



**The Whitehouse Hotel, A499,
Abersoch, Gwynedd, LL53 7AF.
January 2016
V 1.0**



Level 2 Historic Building Record
Project Code: A0072.1
Report no. 0077



aeon archaeology

The Whitehouse Hotel, A499, Abersoch, Gwynedd, LL53 7AF. January 2016

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Level 2 Historic Building Record

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Project Code: A0072.1

Date: 29/01/2016

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1.0 INTRODUCTION

Aeon Archaeology was commissioned by McLean Developments Ltd to produce a level 2 historic building record at The Whitehouse Hotel, Abersoch (centred on **NGR SH 31330 28579**) in advance of demolition as a condition of full planning permission (**Ref: C14/1203/39/LL**).

The former hotel is located north of Abersoch village centre, on the western side of the A499 main road along the southern coast of the Llŷn peninsula. The property occupies a slightly elevated position of approximately 0.8ha overlooking St Tudwal's Road (part of Cardigan Bay).

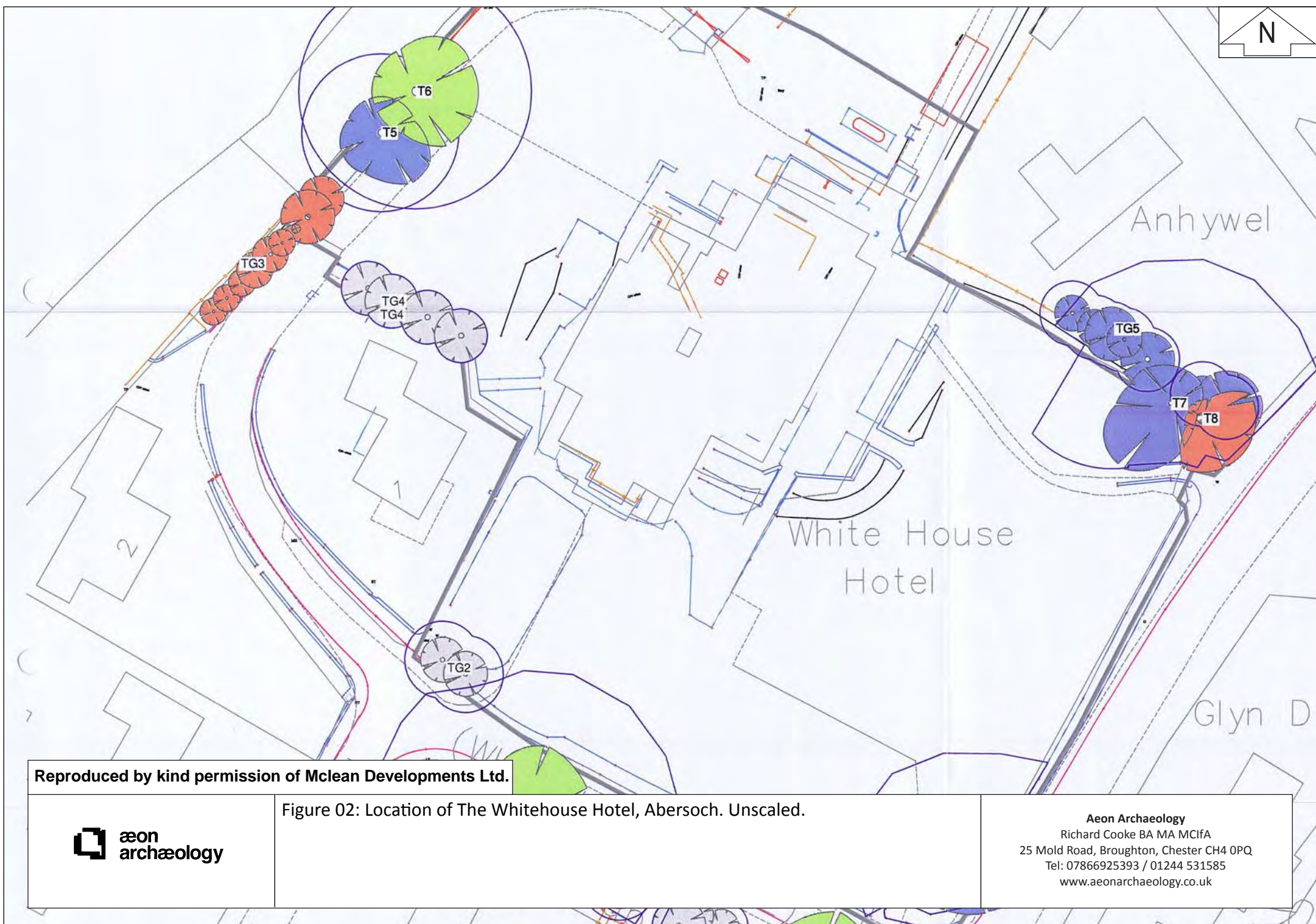
The Gwynedd Archaeological Planning Service (GAPS) has prepared a mitigation brief for this project which states:

The former hotel has local historical value as an Edwardian residence in a prominent location and for its later contribution to the tourism industry that has characterised Abersoch during the past half-century. As such, it is appropriate that an archive record is made prior to its demolition, for the benefit of future researchers and to mitigate the loss to the historic built environment.

A Written Scheme of Investigation (WSI) was produced by Aeon Archaeology in January 2016 (Appendix I) which detailed a programme of archaeological works to mitigate the impact of the development, to be undertaken following planning consent, in accordance with guidelines set out in Welsh national planning guidance (Planning Policy Wales 2014) and Welsh Office Circular 60/96 (Planning and the Historic Environment: Archaeology). The programme of works was to comprise an historic building record commensurate with English Heritage 'Understanding Historic Buildings: a guide to good recording practice' (2006) **Level 2**.

The historic building record and report conforms to the guidelines specified in English Heritage 'Understanding Historic Buildings: a guide to good recording practice' (2006) & Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2014).





2.0 SPECIFICATION AND PROJECT DESIGN

The requirements were for an archaeological building record of The Whitehouse Hotel prior to its demolition, however should observations or desk-based research suggest the potential for significant features to be encountered during the site clearance/ground work arrangements should be made to undertake any appropriate supplementary recording work during the development.

Both the exterior and the interior were viewed, described and photographed. The record presents conclusions regarding the building's development and use, but does not discuss in detail the evidence on which these conclusions are based.

