhouse (**Building 08**) between **Building 07** and the town walls (**CMP23/2/44**). Prior to its use as an aquarium it had, by common consensus (pers. comms. various) been used as a fisherman's/boatman's store.

#### **Building 07 (PRN 30475; NGR SH7824277656)**

##### *Description*

Single storey structure described on Conwy Quay Redevelopment Drawing CEU901.09/01 02 as the "Old Aquarium". The building was trapezoidal in shape, reflecting the boundary walls of the yard (Figures 02 and 07 to 08). The frontage comprised the east elevation and measured 12.50m in width and 3.00m in height (gable apex; plate 55). No other elevations were visible. This elevation comprised different build phases with straight joints and changes in size, shape and quality of stone and included a pair of heavy wooden sliding doors. The roof was low pitched, built from corrugated tin. The main roof beam was interpreted as a reused section of mast or yardarm.

Internally, the walls were lined with modern block walls supporting aquarium tanks (plate 56). In the centre of the floor was a circular feature which was the remains of a petting pool where visitors could touch the exhibits (plate 56). Pumps and other aquarium equipment had been fitted inside the SE corner with pipes going through cross wall D into **Buildings 06** where the filtration tanks were sited (plate 57). The date of this building is difficult to estimate, as it was considerably changed when it became an aquarium, but it was possibly constructed in the second half of the 20<sup>th</sup> century.

#### **Building 08 (PRN 30476; NGR SH7823777646)**

##### *History and interpretation*

This building was amongst the most easily understood buildings on the Quay due to the existence of architects plans, received by the Borough Engineer's Department on the 18<sup>th</sup> March 1901 (**CMP 23/2/44**; plate 61). The plan shows detailed plans and elevations for the proposed new slaughterhouse for Joseph T. Jones Butchers, of Eagle Building, Castle St. Conway (see E.M. Pattinson, vol. 1, p74), which later became Dewhurst's butchers, and which is now the *Fisherman's Fish & Chip Shop*. The plans show the proposed slaughterhouse and its drainage and ventilation arrangements placed against the outside elevation of the town wall, and the existing and proposed cattle and sheep pens and associated sheds inside the town wall at the rear of Eagle Building, including

the breach in the wall. The plan also shows neighbouring properties and their functions so it is known that at this time **Building 07** was a coal yard, **Building 16** was a coal yard and smithy.

The building was recently used as a casual boatman/fisherman store and floats and various items were found inside, but was essentially, still in its original condition (plate 58). Internally, there was a range of metal rails with sliding hooks on all elevations, except the front (plate 59). There was a large metal hand winch set on the NE wall, and various work benches (plate 60). One of the few variations from the plan was a large iron ring that was to be affixed through the SW wall into the town wall behind. The only iron ring was actually found in the SE (rear elevation) through **Cross Wall D**, and held by a metal cross member seen in the wall in **Building 06/Yard 5**. Internally, there was also a large square sectioned wooden beam with an arrangement of rails and hooks attached.

**CMP 23/2/44** (plate 61) specified a nine-inch thick concrete floor, which appeared to slope down slightly from SE to NW (from back to front) presumably to help drainage and sluicing of the floor. This raised floor was identified during the archaeological watching brief after demolition of the surrounding walls and was clearly higher than any other intact floors (plate 62). The building utilised the existing short length of stone wall forming the rear elevation of **Building 07**, **Cross Wall D** and **Wall A**, forming, as a result, a small yard into which the slaughterhouse was built. **Cross Wall D** formed the lower part of the SE (rear elevation), with the upper levels built of brick. The town wall itself was not used and the SW elevation was built entirely of brick with a distinct gap between it and the town wall (plate 63). It is not known when the property changed hands, but in the 1926-1927 rate book, the occupier is shown as J.H. Dewhurst Ltd. How long the building operated as a slaughterhouse is not certain, but it would have ceased to operate long before the butchers shop became a chip shop (late 20<sup>th</sup> century), as it is doubtful if health, noise, and pollution regulations would have allowed it to continue much beyond the mid 20<sup>th</sup> century. This building with its sloping roof and raised air vent is just visible below the old town hall, and rising above **Building 07**, in *The Spirit of Conwy* vol.2 (E.M. Pattinson, 2003, p.20, bottom).

#### *Description*

Single storey structure described on Conwy Quay Redevelopment Drawing CEU901.09/01 02 as “Small Store”. The NW elevation was the only visible/accessible elevation (plate 58). This elevation measured 5.20m in width and 3.00m in height. This was surmounted by a hip roof, built from slate. The elevation was rendered but an exposed path of brick was visible (plate 58). A 2.40m wide and high entrance was located in the centre of the elevation, with a 1.00m high and wide window on either side. Brick vents (two) and a roof vent were also visible (plate 58).

#### **Building 19 (PRN 30477; NGR SH7823877644)**

##### *History and interpretation*

After the demolition of **Building 08**, the brick SW elevation of which had been built slightly away from the town wall, a roofline preserved as a diagonal line of cement flashing, sealing the roof against the town wall, was seen (plate 62). This indicated a building against the north side of **Cross Wall D** at the angle where **Cross Wall D** joined the town wall. The flashing indicated a building with a sloping roof with the dimensions of 3.4m high (against **Cross Wall D**, 1.8m (at the lowest point of the flashing and, presumably the front) x 3.4m deep (horizontal measurement from wall D to lowest point of flashing). Length was unknown but there does appear to a building shown in this position on the 1889 and 1900 OS maps, which by 1901/1902 has become **Building 08** (Figures 06 to 08). The building on the 1889 map seems larger than that on the 1900 map, and would seem to be a better fit. A very small length of a horizontal band of cement ‘flashing’ was seen below the diagonal line, which might indicate the position of the smaller building seen on the 1900 map. If so it was very short lived, and there is not enough evidence to firmly identify this as the remains of another building.

#### **THE QUAY (PRN 19750)**

#### **Building 20 (PRN 30478; NGR SH7828777619)**

##### *History and interpretation*

Although it lay outside the area of the site, **Building 20** looms large in the map, documentary, and photographic records of the Quay. **Building 20** is the large shed close to the front of the Quay, seen on all early photographs (plates 64 and 65). In at least one of the photographs the signage above the door in the NW elevation, says Manchester, Liverpool and North Wales Steamship Co. Ltd. It was in fact built for W.S. Caine Company. Plans for proposed goods warehouse were received by the council engineer’s office on the 26<sup>th</sup> of November

1895 (**CMP 23/1/79**; plate 66). The plans show a building 60 feet long x 18 feet wide, built 8 feet away from the Quay front and 18 feet away from the frontage of the Yards, parallel to the Quay front. It shows a building with a raised floor level and large sliding doors in the NE, NW, and SW elevations. There is a later plan to extend the building to the SE, was submitted on May 12<sup>th</sup> 1906. This is in the name of the M.L. & N.W. S.S. Co. Ltd. (**CMP 23/2/168**; plate 67). This company appears as occupiers in the rate book for 1906-1907. It is not known at this time, when this building was demolished. It appears on the 1900 OS map, and in its extended form, on the 1913 map. No evidence remains of the building.

## **5.0 CONCLUSION**

The archaeological programme identified fifteen further structures within the redevelopment area, in addition to the known eight structures. The evolution of the yards throughout the twentieth century was identified through the use of primary and secondary sources, with references to individual businesses given.

The ownership of the yards and buildings (as seen in rates books) changed over the years; in the earlier records there are more individuals listed as owners, either occupying themselves, or letting their property to other occupiers. Between the early to mid 20<sup>th</sup> a change in function and usage of the yards and buildings was evident: the earlier uses were more mixed, with warehouses, stores, timber yards and workshops. By the 1920's and 1930's most of the quay was dominated by Higginbottom Engineering, and Crossfield timber with additional boat building/repair businesses. With the closure of these businesses during the 1980's, despite continuation of the Duncalf family interests associated with Building 04, Yard 4 and Building 07, the Quay went into commercial decline.

The change in use of the individual buildings and keys was identified in the watching brief through the reuse of the cross walls (Cross Wall A to D) and the enclosure wall (Wall A) as well as alterations to the structures themselves. Redundant structures were identified at foundation level (including Buildings 16 and 17) or as demarcations on the town wall (in particular Building 11). The use of original architects plans for Buildings 05, 05, 11 and 20 also confirmed the original function of these structures as well as the neighbouring properties within the quay.

## 6.0 BIBLIOGRAPHY

### 6.1 Archive Sources

#### Conwy Archive Services

Photographs: CB 341/1; CB 341/2; CB 341/3; CB 341/4 (Higginbottom collection)

Maps: OS 25" 1889; 1900; 1913 (full refs needed or use GAT copies ?)

Plans: C Maps & Plans 23/1/40; 23/1/55; 23/1/79; 23/2/44; 23/2/168; 23/2/190; 23/2/283

Documents: XB2/15a; XB2/149; XB2/150; \*XB2/616; XB2/620; XB2/621; XB2/622; XB2/623; XB2/661  
(\*616 – 623 incl. might be CB2)

#### Gwynedd Archives

Photographs: XS/1934/28 (on loan to Conwy Library)

#### UWB Archives

UWB 1359; UWB 16555; UWB 23151; UWB 20291 – 20305; UWB 23106 - 23160

### 6.2 Printed sources

Fenton Roy 1989 Steam packets to Wales *Cymru A'r Mor 12* pp54-65

GAT 1997 Conwy Quay: *GAT Report 273*

GAT 2006 Conwy Harbour *GAT Report 641*

Kelly R S 1979 Excavations on Two Sites in Conway, 1975 *Archaeologia Cambrensis* pp 104-118

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Taylor A J The Walls of Conway, 1970 *Archaeologia Cambrensis* pp 1 – 9

Taylor A J Conway Castle, 1986 (*CADW guide*)

Tucker N 1960 *Conway and its Story*

Pattinson E M (2003) *The Spirit of Conwy vol. 1*

Pattinson E M (2003) *The Spirit of Conwy vol. 2*

## APPENDIX I

### **Buildings/Yards located within the Conwy Quay redevelopment area.**

Numbering system is based on that defined in Conwy County Borough Council Property Block and Key Plan CEU901.09/01#02. Additional building numbers and yard numbering system, created by Gwynedd Archaeological Trust, based on archival research and watching brief observations.

- The distribution of Yards 1 to 6 can be found on Figure 02
- The distribution of Buildings 01 to 23 can be found on Figures 04 and 06 to 08.
- Images detailing structural phasing and general information can be found in Plates 01 to 67

#### YARD 1 (PRN 30451)

- Building 01 (PRN 30452)
- Building 18 (PRN 30453)
- Building 23 (PRN 19749)

#### YARD 2 (PRN 30454)

- Building 02 (PRN 30455)
- Building 11 (PRN 30456)

#### YARD 3 (PRN 30457)

- Building 03 (PRN 30458)
- Building 09 (PRN 30459)
- Building 10 (PRN 30460)
- Building 12 (PRN 30461)
- Building 13 (PRN 30462)

#### YARD 4 (PRN 30463)

- Building 04 (PRN 30464)
- Building 14 (PRN 30465)
- Building 21 (PRN 30466)
- Building 22 (PRN 30467)

YARD 5 (PRN 30468)

- Building 05 (PRN 30469)
- Building 06 (PRN 30470)
- Building 15 (PRN 30471)
- Building 16 (PRN 30472)
- Building 17 (PRN 30473)

YARD 6 (PRN 30474)

- Building 07 (PRN 30475)
- Building 08 (PRN 30476)
- Building 19 (PRN 30477)

THE QUAY (PRN 19750)

- Building 20 (PRN 30478)

## DESIGN BRIEF FOR ARCHAEOLOGICAL MITIGATION

### Gwynedd Archaeological Planning Service

**Site:** Proposed redevelopment of Conwy Quay, Conwy

**Applicant/Company:** Conwy County Borough Council

**Date:** 17<sup>th</sup> February 2009

**National Grid Reference:** 278278, 377600

**Planning reference:** 0/35233

***This design brief is only valid for six months after the above date. After this period Gwynedd Archaeological Planning Service should be contacted.***

*It is recommended that the contractor appointed to carry out the archaeological assessment visits the site of the proposed development and consults the Regional Historic Environment Record (HER) for north-west Wales before completing their specification. Gwynedd Archaeological Planning Service cannot guarantee the inclusion of all relevant information in the design brief.*

#### 1.0 Site Location and Description

- 1.1. For the purposes of this brief the site comprises a c.1400 m<sup>2</sup> plot on Conwy Quay.
- 1.2. The plot consists of an c.80m stretch of quayside running parallel to the town wall from between Porth Isaf and the car park to the south-east
- 1.3. The proposals include plans to demolish all of the current structures on the site and regenerate the quayside (see Conwy County Borough Council Drawings for project no.ML209).
- 1.4. The site is situated in the town of Conwy on the North Wales coast.