The level 2 historic building record consists of English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) elements:

written account: 1-3, 6

drawings: *sometimes 1, sometimes one or more of 2-7*

photographs: 1,2,4

2.1 Written Account

The written account includes:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's form, function, date, and sequence of development.

2.2 Photographs

The photographic record includes:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the principal rooms and circulation areas.

A Digital SLR (Canon 550D) set to maximum resolution was used throughout.

2.3 Drawings

The drawn record included:

- A site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.

3.0 METHODS AND TECHNIQUES

The significance, origins and development of the site are discussed with reference to the available historical sources. A photographic record was made using a Canon DSLR 550D camera set to maximum resolution. The location and direction of photographs are shown on figure 6.

Existing architects' plans were utilised for the purpose of locating and orientating photographs, and all features, details, room spaces, and elevations were photographed and described to illustrate the setting, appearance, and structure of the building. Photographic images were labeled with the subject, orientation and the date taken, and cross-referenced to a digital file.

4.0 ARCHAEOLOGICAL AND HISTORICAL RECORD

The second edition 25" County Series Ordnance Survey map of 1900 (figure 3) depicts the location of The Whitehouse Hotel in detail, however the building itself is not shown and had clearly not been constructed by this point in time. However by the production of the third edition 25" County Series Ordnance Survey map of 1918 (figure 4) a rectangular structure orientated northeast to southwest is depicted at the location of where The Whitehouse Hotel now stands and is labelled 'Ndhulu-mhlope'. The fourth edition 25" County Series Ordnance Survey map of 1938 (figure 4) again depicts a rectangular structure with the same name.

The later edition 1:10,560 Ordnance Survey maps of 1953 and 1963 again show the hotel building but depict various extensions to the original rectangular core and also show what appear to be formal gardens to the immediate southeast and fronting the A499 main road.

The property is thought to have been used as a hotel from the mid 20th century onwards when it acquired the name The Whitehouse Hotel and underwent various alterations and extensions.

Planning consent has been granted for the demolition of the hotel and redevelopment of the site with a mixed use scheme comprising a hotel and spa facility, restaurant/bar and residential apartments, together with associated car parking, landscaping and services.

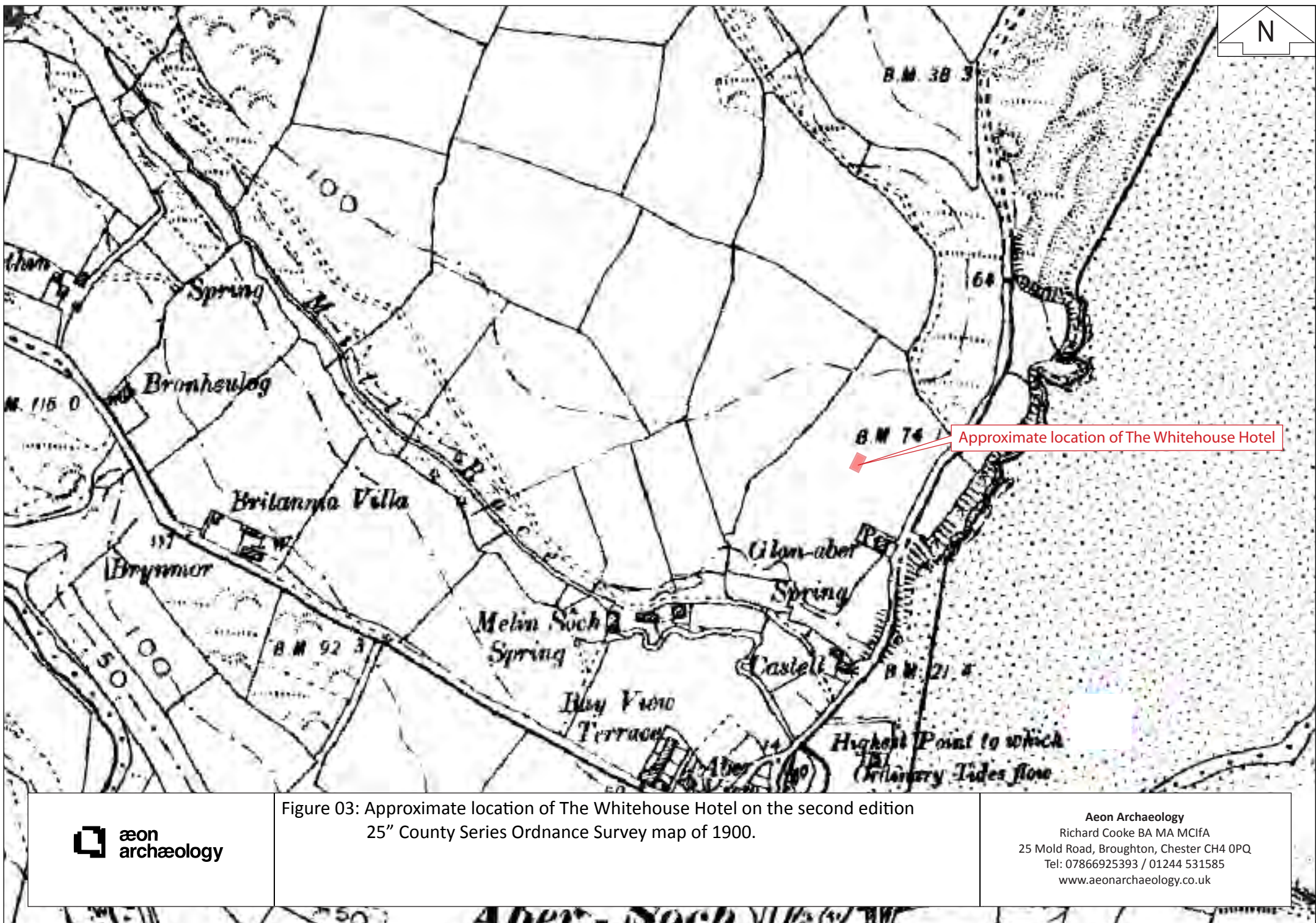


Figure 03: Approximate location of The Whitehouse Hotel on the second edition 25" County Series Ordnance Survey map of 1900.