#### 2.0 Archaeological Background

- 2.1 The plot lies adjacent to the thirteenth century town walls (Scheduled Ancient Monument CN014) of Conwy and c.150m from Conwy Castle (SAM CN004).
- 2.2 The origins of Conwy in its present form date back to the conquest of Wales by Edward I in 1283.
- 2.3 The status of Conwy as a site of international importance has been formally recognised by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) in its designation as a World Heritage Site.
- 2.4 The medieval quay is understood to have stretched from the spur wall, at the north end of the quay, along Lower Gate Street to Porth Isaf.
- 2.5 A map of Conwy dating to 1776 ('Map of Conwy Town 1776' University of Wales (Bangor) Archives) identifies a 'Limekiln adjoining the castle wall' situated adjacent to Porth Bach. Evidence of this feature may survive to the south of the development plot

- 2.6 The Holland Estate Map (1776) appears to show the southern terminal of the quay, or 'The Strand' abutting the town wall at a 45° angle just to the south of Porth Isaf. The peculiar angle represented on historic maps appears to be reflected in the unusual shape of the 19<sup>th</sup> century building that today houses the Conwy Harbour Aquarium.
- 2.7 In 1833 the quay on which the development plot now stands was built (Gwynedd HER - Primary Record Number, PRN 19750). It was designed by W A Provis and commissioned by the town in 1831, taking two years to reach completion. Little is known about its construction.
- 2.8 The Ordnance Survey 1<sup>st</sup> edition map of Conwy (1889) shows the development plot much as it is today.
- 2.9 Most of the structures on the site date to the 19<sup>th</sup> century and represent an important period of industrial and commercial quayside development in the town.
- 2.10 An Ice Plant (PRN 19749), dating to the later part of the 19<sup>th</sup> century is recorded on the HER along with an associated boundary wall (PRN 19751).
- 2.11 Documentation:

Davidson, A. 2006 Ports and Harbours of Gwynedd : A Threat Related Assessment. Gwynedd Archaeological Trust. Report No. 641 (unpublished report, copy held in the Regional Historic Environment Record for north-west Wales).

English Heritage, 2006. Understanding Historic Buildings *A guide to good recording practice*. English Heritage, London.

### 3.0 The nature of the development and archaeological requirements

- 3.1 The proposals comprise plans to regenerate Conwy quay.
- 3.2 This is a *design brief* for a programme of archaeological works to **mitigate** the impact of the development to be undertaken following planning consent, according to guidelines set out in Welsh national planning guidance (*Planning Policy Guidance Wales 1996*) and Welsh Office Circular 60/96 (*Planning and the Historic Environment: Archaeology*). This programme of archaeological works will comprise a programme of recording and watching brief.
- 3.3 This *design brief* should be used by the archaeological contractor as the basis for the preparation of a detailed written archaeological *specification*. The specification must be submitted to the Gwynedd Archaeological Planning Service for approval before the work commences.
- 3.4 The *specification* should contain, as a minimum, the following elements:
- Non-technical summary.
  - Details of the proposed works as precisely as is reasonably possible, indicating clearly on a plan their location and extent.
  - A research design which sets out the site specific objectives of the archaeological works.
  - Reference to the relevant legislation.
  - Health and Safety considerations.
  - Monitoring procedures.

- Field methodology.
- Methods of recording, including the collection and disposal strategy for artefacts and ecofacts.
- Arrangement for immediate conservation of artefacts.
- Post-fieldwork methodology.
- The level and grade of all key project staff.
- Details of all specialists.
- A timetable for the proposed works including contingency costs (if appropriate).
- The intended method of publication.
- Archive deposition.

#### **4.0 Mitigation detail**

- 4.1 The programme of archaeological works to **mitigate** the impact of the development will consist of a programme of recording and watching brief.

#### **4.2 Building record detail**

- 4.3 The building record should be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) Level 2 and should include the following elements:

- |                   |         |
|-------------------|---------|
| • written account | 1-3, 6; |
| • drawings        | 1;      |
| • photographs     | 1-6.    |

- 4.4 Both the interior and exterior will be viewed, described and recorded. The record will present conclusions regarding the building's development and use.
- 4.5 **Photographs** should be detailed and must record all relevant detail. Each print should be clearly labelled with the subject, orientation and the date taken, and cross-referenced to its negative and or digital file.
- 4.6 Both black-and-white and colour photography should be used where appropriate.
- 4.7 If utilising digital technology, high resolution images (preferably in tiff. format) must be produced. These should be presented within the report as a hard copy and a compact disc must be included as an archive to accompany the report.
- 4.8 Adequate resource must be made to implement the archaeological programme in conjunction with the proposed demolitions, stripping out and ground works. Effective communication between the site contractor and the archaeologist will be required.
- 4.9 The programme of works needs to be coordinated with the archaeological contractor so that there is adequate opportunity and time allowed to identify, investigate and record any remains which may be relevant, in accordance with the Archaeological Standards.
- 4.10 The archaeological contractor will ensure that sufficient resource is made available for the programme to result in an archive report.

4.11 The report should specifically include the following:

- a) a copy of the design brief and agreed specification,
- b) a location plan,
- c) a plan illustrating the location and direction of any photographs or drawings,
- d) full dimensional and descriptive detail, a full bibliography of sources consulted,

4.12 An archive compact disc

**Watching brief detail**

The **watching brief** will include:

- Observation on an **intensive** basis, of all demolition works that impact upon quayside structures and, or, the **town wall**.
- Observation on an **intermittent** basis, of all non-archaeological excavation works along the quayside.
- A drawn, written and photographic record of any significant archaeological features, structures and deposits that may be revealed **both above ground and below ground**.
- Preparation of full archive report.

4.13 The monitoring of works is to be undertaken in a manner that allows for the immediate cessation of development for the recording of archaeological evidence. Agreement must be reached between the archaeologist and developer in order that this is achieved.

4.14 Recording methodology should be in accordance with Institute of Field Archaeologists guidance (see general requirements below). Recording will comprise appropriate plans, elevation and photographs.

4.15 The archaeological contractor will ensure that sufficient resource is made available for a post-excavation programme to result in an archive report.

4.16 The report should specifically include the following:

- e) a copy of the design brief and agreed specification,
- f) a location plan,
- g) all located sites plotted on an appropriately scaled plan of the development,
- h) a gazetteer of all located sites, including full dimensional and descriptive detail, a full bibliography of sources consulted.

4.17 Particular attention must be paid to groundworks in the area adjacent to The Aquarium where early deposits may be discovered.

4.18 Ground works may bring to light further details relating to the construction of the Provis Quay.

## 5.0 General requirements

- 5.1 The archaeological recording and watching brief must be undertaken by an appropriately qualified individual or organisation, fully experienced in work of this character.
- 5.2 Details, including the name, qualifications and experience of the project director and all other key project personnel (including specialist staff) should be communicated to the Gwynedd Archaeological Planning Service and all written work attributed to an author(s).
- 5.3 Contractors and subcontractors are expected to conform to standard professional guidelines. The following are of particular relevance in this instance:-
- English Heritage's 2006 Understanding Historic Buildings: A guide to good recording practice
  - English Heritage's 2006 Management Of Research Projects in the Historic Environment (MORPHE)
  - The Institute of Field Archaeologists 1996 (revised 1999) Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures.
  - The Institute of Field Archaeologists 1994 (revised 1999) Standard and Guidance for Archaeological Watching Briefs.
  - The Institute of Field Archaeologists 1985 (revised 1997) Code of Conduct.
  - The Institute of Field Archaeologists 1990 (revised 1997) Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology.
  - The Institute of Field Archaeologists 1999 Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials.
  - English Heritage's 1991 Management of Archaeological Projects (MAP2).
  - Museum and Galleries Commission 1994 Standards in the Museum Care of Archaeological Collections.
  - United Kingdom Institute for Conservation 1990 Guidelines for the Preparation of Excavation Archives for long-term storage.
- 5.4 Many people in North Wales speak Welsh as their first language, and many of the archive and documentary references are in Welsh. Contractors should therefore give due consideration to their ability to understand and converse in Welsh.
- 5.5 Care must taken in the siting of offices and other support structures in order to minimise the impact on the environment. Extreme care must also be taken in the structure and maintenance of spoil heaps for the same reasons and to facilitate a high quality reinstatement. This is particularly important in relation to pasture land.
- 5.6 The archaeological contractor must satisfy themselves that all constraints to groundworks have been identified, including the siting of live services, Tree Preservation Orders and public footpaths. Gwynedd Archaeological Planning

Service bears no responsibility for the inclusion or exclusion of such information within this brief.

- 5.7 Any changes to the specifications that the archaeological contractor may wish to make after approval by this office should be communicated to Gwynedd Archaeological Planning Service and approved.
- 5.8 Care must be taken in dealing with human remains and the appropriate environmental health regulations followed. Gwynedd Archaeological Planning Service and the local Coroner must be informed immediately human remains are discovered.
- 5.9 Arrangements for the long-term storage and deposition of all artefacts must be agreed with the landowner and Gwynedd Archaeological Planning Service before the commencement of investigation.
- 5.10 The involvement of Gwynedd Archaeological Planning Service should be acknowledged in any report or publication generated by this project.
- 5.11 A full archive including plans, photographs, written material and any other material resulting from the project should be prepared in accordance with standard guidance. All plans, photographs and descriptions should be labelled, cross-referenced and lodged in an appropriate place (to be agreed with Gwynedd Archaeological Planning Service) within six months of the completion of the project.
- 5.12 Two copies of the bound report must be sent to the address below, one copy marked for the attention of the Development Control Archaeologist, the other for attention of the HER Officer, who will deposit the copy in the HER.

## **6.0 Curatorial monitoring**

- 6.1 The project will be monitored by the development control archaeologist at Gwynedd Archaeological Planning Service to ensure the fulfilment of the brief and specifications. The development control archaeologist will normally inspect site works and review the progress of excavation reports and archive preparation. The archaeological contractor must inform Gwynedd Archaeological Planning Service in writing of the proposed start dates for the project.

## **7.0 Glossary of terms**

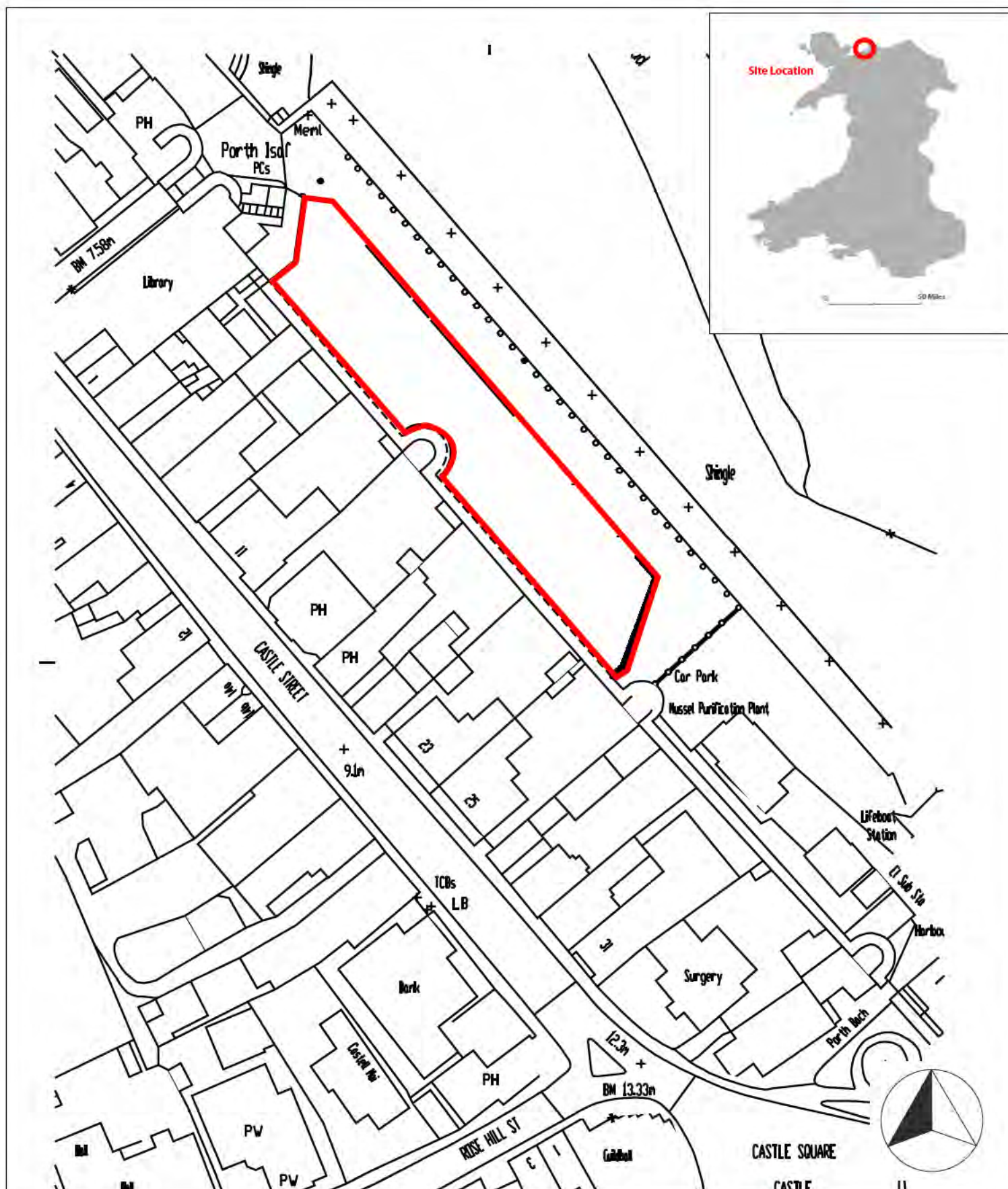
- 7.1 *Archaeological Contractor*  
A professionally qualified individual or an organisation containing professionally qualified archaeological staff, able to offer an appropriate and satisfactory treatment of the archaeological resource, retained by the developer to carry out archaeological work either prior to the submission of a planning application or as a requirement of the planning process.
- 7.2 *Archaeological Curator*  
A person, or organisation, responsible for the conservation and management of archaeological evidence by virtue of official or statutory duties. In north-west Wales the archaeological advisor to the Local Planning Authorities is the development control archaeologist, who works to the Welsh Archaeological Trust's Curators' Code of Practice.

- 7.3 *Archive*  
An ordered collection of all documents and artefacts from an archaeological project, which at the conclusion of the work should be deposited at a public repository, such as the local museum.
- 7.4 *Brief*  
The Association of County Archaeological Officers (1993) defines a *brief* as an outline framework of the planning and archaeological situation which has to be addressed, together with an indication of the scope of works that will be required.
- 7.5 *Historic environment Record (HER)*  
A documentary record of known sites in a given area. In north-west Wales the HER is curated by the curatorial division of the Gwynedd Archaeological Trust.
- 7.6 *Specification*  
The Association of County Archaeological Officers (1993) defines a *specification* as a schedule of works outlined in sufficient detail to be quantifiable, implemented and monitored.
- 7.7 *Watching brief*  
A formal programme of observation during non-archaeological excavation works in order to identify, investigate and record any archaeological remains which may be present, in accordance with the Archaeological Standards.
- Further information**
- 8.0 This document outlines best practice expected of an archaeological assessment but cannot fully anticipate the conditions that will be encountered as work progresses. If requirements of the brief cannot be met they should only be excluded or altered after gaining written approval of the Gwynedd Archaeological Planning Service.
- 8.1 Further details or clarification of any aspects of the brief may be obtained from the Development Control Archaeologist at the address below.

Ashley Batten  
Development Control Archaeologist

**Gwynedd Archaeological Planning Service**  
**Craig Beuno**  
**Ffordd Y Garth**  
**Bangor**  
**Gwynedd LL57 2RT**

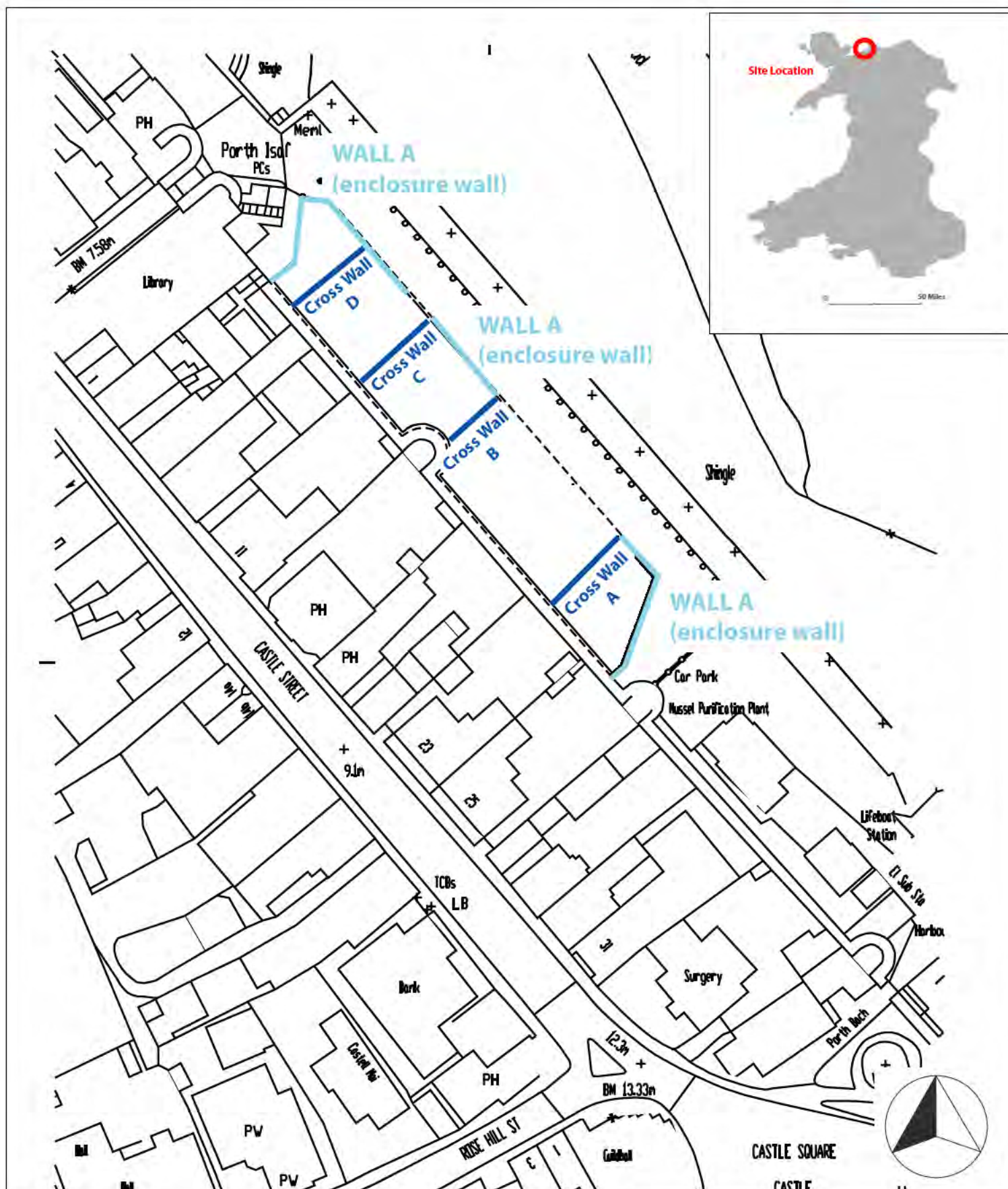
**Telephone: 01248 370926**  
**Fax: 01248 370925**



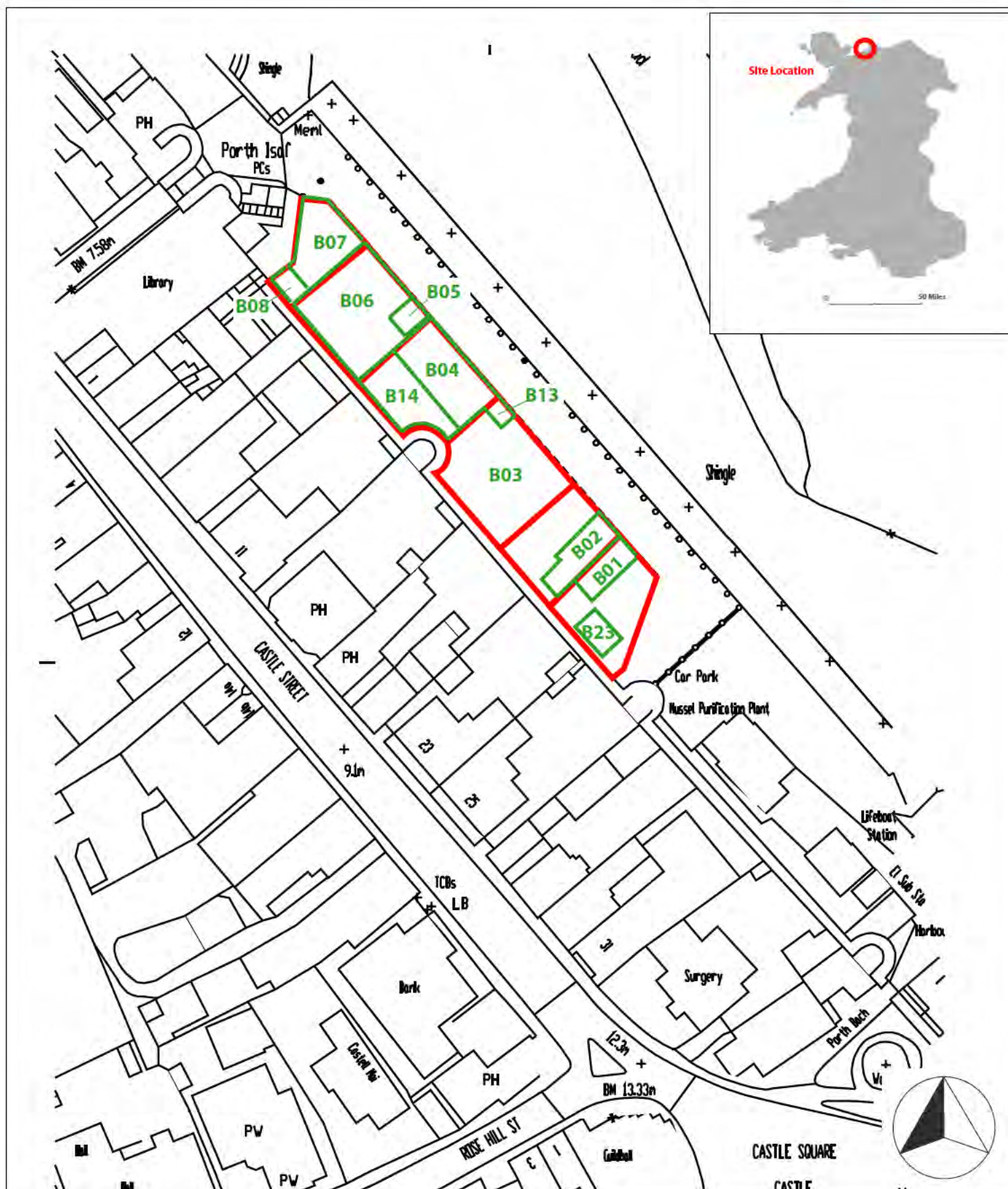
**Figure 01: Location of the redevelopment area within the quay in RED, as defined in Conwy County Borough Council Property Block and Key Plan CEU901.09/01#02. The redevelopment programme included the demolition of several upstanding structures buildings within the quay (cf. Figure 03 for loaciton of all upstanding buildings)**  
**NOT TO SCALE**