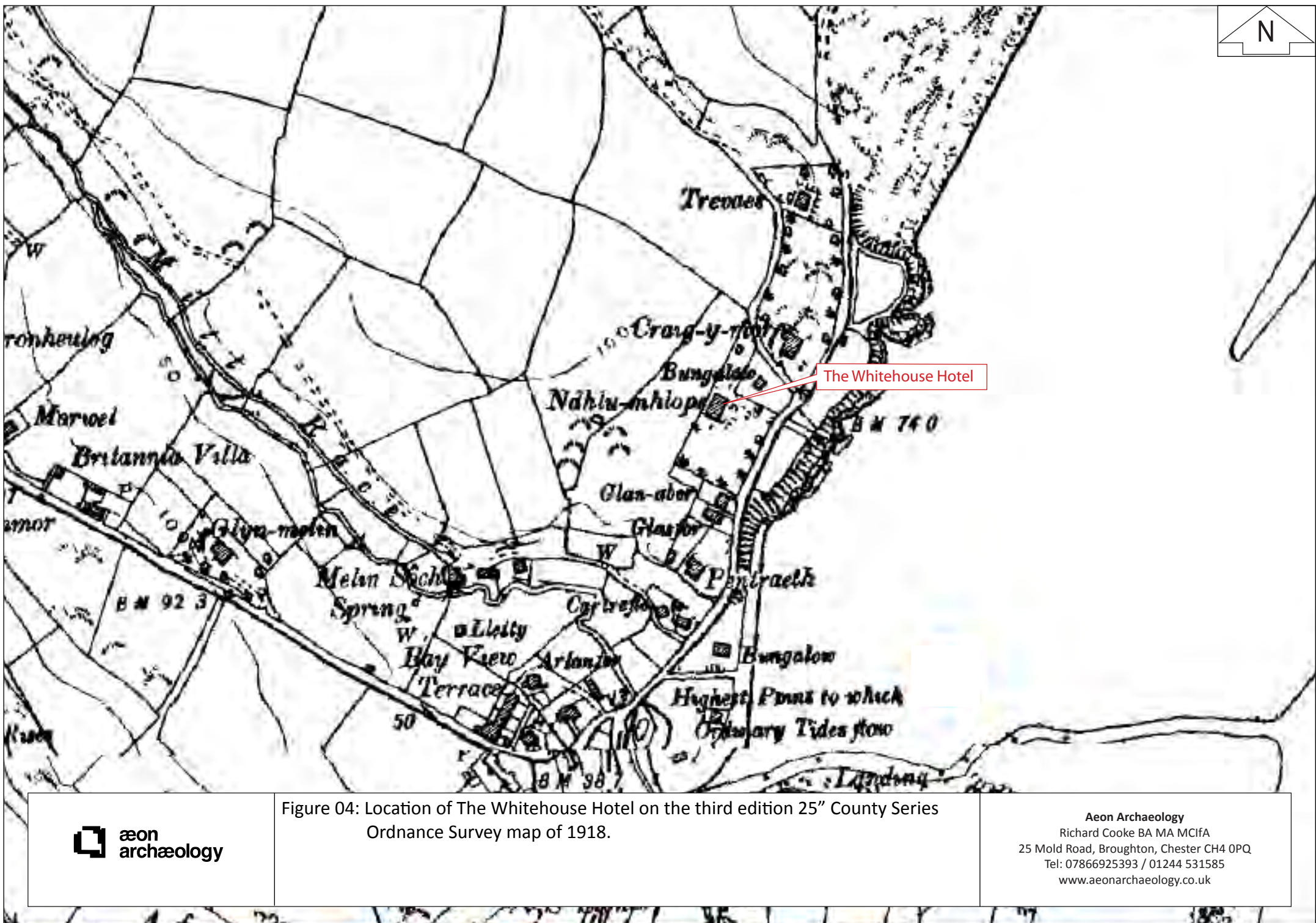


Figure 04: Location of The Whitehouse Hotel on the third edition 25" County Series Ordnance Survey map of 1918.