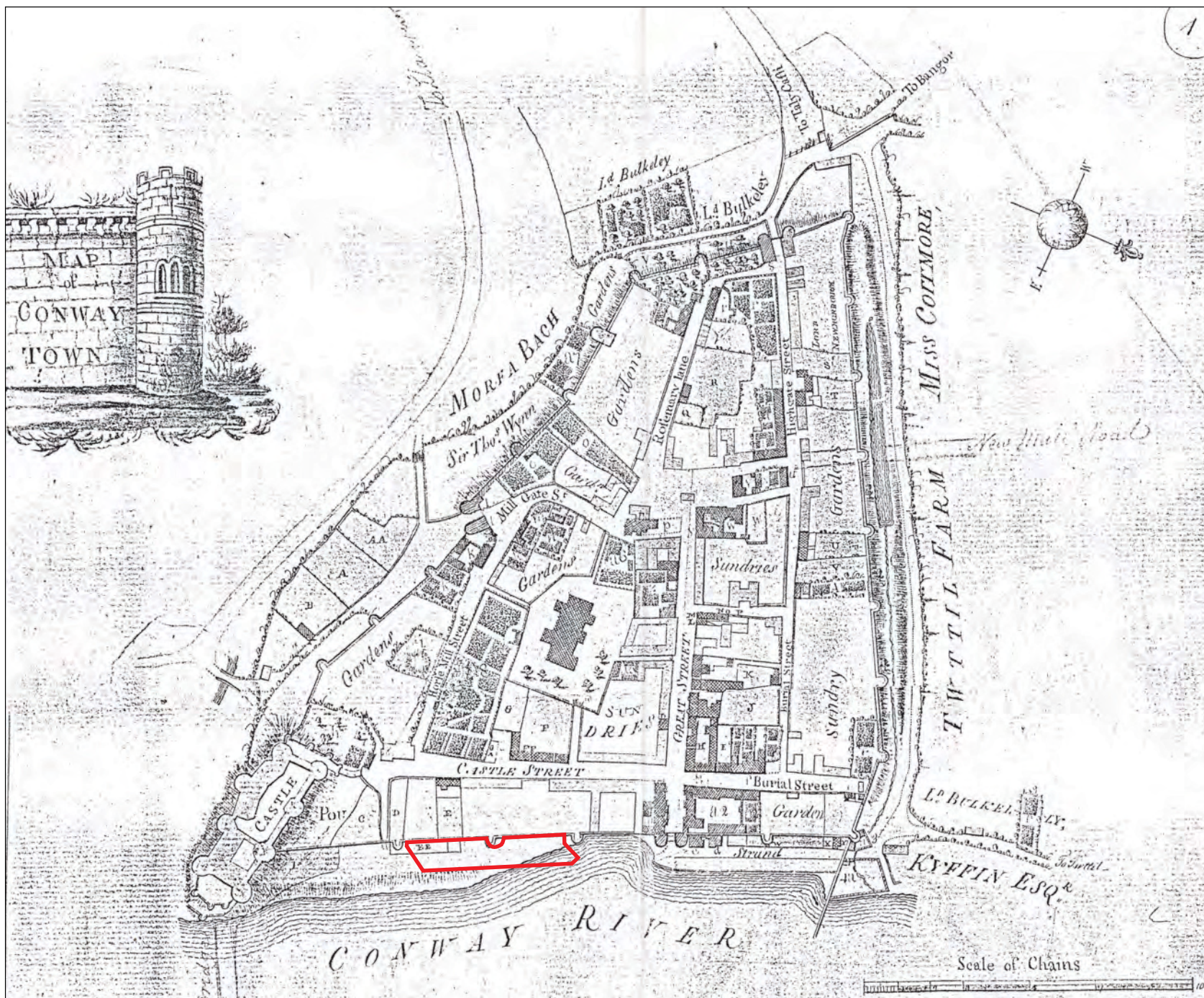
**Figure 02: Location of the designated YARDS (See Appendix I for PRN numbers) discussed in the report and located within the quay redevelopment area (Map based on Conwy County Borough Council Property Block and Key Plan CEU901.09/01#02) NOT TO SCALE**



**Figure 03: Location of the designated Enclosure Wall (WALL A) and Cross Walls (A to D) discussed in the report and located within the quay redevelopment area.**  
**The enclosure wall and cross walls defined the individual yards listed in Figure 02.**  
**Both the enclosure wall and the cross walls were extensively modified during the development of the quay (Map based on Conwy County Borough Council Property Block and Key Plan CEU901.09/01#02)**  
**NOT TO SCALE**

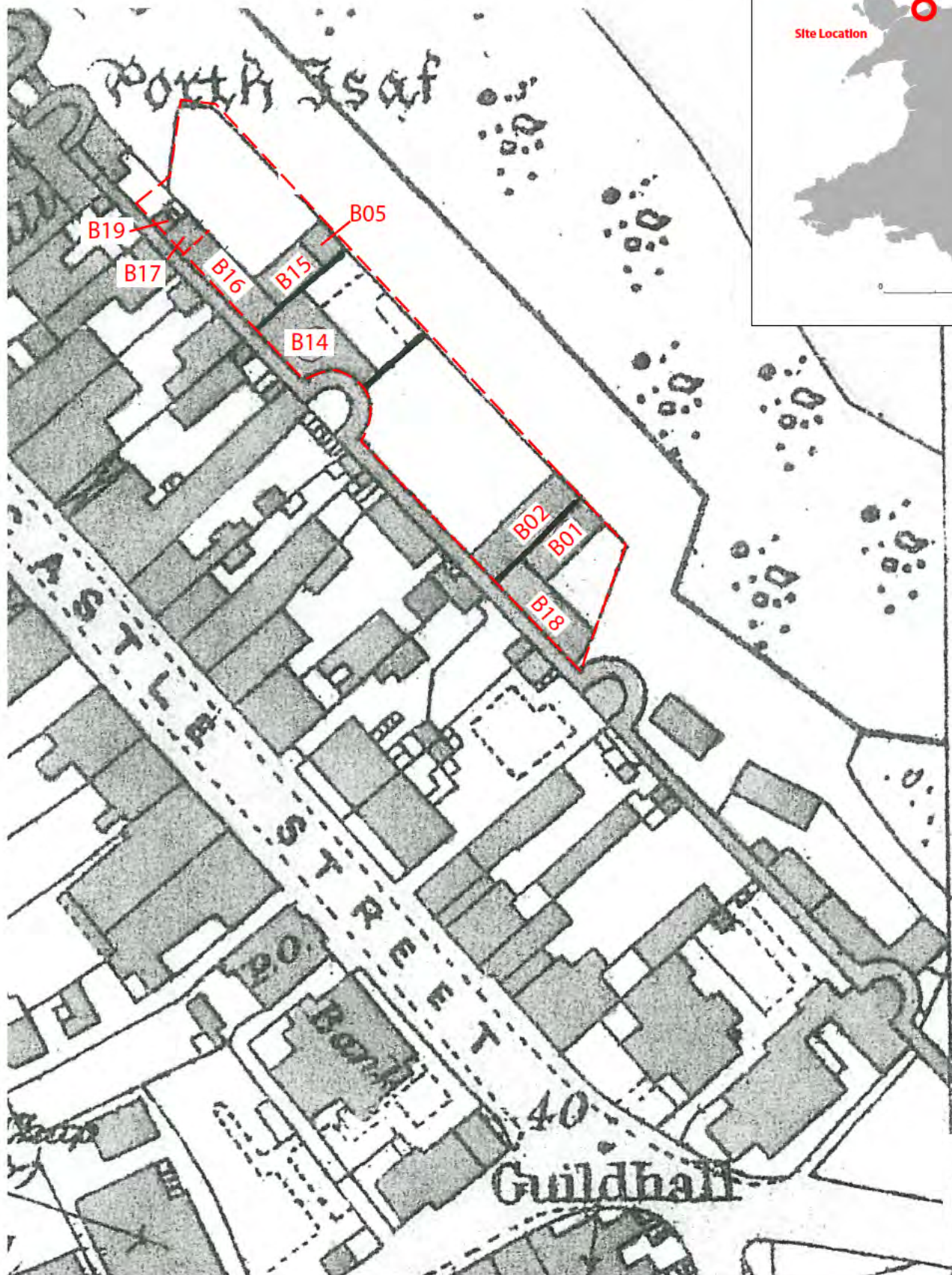


**Figure 04: Location of upstanding structures within redevelopment area prior to demolition (Buildings B0 to B08, B13 and B23 (See Appendix I for PRN numbers). The redevelopment area is highlighted RED. For the location of the historic structures identified during the watching brief, cf. Figures 06 to 08 (Map based on Conwy County Borough Council Property Block and Key Plan CEU901.09/01#02) NOT TO SCALE**