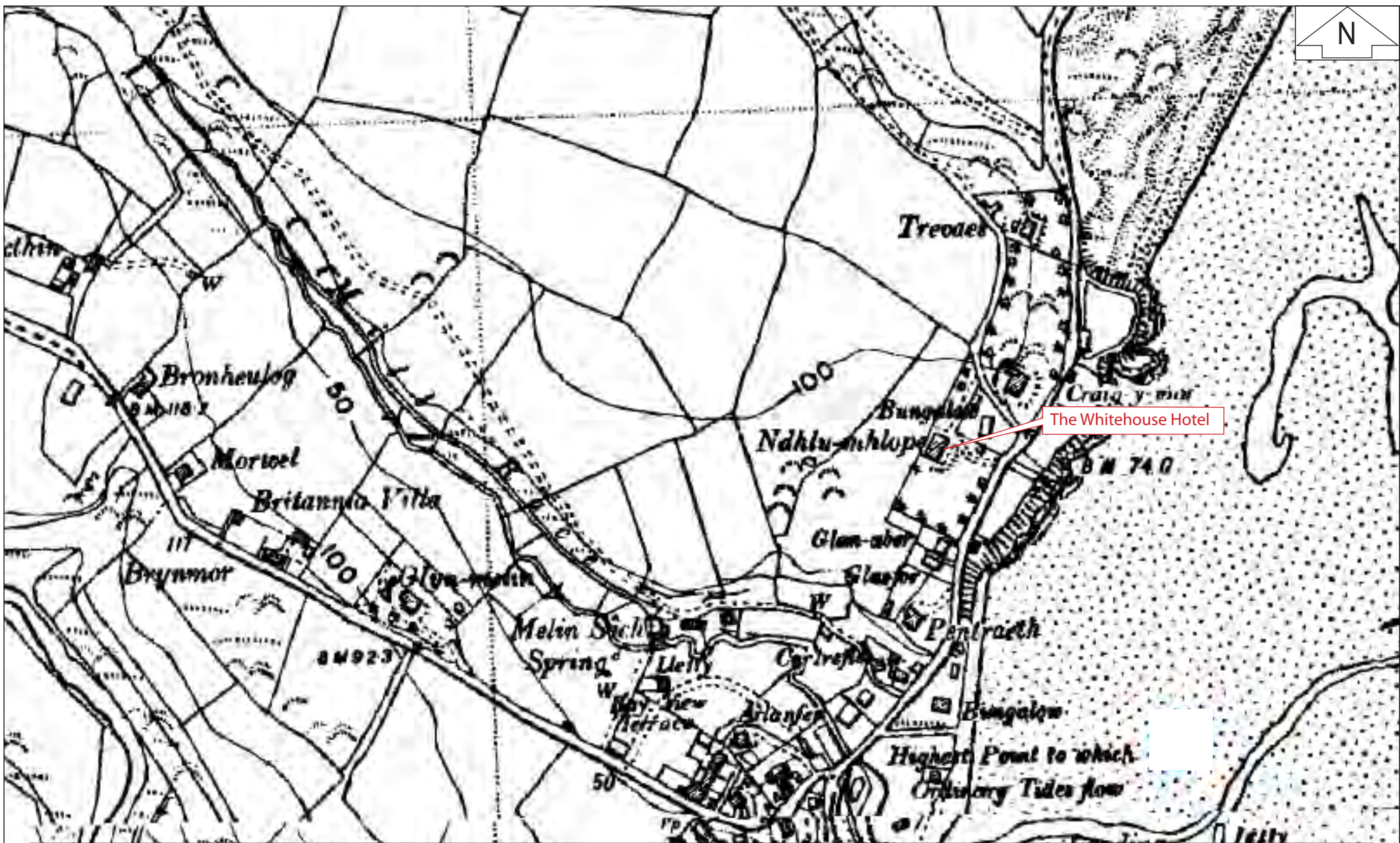


Figure 05: Location of The Whitehouse Hotel on the fourth edition 25" County Series Ordnance Survey map of 1938.

4.1 BUILDING DESCRIPTION

4.1.1 External description (plates 1-7)

The Whitehouse Hotel is located at NGR SH 31330 28579 north of Abersoch village centre, on the western side of the A499 main road along the southern coast of the Llŷn peninsula. The principle range is a two and a half storey rectangular structure orientated northeast to southwest but has seen numerous extensions and alterations, which are described below and depicted on figure 8.

Southeast Principle Range

The principle elevation of the hotel faces southeast across what are now overgrown formal gardens, fronting on to the A499 main road. The principle northeast-southwest rectangular range has a double-pitched roof of grey slate with ridge tiles of the same. A rectangular chimney stack straddles the north-eastern gable with two yellow ceramic pots over a red-brick stack, the lower half of which has been rendered and painted white. A second identical chimney stack lies just to the left of centre, again straddling the roof pitch. A third stack, this time square with two red ceramic pots, straddles the south-western gable and is entirely rendered and painted white.

There are three flat-roofed dormer windows in the southeast roof pitch, the left of which is situated slightly further to the southwest, all of which have a two-pane casement window set within white-painted wooden frames, but now dilapidated and mostly missing the glass.

The south-east elevation is rendered and painted white with stone quoins on the corners. The slate roof sits above a rudimentary corbel table of white-painted wooden beams and there are three windows at first floor level all with sandstone sills, the centre and right of which are double and the left of which is single, all three are now boarded up. The ground floor is dominated by a later flat-roofed rectangular extension that projects from the principle range both to the northeast and the southeast. To the left end of the extension access into the hotel is permitted by a single arched doorway with concrete surround and dark-stained wooden board door.

The northwest gable is dominated by the chimney stack and there is a single window at the right end at first floor level, now boarded up.

Northeast Extension

There is an extension with flat roof at ground floor level and attached to the southeast and northeast elevations of the southeast principle range. The extension is also rendered and painted white with stone quoins at the corners. The southeast facing elevation is dominated by a large five-pane glass window in white PVC frames at the left end and there is a single pane window in white PVC frame at the right end with a modern double-glazed door in white PVC frame permitting access to the bar. Most of the window glass is now broken and boarded up.

The northeast elevation has a centralised double doorway, now boarded up, beneath an overhanging flat roofed porch. The northeast elevation is otherwise featureless.

Southeast Projecting Gable

To the left of the southeast facing elevation is a two-storey projecting gable with double-pitched roof of grey slate with ridge tiles of the same. The walls are again rendered and painted white with stone quoins at the corners. At the first floor level is a six-pane window in modern white PVC frames with concrete mullions and surround beneath radiating stone voussoirs. At ground floor level there is a six pane window in white PVC frame with concrete mullions and surround, now entirely boarded up.

Southwest Projecting Gable and Southern Extension

At the south-western end of the property a second and smaller projecting gable is located at the left end. This has a double-pitched roof of grey slate and ridge tiles and the walls are rendered and painted white with stone quoins at the corners. The southwest facing elevation has a three pane double-glazed casement window with concrete mullions and surround at first floor level, beneath radiating stone voussoirs. This lies above a projecting flat roof extension at the right end of the southwest facing elevation, which is also rendered and painted white. The extension is dominated by a rounded corner on the southern axis with an eight pane modern double-glazed window in white PVC frames following the curve of the elevation. A second window, now boarded up lies at the right hand end. At ground floor level a single doorway of white PVC permits access into the Dining Room.

Northwest Range

At the rear of the structure is a second rectangular range, orientated northeast to southwest and conjoined to the principle range but staggered to the northwest. This range has a hipped roof of grey slate and ridge tiles with white-painted rendered walls and stone quoins at the corners. There are two flat-roofed dormer windows in the southeast roof pitch, equally spaced and with a single double-glazed window in white PVC frame in each. This lies above a three-pane window in white PVC frame at first floor level.

The southwest facing gable has a single window in white PVC frame within the roof space at the right hand end and a flat-roofed dormer window in the southwest roof pitch at the left end, with a two-pane window in white PVC frame. At first floor level are three equally spaced windows, the centre of which is a two-pane casement window in white PVC frame, the left and right are of three-pane casement windows in white PVC frames. The ground floor has a doorway to the left of centre to the right of which are two windows, and to the left of which is a single window all now boarded up.

The northwest facing elevation has a square chimney stack of white-painted red-brick with a single red ceramic pot, straddling the roof pitch to the right of centre. There are three equally spaced flat-roofed dormer windows in the northwest roof pitch, each with a single pane window in white PVC frames. The first floor level is dominated by windows with a double, a single, two doubles, two singles, and one double window from left to right, all of which are now boarded up aside from the right-hand most which is of a three-pane window in white PVC frames with white-painted concrete sill.

The ground floor has two single windows at the right hand end, now boarded up, but is otherwise dominated by a later extension that projects out from the northwest elevation at ground floor level. This extension has a monopitch roof of grey slate above modern patio doors in white PVC frames at the right end, now partially boarded but otherwise permitting access to the rear of the building. There is a further single doorway and four double windows to the left, all of which are now boarded up.

The northeast elevation has a flat-roofed dormer with two-pane window in white PVC frames in the northeast roof pitch. At first floor level there is a single doorway to the left of centre, to the left of which is a single window and at the right end is a double window, all now boarded up. The doorway originally led out on to a flat roof single storey extension to the northeast with a white-painted steel fire stair leading down to ground floor level on the northwest elevation.

Northeast Range

At the northeast of the building is a third rectangular range orientated from northeast to southwest and attached to the rear and northwest elevation of the principle southeast range. The range has a hipped roof of grey slate and ridge tiles with rendered and white-painted walls with stone quoins at the corners. The northwest elevation a centralized flat roofed dormer with a three-pane window in white-painted wooden frame, to the right of which are three single fixed roof-light windows. At first floor level there is a single window at the right end and a centralized double window, all now boarded up.

The northeast facing elevation has a single fixed roof-light window to the right of centre. At first floor level there is a double window at the right end and two single windows at the left, all now boarded up.

4.1.2 Internal description (plates 8-31)

Ground Floor

Private Living Room (plate 8)

An L-shaped room measuring 5.0m in length by 4.5m in width orientated southeast to northwest. The ceiling is of white-painted artex and the walls are papered yellow. The south-eastern elevation has the remains of a centralised square cast-iron fireplace with ceramic hearth. The south-western wall is featureless aside from a two pane casement window in white painted wooden frames to the right end.

The north-western wall is dominated by modern double-glazed patio doors in white PVC frame and there is a modern chipboard door located at the right end in the northeast elevation permitting access to the Private Kitchen. The carpet of a red floral pattern.

Private Kitchen (plate 9)

A rectangular room measuring 6.0m in length by 2.5m in width orientated northwest to southeast. The ceiling is plastered and painted white with the remains of two strip lights at the northwest and southeast ends. The walls are also plastered and painted white. The north-western elevation has a centralised three-pane casement window in white-painted wooden frames and there are the remains of grey ceramic tiles situated midway on the northwest and northeast elevations. The northeast elevation is otherwise featureless aside from a modern fire door at the right hand end, with white-painted frame.

The south-eastern elevation is featureless. The south-western elevation has two chipboard doors, the left leads into the private Living Room and the right leads into hallway 1. The floor is of grey-brown ceramic tiles.

Hallway 1

A rectangular room measuring 2.0m in length by 1.0m in width orientated northwest to southeast. The ceiling and walls are all plastered and painted white. The southeast elevation has four mounted aluminium coat hooks and the southwest and northeast elevations are featureless. The northwest elevation has a single doorway with access to rear of property, now boarded up. The floor is of grey-brown ceramic tiles.

Hallway 2 (plate 10)

A rectangular room measuring 7.0m in length by 1.0m in width orientated northeast to southwest. The ceiling and walls are all plastered and painted white and there is a single pendulum light at the southwest and northeast ends. The floor is of grey-brown ceramic tiles.

Private Bedroom 1 (plate 11)

A rectangular room measuring 3.5m in length by 2.0m in width orientated northwest to southeast. The ceiling of white-painted artex and the walls are plastered and painted white.

The southwest elevation is featureless aside from a wall-mounted brass light fitting with tasselled shade at the left end. The northwest elevation has a centralised two-pane double-glazed window in white PVC frames. The northeast elevation is featureless aside from a wall-mounted brass light fitting with tasselled shade at the right end. The southeast elevation has a single white-painted woodchip door at the right end which permits access to hallway 2. The floor is of poured concrete.

Private Bathroom 1 (plate 12)

A rectangular room measuring 2.0m in length by 1.5m in width and orientated northeast to southwest. The ceiling and walls are all papered white. The southeast elevation has a centralised rectangular mirror and the remains of a single shower cubicle at the right end with white plastic base. A single ceramic white toilet is located at the left end. The northwest elevation has five brass mounted coat hooks at the left end and at the right end is a single doorway with white painted wooden frame permitting access to hallway 2. The floor is of poured concrete.

Private Bedroom 2 (plate 13)

A rectangular room measuring 3.5m in length by 2.0m in width orientated northwest to southeast. The ceiling is plastered and painted white with a single centralised pendulum light fitting. The walls are also plastered and painted white. The northwest elevation has a centralised single-pane window with white-painted wooden frames. The northeast and southwest elevations are featureless. The southeast elevation has a single doorway with white-painted door at the left end permitting access to hallway 2. There is a white-painted wooden skirting board throughout above a poured concrete floor.

Private Toilet 1 (plate 14)

A rectangular room measuring 1.5m in length by 1.0m in width and orientated northwest to southeast. The ceiling and walls are papered white and there is a single centralised pendulum light fitting. The walls are featureless and the toilet has been removed. The northwest elevation has a single doorway leading to hallway 2. The floor is of blue lino.

Private Bathroom 2 (plate 15)

A rectangular room measuring 2.0m in length by 1.5m in width orientated northeast to southwest. The ceiling is papered white with a single centralised bulkhead light fitting. The walls are of cream paper. The northeast elevation has a centralised two-pane casement window in white-painted wooden frames. The southeast elevation is featureless. The southwest wall has a single mirror at the left end and above a white pedestal hand basin. A white plastic bath is located in the centre of the room. The northwest elevation has a single doorway at the left end permitting access to hallway 2. The floor is of poured concrete.

Private Bedroom 3 (plate 16)

A rectangular room measuring 3.5m in length by 2.5m in width orientated southeast to northwest. The ceiling is plastered and painted white and has collapsed in the northern corner. The walls are also plastered and painted white. The northwest elevation has a centralised two-pane casement window in white-painted wooden frames. The northeast elevation and southwest elevations are featureless, aside from a wooden chest of drawers and clothes rack fitted to the latter. The southeast elevation has a single doorway at the left end permitting access to hallway 2. There is a white-painted skirting board throughout above a floor of brown carpet.

Private Bedroom 4 (plate 17)

A rectangular room measuring 4.0m in length by 3.0m in width orientated northwest to southeast. The ceiling and walls are all of white paper with white plaster coving. The northwest elevation has a two-pane window in white PVC frame at the right end. The northeast elevation is featureless. The southeast elevation has a single-pane window in white PVC frame at the right end. The south-western elevation has a single doorway at the right end permitting access to hallway 2. There is a white skirting board throughout and the floor is of light brown carpet.