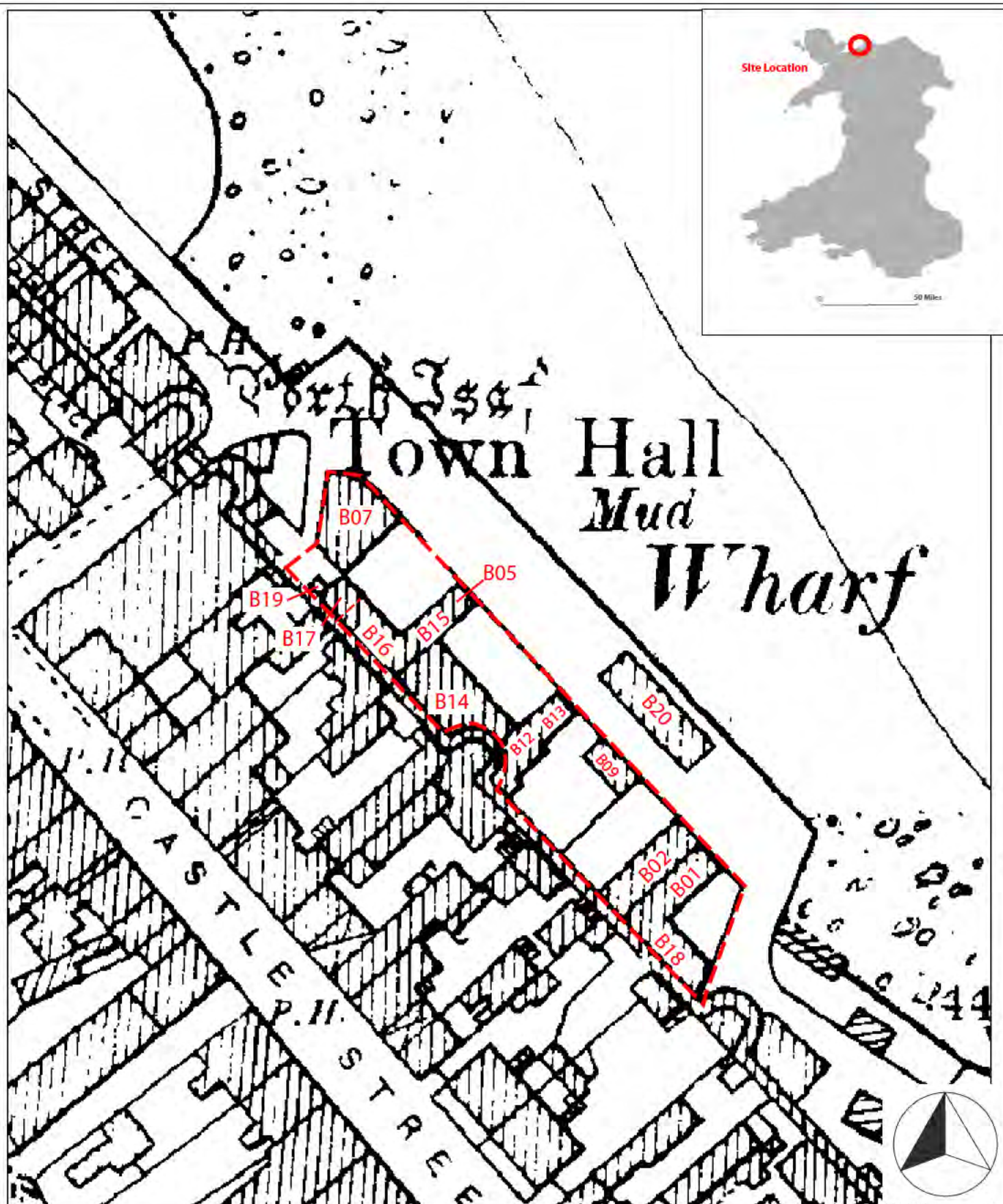


**Figure 05. Map of Conwy Town. 1776 revised 1810. (UWB Bangor 2383). Redevelopment area highlighted in RED**

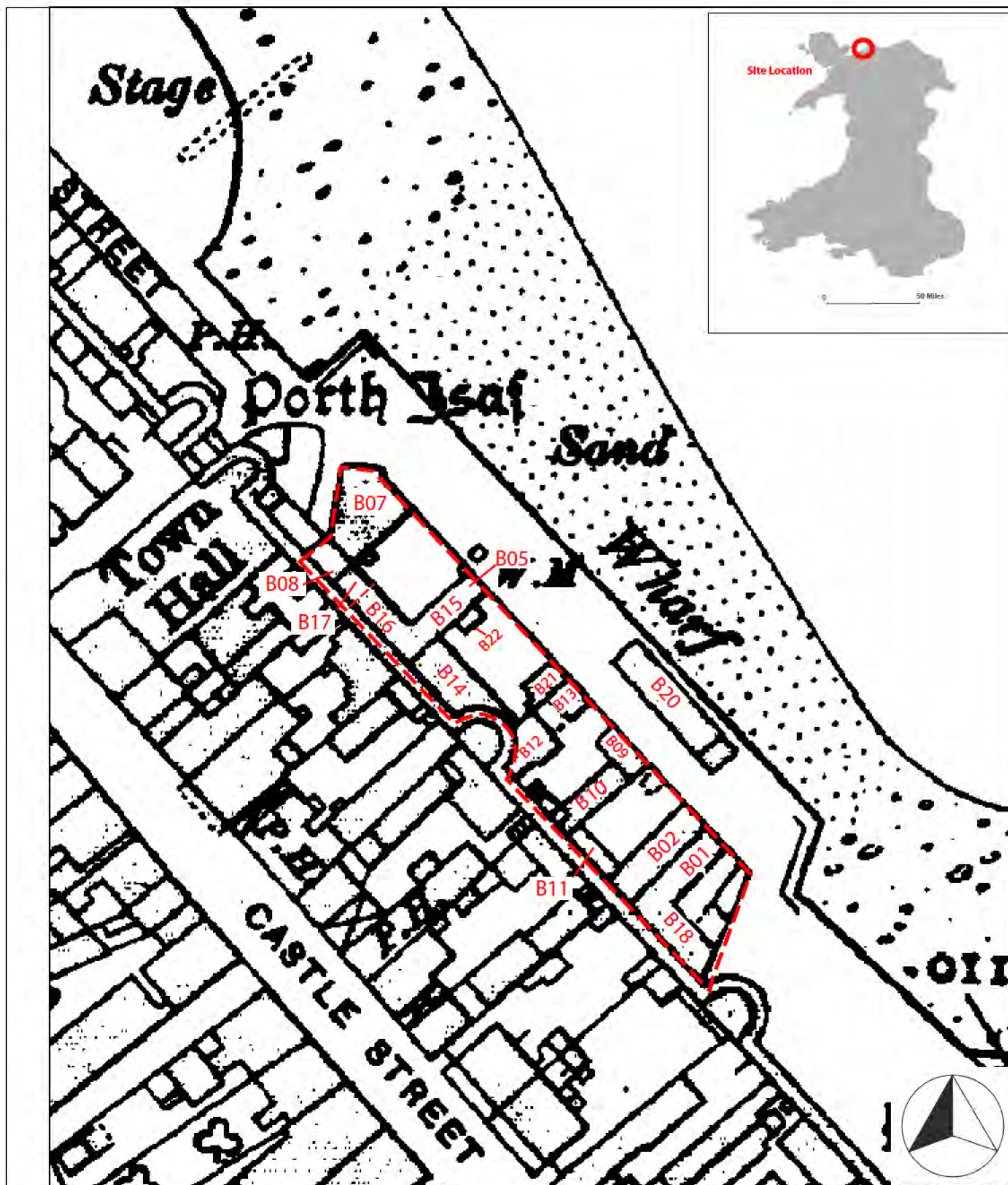
**Note: quay not extant (built in 1833). Not to scale.**



**Figure 06: Reproduction of Ordnance Survey First Edition 25" Map of Conwy 1889.**  
 All extant structures within the quay at that time are listed (Buildings **B01**, **B02**, **B05** and **B14** to **B19** (See Appendix I for PRN numbers)). See paragraph 4.0 for individual building description and interpretation and history. The redevelopment area is highlighted as a dashed **RED** line. For the location of further historic structures identified during the watching brief, cf. Figures 07 to 08.  
 (Map based on Conwy County Borough Council Property Block and Key Plan CEU901.09/01#02)  
**NOT TO SCALE**



**Figure 07: Reproduction of Ordnance Survey Second Edition 25" Map of Conwy 1900**  
 All extant structures within the quay at that time are listed (Buildings **B01, B02, B05, B07, B09** and **B14 to B20** (See Appendix I for PRN numbers)). See paragraph 4.0 for individual building description and interpretation and history. The redevelopment area is highlighted as a dashed **RED** line. For the location of further historic structures identified during the watching brief, cf. Figures 06 and 08.  
 (Map based on Conwy County Borough Council Property Block and Key Plan CEU901.09/01#02)  
 SCALE 1:750@A4



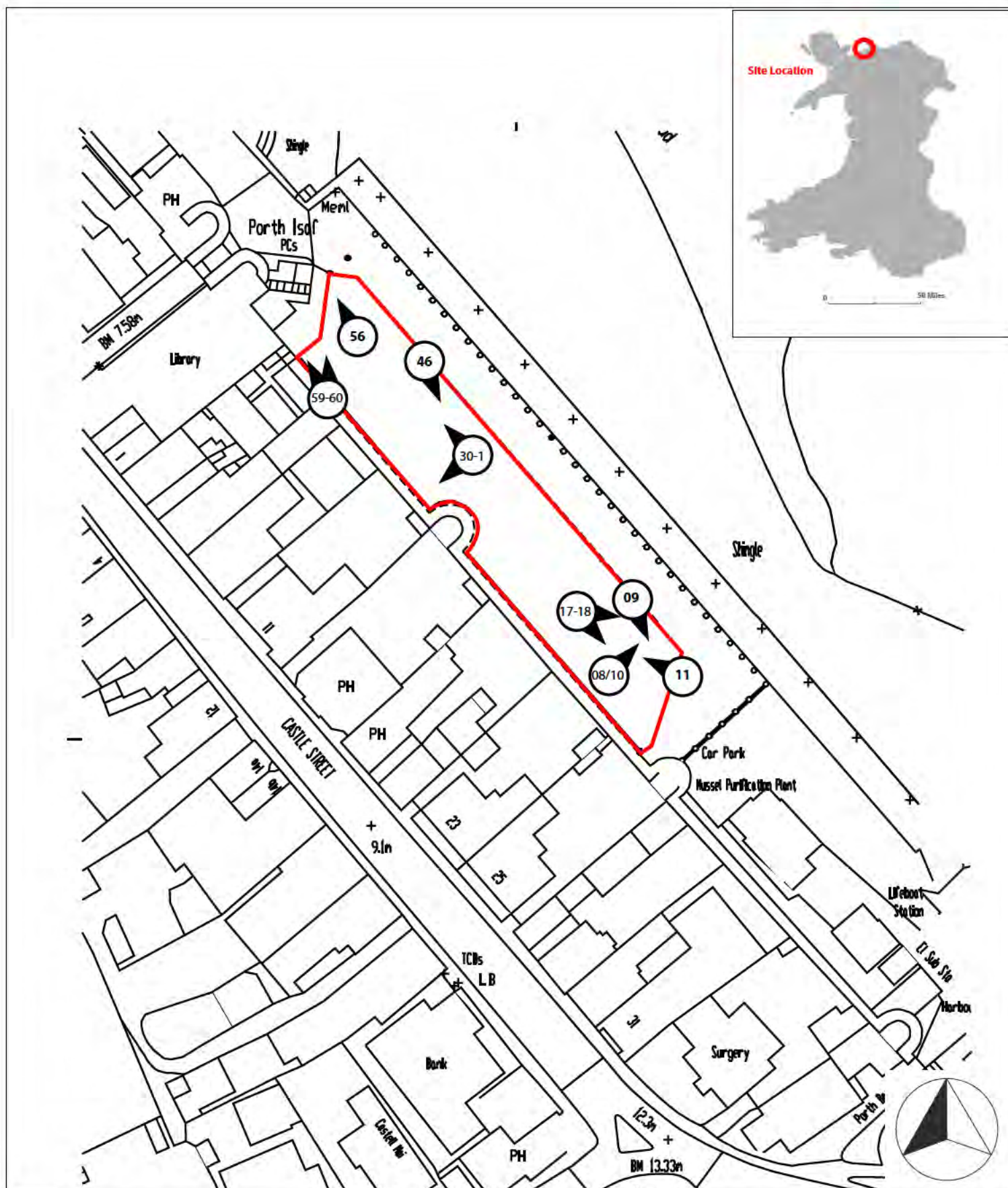
**Figure 08: Reproduction of Ordnance Survey Third Edition 25" Map of Conwy 1913**

All extant structures within the quay at that time are listed (Buildings **B01**, **B02**, **B05**, **B07** to **B18** and **B20** to **B22** (See Appendix I for PRN numbers)). See paragraph 4.0 for individual building description and interpretation and history. The redevelopment area is highlighted as a dashed **RED** line. For the location of further historic structures identified during the watching brief, cf. Figures 06 and 07.

(redevelopment location based on Conwy County Borough Council Property Block and Key Plan CEU901.09/01#02)

SCALE 1:750@A4





**Figure 10: Location of Plates and direction taken. These examples were taken within upstanding buildings. The location of all external plates are listed on Figure 09**  
**For the location of further historic and extant structures identified prior to and during the watching brief, cf. Figures 02 to 05 and 07 to 08**  
**(redevelopment location in RED based on Conwy County Borough Council Property Block and Key Plan CEU901.09/01#02)**  
**NOT TO SCALE**



**Plate 1: YARD 1 (PRN 30452): Cross Wall A: south-facing elevation of rubble-built mortared stone wall 3.0m high that defined the northern boundary of Yard 1; the topmost metre is a later addition. A blocked entrance is visible to the left of the ranging pole. (Ranging pole: 2.0m)**



**Plate 2: YARD 1 (PRN 30452): Wall A: view east of enclosure wall (Wall A) that initially surrounded the entire quay but was subsequently altered to accommodate new entrances/structures. Entrance through Wall A into Yard 1 visible in this example (Ranging pole: 2.0m)**



**Plate 03: YARD 1/2 (30454): Building 01(PRN 30452): doorway identified in the north elevation of Building 01 during the watching brief phase. The doorway linked Buildings 01 and 02 (PRN 30455) and was constructed through Building 01/Cross Wall A and both buildings functioned as a single business.**



**Plate 04: YARD 1/2 (PRN 30451/PRN 30454: Buildings 01 (PRN 30452) and 02 (PRN 30455) : doorway identified in the north elevation of Building 01 during the watching brief phase. The doorway linked Buildings 01 and 02 and was constructed through Cross Wall A. Building 02 was built from thermal blockwork whereas the exterior wall of Building 01 (facing north), covered by Building 02, was rendered, suggesting it was originally constructed to stand alone with Building 02 added later (Ranging pole: 2.0m)**



**Plate 05: YARD 1 (PRN 30451): Building 01 (PRN 30452): south elevation: measured 10.84m in length and 3.95m in height. This elevation was in red brick (stretcher bond) partly covered by roughcast render. On the ground floor were two doors and one window, whilst on the first floor were three windows and a door. A single stack brick-built chimney rises from this wall, between the two windows, surmounted by a bishop-style chimney pot. Cross Wall A is visible to left of Building 01 (cf. plate 01) (Ranging pole: 2.0m)**



**Plate 06: YARD 1 (30451): Building 01 (30452): west elevation, built largely of red brick using a stretcher bond with first floor grey brick repair. Note Cross Wall A at left of image.**



**Plate 07: Building 01 (PRN 30452) & Building 02 (PRN 30455): facing the quaysie (east elevation). Main entrance to Building 01 is visible along with ground floor window and first floor window. Pebbledash render throughout. Chimney also visible. Remnant of Wall A visible at left of image (enclosure wall). (cf. plate 16 for Building 02 east elevation)(Ranging pole 2.0m)**



**Plate 08: Yard 01 (PRN 30451)/Building 01 (PRN 30452): internal view detailing ground floor. Comprised two rooms divided by a timber partition. Internal walls were rendered, the floor was concrete and the first floor supported on wooden ceiling joists. (Ranging pole: 1.0m)**



**Plate 09: Yard 01 (PRN 30451)/Building 01 (PRN 30452): internal view detailing ground floor (south wall). one ledged and braced door and one ledged door surviving in the south wall. (Ranging pole: 1.0m)**



**Plate 10: Yard 01 (PRN 30451)/Building 01 (PRN 30452): internal view of east wall: ledged door and window. (Ranging pole: 1.0m)**



**Plate 11: Yard 01 (PRN 30451)/Building 01 (PRN 30452): internal view of the first floor; divided into two rooms, both plastered and decorated for use as an office, with skirting board and plaster ceiling**



**Plate 13: THE QUAY: reproduction from E.M. Pattinson, vol. 2, of the Civic Hall ablaze in the 1960s. Building 23 (PRN 19749) is visible at the rear of Yard 01 (PRN 30451).**



**Plate 14: YARD 1 (PRN 30451): Ice plant built in 1993 to replace Building 23 (PRN 19749) (cf. plate 13). Located at the rear of Yard 1. This unit produced ice on demand but did not have the capacity to store surplus ice. (Ranging pole: 1.0m)**



**Plate 15: Yard 2 (PRN 30454): Building 02 (PRN 30455): a single storey lean-to located against the south wall of Yard 2, opposite Building 01 (PRN 30452), with which it shared a common wall (Cross Wall A). A modern extension had been constructed onto the western end of the building. (Ranging pole: 1.0m)**



**Plate 16: YARD 02 (PRN 30454): Building 02 (PRN 30455): east elevation (quay side) prior to demolition.** The east elevation measured 5.30m in width and 3.95m in height, with pebbledash render. A blocked window was extant towards the centre of the elevation, c.1.00m above ground level (window measurements: 1.00m in height and width). (Ranging pole: 2.0m)



**Plate 17: YARD 02 (PRN 30454): Building 02 (PRN 30455)(Internal):** Building 02 had been converted into an office space, with internal drywall partitions and drywall cladding on all walls except for the south elevation (Ranging pole: 2.0m)



**Plate 18: YARD 2 (PRN 30454): Building 02 (PRN 30455) (Internal):** The east elevation window was identified internally as a recessed bay window. An inspection of this feature revealed that a thermal block wall had been built as a false wall parallel to the original elevation. The latter was partially visible where drywall from the bay window had been removed, exposing whitewashed stone walling .  
(Ranging pole: 1.0m)

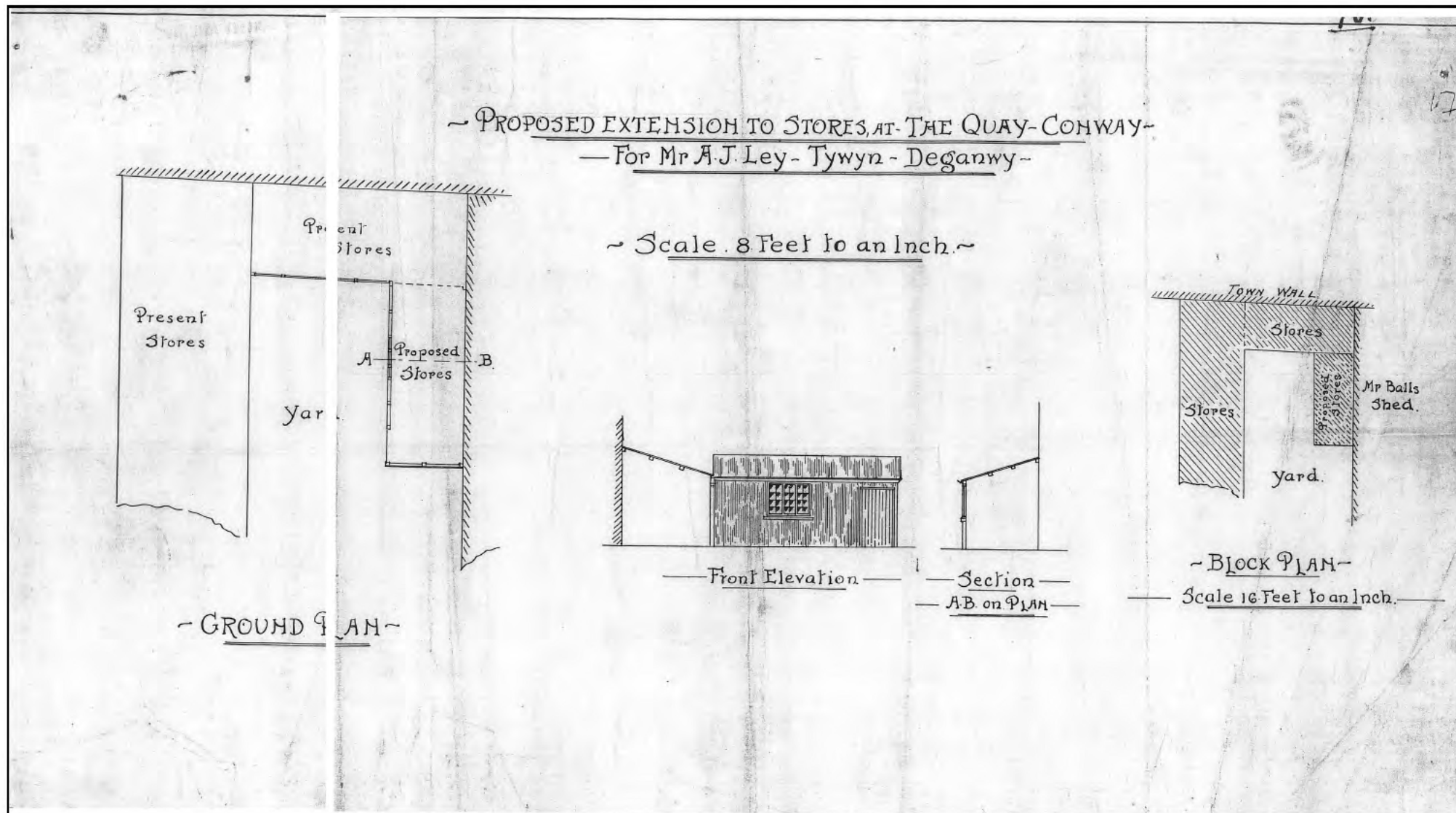


Plate 19: Yard 02 (PRN 30454): Building 11 (PRN 30456): reproduction of CMP 23/2/190 (1906). Building 11 is located against the town wall in the plan for a new shed in Yard 2 ( Building 11 is described as "Stores" in the Block Plan). Building 11 was part of A.J. Ley's bottling plant and later became part of Crossfield's timber yard. (Source: Conwy Archive Services)



**Plate 20: YARD 2 (PRN 30454): Building 11 (PRN 30456):** in addition to the archival evidence (cf. plate 19), Building 11 was identified from paint marks on the town wall with two vertical and one horizontal lines of paint enclosing patches of white lime wash (Ranging pole: 2.0m)



**Plate 21: Yard 3 (PRN 30457): Building 09 (PRN 30459):** this was demolished in the 1980's when the Yards between Buildings 02 (PRN 30455) and 04 (PRN 30464) were cleared and used for boat storage. This building was the engineering machine workshop and part of Reliance Engineering. It lay against the west wall with its long axis parallel to the Quay. It was identified as a concrete floor pad measuring 9.2m x 6m (Ranging pole: 2.0m).



**Plate 22: YARD 3 (PRN 30457): Building 13 (PRN 30462):** a small building in the north-east corner of Yard 3 PRN . Last use was as a seafood stall in the 1980's. First appears on OS maps in 1900 Figure 07, where it is seen as part of the small complex of buildings built against the cross-wall between Yards 3 and 4. This single storey building measured approximately 4.2 m square. The south and west walls were of brick, whilst the north and east walls were formed by the pre-existing yard walls of stone. The roof was of slate. (Ranging pole: 2.0m)



**Plate 23: YARD 3 (PRN 30458): Building 13:** west facing access door. Note, Building 13 (PRN 30462) constructed from brick. (Ranging pole: 2.0m)



**Plate 24: YARD 3 (PRN 30457): Building 13 (PRN 30430462): south-facing elevation detailing signage for seafood stall and serving hatch. Note also the entrance through Wall A at right of image allowing access to Yard 3 (Ranging pole: 2.0m)**



**Plate 25: YARD 3 (PRN 30457): Building 13 (PRN 30430462): removal of south-facing elevation during demolition phase, detailing rendered and tiled internal elevations. (Ranging pole: 2.0m)**



**Plate 26: YARD 3 (PRN 30457): Building 13 (PRN 30462): during demolition a brick built chimney was identified built into the stone cross-wall (Cross Wall B) against which Building 13 was built. Birds' eye view during demolition detailing brick-built chimney and stone-built cross wall. (Ranging pole: 2.0m)**



**Plate 27: YARD 3 (PRN 30457): Building 13 (PRN 30462): internal fireplace associated with chimney (plate 26), identified during demolition phase (Ranging pole: 2.0m).**



**Plate 28: YARD 4 (PRN 30463):** A series of redundant buried fuel tanks were identified withn Yard 4 during the demolition phase. The fuel tanks had been installed underground just inside the frontage of the garage (the central building within Building 04 (PRN 30464); cf. plate 26). A total of four tanks were found during the demolition.  
(Ranging poles: 1 x 1.0m and 1x 2.0m)



**Plate 29: YARD 4 (PRN 30463): Building 04 (30464):** composite image detailing the east facing elevation of Building 04. This building occupied the full width of Yard 4 and was extant as three bays. These lay north and in front of an earlier stone building that lay on a north-south axis against the town wall (Building 14 (PRN 30465): plate 33). The north, east and south walls of Building 04 also formed the yard walls, whilst the west wall used the existing east wall of Building 14. Each bay was roofed with a pitched roof running east-west, so the front onto the quay was made up of three gables. The wall fronting the quay partly made use of the earlier Wall A (the enclosure), though parts were rebuilt in brick plate 29. The east and west cross-walls (B and C) between Wall A and the town wall also partly survived in their original form, though had been raised in height from approximately 2.0m to 3.35m plate 22. The cross-walls were seen to abut Wall A. Access into the building was both from the quay and from Yard 3 to the east through wide doors (cf. plate 22)



**Plate 30: YARD 4 (PRN 30464): Building 14 (PRN 30465):** The interior of Building 04 (PRN 30464) comprised a large open space partitioned into smaller areas, reflecting its final use as the *Chandlery Shop*.  
(Ranging pole: 2.0m)