Kitchen Hallway (plate 18)

A rectangular room measuring 7.0m in length by 1.8m in width orientated northeast to southwest. The ceiling and walls are all papered yellow with a yellow-painted coving. The north-eastern elevation has a single doorway permitting access to the kitchen. The southeast elevation has a single doorway to the left of centre, permitting access to an office and a stairwell however these are inaccessible due to water damage. To the right of the door are two white-painted wooden shelves. The south-western elevation has a centralised double doorway leading to the dining room. The northwest elevation has a series of wooden pigeon-hole shelves at the left end and a single doorway to the right of centre permitting access to hallway 2. There are white-painted wooden skirting boards throughout and wooden floorboards.

Kitchen (plate 19)

An L-shaped room measuring 7.5m in length by 5.0m in width orientated northwest to southeast. The ceiling was plastered and papered but has suffered severe water damage and has collapsed in places. The walls were papered blue but most of the paper has now slipped. The north-western elevation has a seven-pane window in white-painted wooden frames at the right end and there is a centralised kitchen work surface and cupboards. The southwest elevation has a single doorway to the right end that permits access to the kitchen corridor and there is a single doorway at the left end that permits access to the bar. The southeast elevation is featureless aside from two wooden shelves. The northeast elevation has a large industrial aluminium oven extractor cowl but is otherwise featureless. The floor is of poured concrete painted red.

Dining Room (plate 20)

A square-shaped room measuring 10.0m with a rounded corner on the southern end. The ceiling and walls are all of purple-painted paper. There is a dark-stained dado rail and a white-painted skirting board throughout. The northeast elevation has a double doorway at the left end permitting access to the kitchen corridor. The southeast elevation has a double doorway at the left end that permits access to the lounge and there is a centralised three-pane window and a large eight-pane window in white PVC frames straddling the southern curve. The southwestern elevation has two evenly spaced three-pane windows in white PVC frames and there is a two-pane PVC fire door at the right end. The northwest elevation has a single arched doorway to the left of centre that permits access to a storeroom. The floor is of wooden boards.

Store (plate 21)

A rectangular room measuring 3.0m in length by 2.0m in width orientated northwest to southeast. The ceiling and walls are papered white. The northeast and southwest elevations are featureless. The northwest elevation has two equally spaced two-pane windows in white painted wooden frames. The southeast elevation has a single arched doorway with white-painted wooden plank door permitting access to the dining room. The floor is of grey and white ceramic tiles.

Lounge (plate 22)

A rectangular room measuring 4.5m in length by 3.75m in width orientated northwest to southeast. The ceiling is papered white and the walls are plastered and painted red. The southeast elevation has a six pane window in white PVC frames with concrete mullions and white-painted wooden sill. The window is surrounded by a beige, red and green floral curtains and a green pelmet with gold tassels. The southwest elevation has a centralised fireplace with a black granite mantelpiece, hearth and lintel, painted and papered red in between. There is an alcove at the right end which has a bay-window of four glass panes in white PVC frames. The northwest elevation has a double doorway to the left of centre permitting access to the dining room. The northeast elevation has a single doorway at the left end permitting access to the entrance hall. There are white-painted skirting boards throughout over wooden floorboards. Three discarded mattresses lie in the centre of the room.

Hall (plate 23)

A rectangular room measuring 3.0m in length by 2.0m in width orientated northwest to southeast. The ceiling is papered white with moulded plaster coving and the walls are covered with floral paper. The southeast elevation has a single arched wooden door permitting access to the front of the property. The southwest elevation has a single door at the right end permitting access to the lounge. The northwest elevation permits access to the stairwell but has suffered water damage and is unsafe to access. The northeast elevation has a single doorway to the left of centre permitting access to the bar, there is also an arched access hatch at the left end. There are white-painted skirting boards throughout and the floor is of wooden boards except at the southeast end where it is of decorative floor tiles.

Lounge Bar (plate 24 and 25)

A rectangular room measuring 8.0m in length by 5.75m in width orientated northwest to southeast. The ceiling is painted white with a decorative moulded plaster coving. The walls are papered in green but most of the paper has now slipped. The southwest elevation has an arched hatchway at the right end and to the left of which is a single doorway permitting access to the entrance hall. In the centre of the southwest elevation is a recessed alcove with centralised wall light fitting. There is a single-pane window in white PVC frame at the left-hand end. The southeast elevation has a large five-pane window in white PVC frames at the right-hand end and there is a single-pane window in white PVC frame at the left-hand end to the left of which a double door in white PVC frames permits access to the front of the property. The northeast elevation has a centralised double doorway permitting access to the function room and at the left-hand end has a single doorway permitting access to the bar store. The northwest elevation has a single doorway at the left-hand end permitting access to the kitchen with the bar located at the right hand end. The entirety of the bar on the northwest elevation is constructed from dark-stained wooden shelving with mirrored wall above and there is a bar counter of grey-painted wooden veneer above light-brown stained wooden panelling.

Bar/Dining (plate 26)

A square-shaped room measuring 5.0m. The ceiling is separated into three pitched bays orientated northeast to southwest with stained wooden panelling and beams. The walls are plastered and painted white. The northeast elevation has a single doorway at the left-hand end permitting access to the fire escape corridor. The southeast wall has a six-pane window in white PVC frames dominating the majority of the elevation. The southwest elevation has a double doorway at the right-hand end permitting access to the bar. The northwest elevation is featureless. There is white painted wooden skirting board throughout and a light brown carpet.

Fire Escape (plate 27)

A rectangular room measuring 3.0m in length by 1.0m in width orientated northeast to southwest. The ceiling and walls are plastered and painted white and there is a centralised fluorescent strip light and an emergency light at the northeast end. The north-eastern elevation has a double emergency doorway permitting access to the side of the property. The southeast elevation has a single doorway on the right hand end permitting access to the toilet. The southwest elevation has a single doorway permitting access to the Bar/Dining room. The northwest elevation is featureless. There is a concrete skirting board throughout and the floor is of green carpet.

Toilet (plate 28)

A rectangular room measuring 3.0m in length by 1.0m in width orientated northeast to southwest. The walls are mostly comprised of white tiles with occasional back tiles interspersed. The ceiling is plastered and painted white with a single fluorescent strip light. The north-western elevation has a single door at the left-hand end. The other walls are featureless. The floor is tiled with feature tiles.

Bar Store (plate 29)

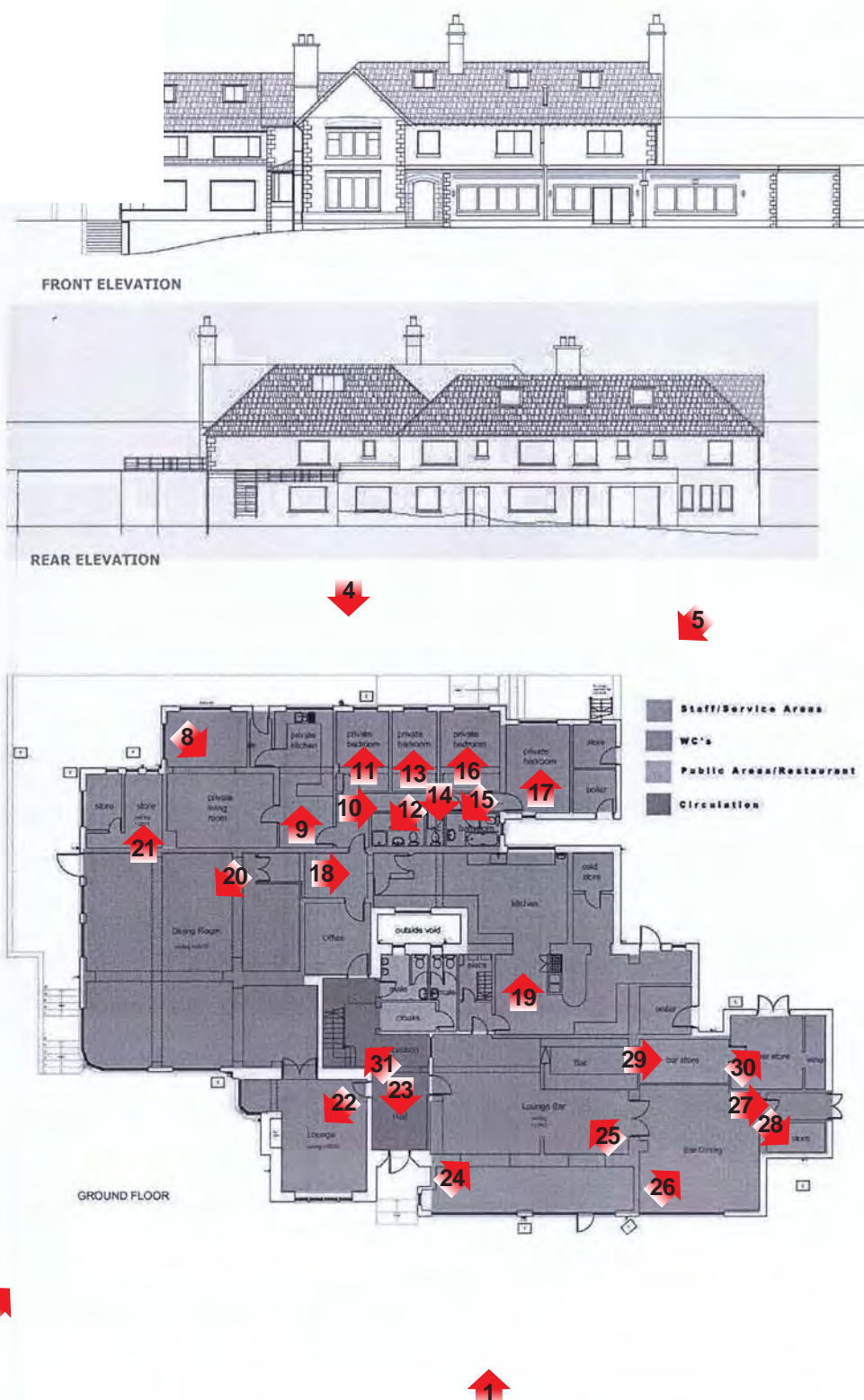
A rectangular room measuring 3.5m in length by 1.75m in width orientated northeast to southwest. It has a pitched ceiling of stained wooden board. The walls are plastered and painted white. The southwest elevation has a centralised single doorway permitting access to behind the bar. The northwest elevation is interspersed with recesses for storing glasses with the lower half of the wall clad with beige ceramic tiles but most have now slipped. The northeast elevation has a centralised single doorway permitting access to the beer store. The southeast elevation has two large wooden and metal wine racks at the right hand end and wooden and metal shelving at the left hand end. The floor has been laid with grey lino.

Beer Store (plate 30)

A square-shaped room measuring 4.0m. The ceiling is of white plasterboard and the walls are of white-painted brick. The northwest elevation has a centralised double door leading to the rear of the property. The northeast elevation has a series of wooden cupboards at ceiling height and a single doorway to the right of centre permitting access to a small integrated store room. The southeast elevation has wooden shelving and metal wine racks throughout. The southwest elevation has a single doorway to the left of centre permitting access to the bar store. A python cooler is located to the right of the doorway and there are kegs and beer glasses strewn throughout. The floor is of poured concrete.

Stairwell, Cloaks/Toilets, and Office (plate 31)