**Plate 31: YARD 4 (PRN 30463): Building 14 (PRN 30465):** The rear of the building included the town wall (whitewashed) and the interior of Building 14.  
(Ranging pole: 2.0m)



**Plate 32: YARD 4 (PRN 30463): Building 14 (PRN 30465): east facing front wall. Structure was encompassed by Building 04 (PRN 30464). (Ranging poles: 1 x 2.0m and 1 x 1.0m)**



**Plate 33: YARD 4 (PRN 30463): Building 14 (PRN 30465): east facing front wall. Structure was encompassed by Building 04 (PRN 30464). (Ranging poles: 1 x 2.0m and 1 x 1.0m)**



**Plate 34: YARD 4 (PRN 30463): Building 14 (PRN 30465): during demolition: the roof of Building 14 was supported on half kingpost trusses of mid 19th century date. The king-posts lay against the town wall, supported on pillars built against the wall. The only part of this build that had insertions into the medieval wall was where the roof structure wrapped around tower 3, where timbers had been inserted into the tower wall.  
(Ranging poles: 1 x 2.0m and 1 x 1.0m)**



**Plate 35: YARD 4 (PRN 30463): Building 14 (PRN 30465): during demolition: example of roof rising slightly above the top of the town wall (view north)**



**Plate 36: YARD 4 (PRN 30463): Building 14 (PRN 30465): during demolition: the floor was made of large (up to 1.0m<sup>2</sup>) slate slabs. (Ranging poles: 2 x 1.0m)**



**Plate 37: YARD 4 (PRN 30463): Building 14 (PRN 30465): during demolition: the floor was made of large (up to 1.0m<sup>2</sup>) slate slabs plate 36 laid on yellow sand. The floor level within Building 14 was some 0.25m lower than the modern concrete floors of Building 04 (PRN 30464) and probably represented the original floor/yard levels.**



Plate 38: YARD 4 (PRN 30463) Building 04 (PRN 30464): reproduction of archive image CP 341/2 detailing former use. Business owned and operated by Mr. Higginbottom as a garage.



Plate 39: YARD 4 (PRN 30463): Building 14 (PRN 30465): reproduction of archive image CP 341/3 detailing former use. Business owned and operated by Mr. Higginbottom as a garage. Former front of Building 14 can be seen towards right of image.



Plate 40: Plate 38: YARD 4 (PRN 30463) Building 04 (PRN 30464): reproduction of archive image CP 341/1 detailing former use. Business owned and operated by Mr. Higginbottom as a garage. Mr. A. Higginbottom can be seen fuelling a car at a petrol pump

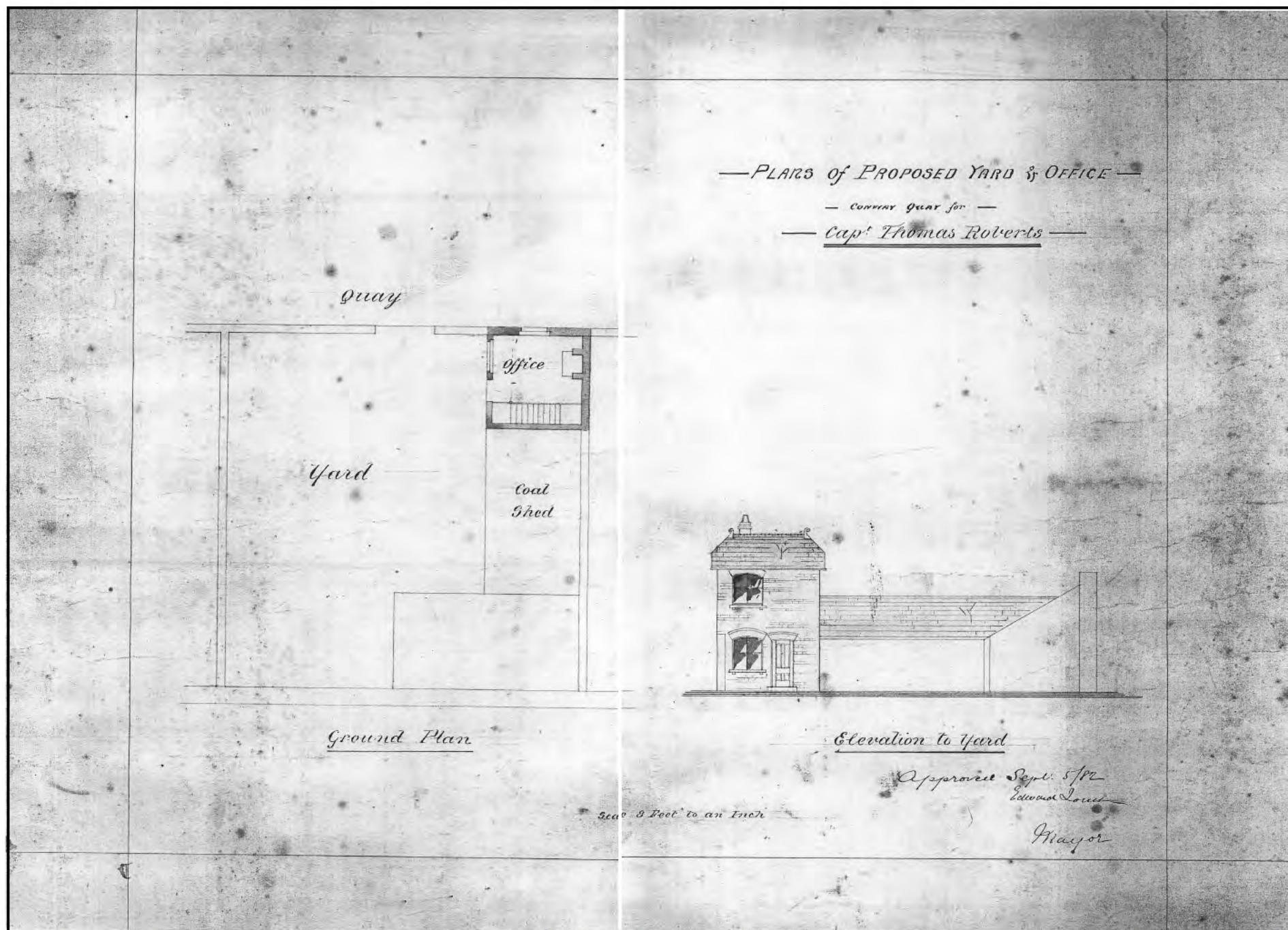


Plate 41: YARD 5 (PRN 30468) Building 05 (PRN 30469): reproduction of archive image CM&P 23/1/55 detailing an architects plan for a proposed building and associated yard. Proposed building was constructed as building 05 (PRN 30469) within the quay. The plan also shows a coal shed (Building 15, PRN 30471) against the NW elevation of cross wall C, running from the rear of Building 05 to another shed (Building 16, PRN 30472) built against the town wall. By 1939 there is no mention of "Captain Thomas Roberts" in the Kelly's Street Directory, but there is an "Edwards Coal Merchant" listed next to Higginbottom's, who did not take over until the 1950's (pers. comm. P. Higginbottom), so it seems likely that Edwards took over the coal yard from Roberts, which was subsequently occupied by Higginbottom, who ceased business in 1982. No regular use is recorded for the yard after this date.



**Plate 42: YARD 5 (PRN 30468): Building 05 (PRN 30469): east-facing elevation (quay side): a small two storey building in red brick (English Garden Bond) with a hipped roof of slate with ceramic ridge tiles.  
(Ranging pole: 1.0m)**



**Plate 43: YARD 5 (PRN 30468): Building 05 (PRN 30469): image taken within YARD 5 during demolition phase: the original stone cross-wall (Cross Wall C) that formed the southern boundary of the yard, had been incorporated into the southern elevation of Building 05, with the upper floor built of brick. The former outline of Building 15 (PRN 30471) is visible along the west facing elevation of Building 05.**



**Plate 44: YARD 5 (PRN 30468): Building 05 (PRN 30469): north facing elevation: detailing entrance into structure. This elevation is visible in Plate 41 on the architects elevation drawing from 1882 (CM&P 23/1/55). The metal roof frame covering YARD 5 is also visible. (Ranging pole: 2.0m)**



**Plate 45: YARD 5 (PRN 30468): Building 05 (PRN 30469): west-facing elevation detailing former location of Building 15, as well as Cross Wall C and the roof supports for YARD 5 (Ranging pole: 2.0m)**



**Plate 46: YARD 5 (PRN 30468): Building 05 (PRN 30469) (internal):**The first floor comprised a single room , with three single-hung sash windows. A small cast iron Victorian arched fireplace remained in situ.



**Plate 47: YARD 5 (PRN 30468): Building 05 (PRN 30469):** A safe found under the stairs of Building 05 during the watching brief was full of papers and cheque book stubs belonging to Higginbottom's dating from the late 1930's to the 1970's. The Higginbottom's took over the property in the 1950's.



**Plate 48: YARD 5 (PRN 30468): Building 06 (PRN 30470):** this building was, in effect, Yard 5 with a roof on. The building/yard measured 16.4m x 16.0m (l x w), but excluded the south-east corner occupied by Building 05. Wall A (quay enclosure wall) is visible forming part of the east (quay) wall surmounted by brick.  
(Ranging pole: 2.0m)



**Plate 49: YARD 5 (PRN 30468): north facing elevation (formerly Cross Wall C).** A door leading to Building 04/14 is visible, which was inserted in the 1970s. the former roofline of Building 16 (30472) is visible as is Building 04 (PRN 30464).  
(Ranging pole: 2.0m)



**Plate 50: YARD 5 (PRN 30468): general view of the yard, including Buildings 05 (PRN 30469) and 06 (PRN 30470), former location of Building 15 (PRN 30471) and Cross Wall C. The most recent usage of the yard was as a welding yard for Higginbottom's, who took over in the late 1950's, by which time the steel girder and corrugated tin roof was already in place. (Ranging pole: 2.0m)**



**Plate 51: YARD 5 (PRN 30468): Cross Wall D: view north of elevation, which formed the northern boundary of YARD 5. The wall reached a total height of 2.6m including a 0.4m brick rebuild on the top that held the roof supports. Steel girders had also been inserted into the town wall as part of the roof structure. There was also a 0.40 m high dwarf brick wall built against the bottom of Cross Wall D but the function was unknown. Cross Wall D had been partly repaired in brick at the east end plate 51.**



**Plate 52: YARD 5 (PRN 30468): Building 16 (PRN 30472): possible redundant floor surface identified during demolition/watching brief phase.  
(Ranging pole: 2 x 1.0m)**



**Plate 53: YARD 5 (PRN 30468): Building 17 (PRN30473): a redundant brick floor surface was identified during the demolition/watchng brief phase and the removal of the modern floor for Building 06 (PRN 30470)/Yard 5 (PRN 30468). This was thought to be the smithy shown occupying the NW corner of Yard 5 on the 1901 plan for the slaughterhouse (CMP23/2/44). No surviving roof line was seen but the town wall within Building 06/Yard 5 has been repaired by Cadw.**



**Plate 54: YARD 5 (PRN 30468): Building 17 (PRN 30473):** a redundant brick floor surface identified during the demolition/watching brief phase and the removal of the modern floor for Building 06/Yard 5. This was thought to be the smithy shown occupying the NW corner of Yard 5 on the 1901 plan for the slaughterhouse (CMP23/2/44). A floor plan of approx. 3.6m along the axis of the town wall and 4.15m along the axis of Cross Wall D (if it continued under the modern concrete to the town wall). A small sample of coal and rusted nails was recovered from a deposit on the brick floor.



**Plate 55: YARD 6 (PRN 30474): Building 07 (PRN 30475):** east facing elevation: this yard was occupied by a single large building, Building 07 (PRN 30475), the last use of which was as the Conwy Aquarium. This elevation incorporated Wall A (quay enclosure wall)



Plate 56: YARD 6 (PRN 30474): Building 07 (PRN 30475): internal view of final usage as aquarium (Ranging pole: 1.0m)



Plate 57: YARD 6 (PRN 30474) Building 07 (PRN 30475): view from YARD 5 (PRN 30468) of location of the two modern filtration tanks linked to the aquarium. Located at right of image. (Ranging pole: 2.0m)



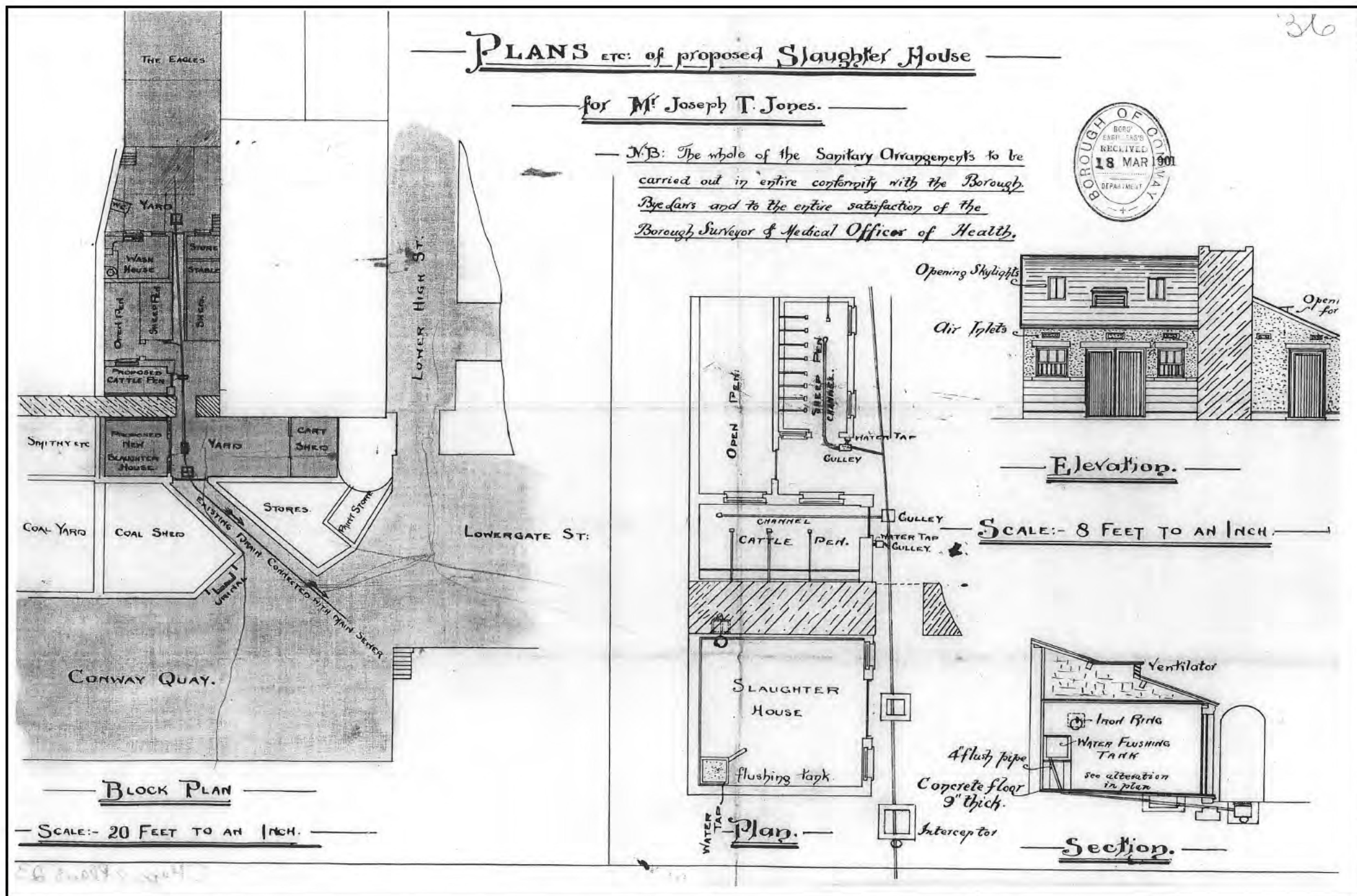
**Plate 58: YARD 6 (PRN 30474): Building 08 (PRN 30476): north facing external elevation. Built as a slaughterhouse but final use was as a boatman/fisherman store.  
(Ranging pole: 2.0m)**



**Plate 59: YARD 6 (PRN 30474): Building 08 (PRN 30476): internal view of former slaughterhouse, a range of metal rails with sliding hooks that were extant on all elevations except the front entrance.  
(Ranging pole: 2.0m)**



Plate 60: YARD 6 (PRN 30474): Building 08 (PRN 30476) (internal): detail of a large metal hand winch set on the NE wall





**Plate 62: YARD 6 (PRN 30474): Building 08 (PRN 30476): raised floor associated with Building 08 identified during demolition/watching brief phase. The original architects' plans (CMP 23/2/44 plate 61) specified a nine-inch thick concrete floor, which appeared to slope down slightly from SE to NW (from back to front) presumably to help drainage and sluicing of the floor. This slope is visible in this image. (Ranging poles: 2 x 2.0m)**



**Plate 63: YARD 6 (PRN 30474): Building 08 (PRN 30476): demolition/watching brief phase: Building 08 utilised the existing short length of stone wall forming the rear elevation of Building 07 (PRN 30475), Cross Wall D and Wall A, forming, as a result, a small yard into which the slaughterhouse was built. Cross Wall D formed the lower part of the rear elevation with the upper levels built of brick. The town wall itself was not used and the SW elevation was built entirely of brick with a distinct gap between it and the town wall. (Ranging pole: 2.0m)**



**Plate 64: The Quay (PRN 19750): Building 20 (PRN 30478): early twentieth century view of the quay reproduced from Pattinson, 2003. Building 20 is the detached building along the quay front. The L-shape within the quay was subsumed within a quay redevelopment during the late twentieth century.**



**Plate 65: The Quay (PRN 19750): Building 20 (PRN 30478): early twentieth century view of the quay reproduced from Pattinson, 2003. Building 20 is the detached building along the quay front. Building 20 was situated opposite YARD 03 (PRN 30457)/Building 09 (PRN 30459)**

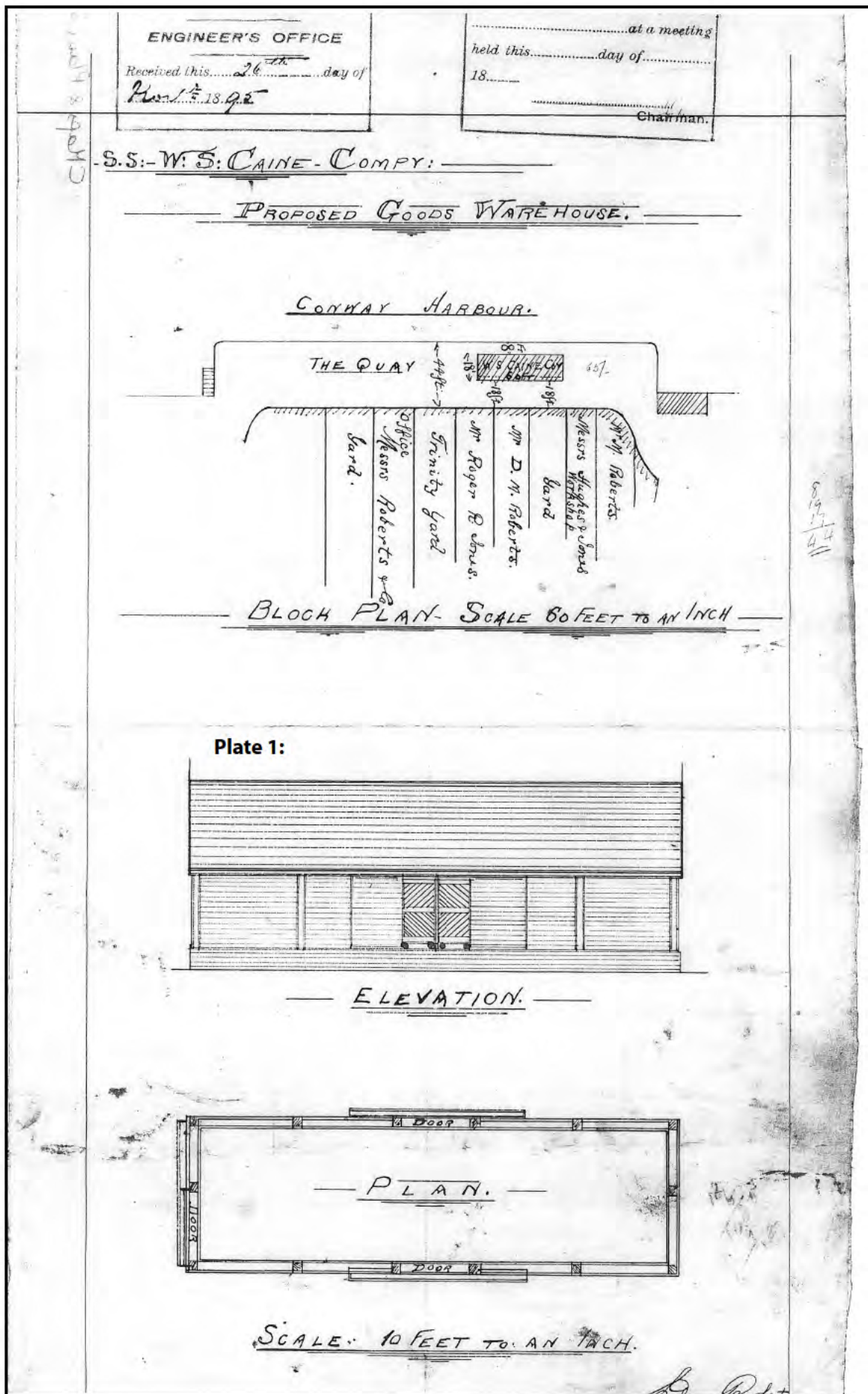


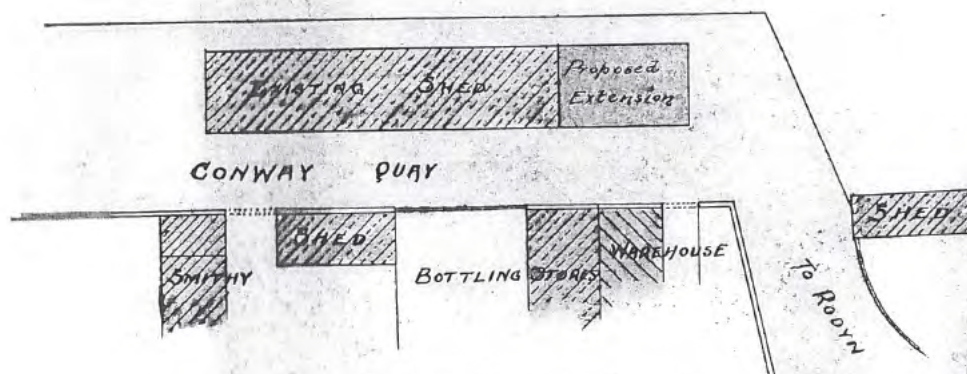
Plate 66: THE QUAY (PRN 19750): Building 20 (PRN 30478): Reproduction of architects' plans for a proposed goods warehouse were by the council engineer's office on the 26th of November 1895 (Conwy Archives: CMP 23/1/79). The structure was built for the W.S. Caine Company. A later plan to extend the building to the SE, was submitted on May 12th 1906. This is in the name of the M.L. & N.W.S.S. Co. Ltd. (Conwy Archives CMP 23/2/168 reproduced as plate 67). There are no visible upstanding remains of this structure.

23/2/168

L. & N. WALES S.S. Co LTD

—BLOCK PLAN—

Plate 1:



~ SCALE ~ 40 FEET TO AN INCH ~



YMDDIRIEDOLAETH  
ARCHAEOLEGOL  
GWYNEDD



GWYNEDD  
ARCHAEOLOGICAL  
TRUST

Craig Beuno, Ffordd y Garth, Bangor, Gwynedd. LL57 2RT  
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