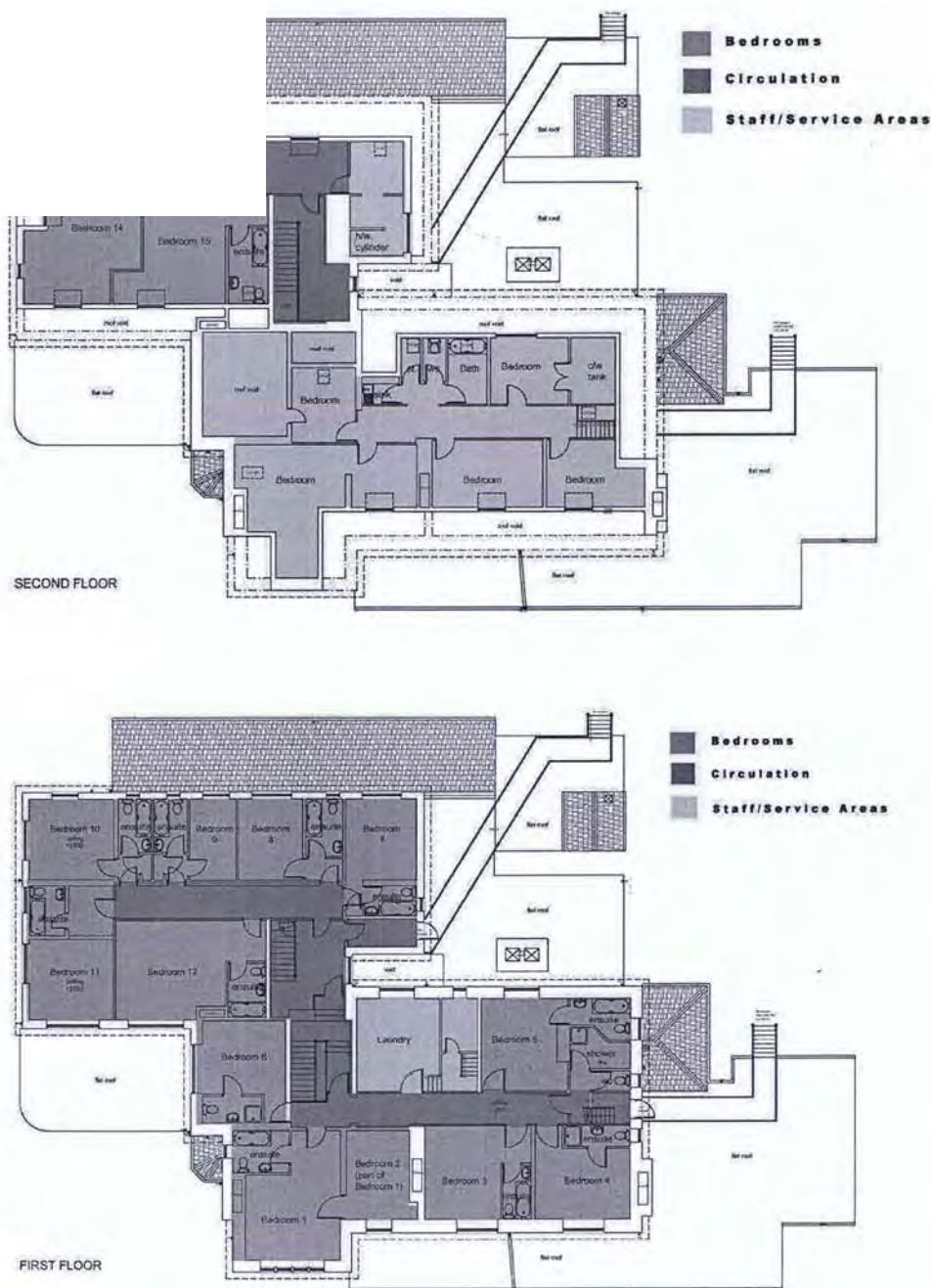
The ground floor stairwell, cloaks/toilets, and office had been severely damaged by water making the floor boards unsafe and the rooms inaccessible. The water damage also prevented access to the first and third floors meaning the upper part of the hotel could not be recorded.



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Figure 06: Location and orientation of photographs at The Whitehouse Hotel, Abersoch.

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Existing Plans and Elevations

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Figure 07: Plan of floors 1 and 2 at The Whitehouse Hotel, Abersoch.

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Plate 01: The Whitehouse Hotel southeast external elevation, from the southeast.



Plate 02: The Whitehouse Hotel southeast and southwest external elevations, from the south. Scale 1.0m.



Plate 03: The Whitehouse Hotel southwest external elevation, from the southwest. Scale 1.0m.



Plate 04: The Whitehouse Hotel northwest external elevation, from the northwest. Scale 1.0m.



Plate 05: The Whitehouse Hotel northeast and northwest external elevations, from the north.



Plate 06: The Whitehouse Hotel northeast external elevation, from the northeast. Scale 1.0m.



Plate 07: The Whitehouse Hotel northeast and southeast external elevations, from the east. Scale 1.0m.



Plate 08: The Whitehouse Hotel ground floor private Living Room, from the west. Scale 1.0m.



Plate 09: The Whitehouse Hotel ground floor private Kitchen, from the southeast. Scale 1.0m.



Plate 10: The Whitehouse Hotel ground floor private Hallway 1, from the southwest. Scale 1.0m.



Plate 11: The Whitehouse Hotel ground floor private Bedroom 1, from the southeast. Scale 1.0m.



Plate 12: The Whitehouse Hotel ground floor private Bathroom 1, from the north. Scale 1.0m.



Plate 13: The Whitehouse Hotel ground floor private Bedroom 2, from the southeast. Scale 1.0m.



Plate 14: The Whitehouse Hotel ground floor private Toilet 1, from the northwest. Scale 1.0m.



Plate 15: The Whitehouse Hotel ground floor private Bathroom 2, from the north. Scale 1.0m.



Plate 16: The Whitehouse Hotel ground floor private Bedroom 3, from the southeast. Scale 1.0m.



Plate 17: The Whitehouse Hotel ground floor private Bedroom 4, from the southeast. Scale 1.0m.



Plate 18: The Whitehouse Hotel ground floor Kitchen Hallway, from the southwest. Scale 1.0m.



Plate 19: The Whitehouse Hotel ground floor Kitchen, from the southeast. Scale 1.0m.



Plate 20: The Whitehouse Hotel ground floor Dining Room, from the north. Scale 1.0m.



Plate 21: The Whitehouse Hotel ground floor Store, from the southeast. Scale 1.0m.



Plate 22: The Whitehouse Hotel ground floor Lounge, from the north. Scale 1.0m.



Plate 23: The Whitehouse Hotel ground floor Hall, from the northwest. Scale 1.0m.



Plate 24: The Whitehouse Hotel ground floor Lounge Bar, from the south. Scale 1.0m.



Plate 25: The Whitehouse Hotel ground floor Lounge Bar, from the east. Scale 1.0m.



Plate 26: The Whitehouse Hotel ground floor Bar/Dining, from the south. Scale 1.0m.



Plate 27: The Whitehouse Hotel ground floor Fire Escape, from the southwest. Scale 1.0m.



Plate 28: The Whitehouse Hotel ground floor Toilet, from the west. Scale 1.0m.



Plate 29: The Whitehouse Hotel ground floor Bar Store, from the southwest. Scale 1.0m.



Plate 30: The Whitehouse Hotel ground floor Beer Store, from the south. Scale 1.0m.



Plate 31: The Whitehouse Hotel ground floor Stairwell showing water damage, from the east.

5.0 CONCLUSION

The Whitehouse Hotel has local historical value as an Edwardian residence in a prominent location and for its later contribution to the tourism industry that has characterised Abersoch during the past half-century. The building was almost certainly constructed as a private dwelling called *Ndhulu-mhlope* sometime between 1900 and 1918 and originally existed as a single rectangular range, orientated northeast to southwest and most likely occupying the part of the building identified as the southeast principle range within this report.

It appears that the building remained relatively unaltered until about the mid 20th Century, when it was extended and developed to include the northeast extension, the southeast projecting gable, the southwest projecting gable and southern extension, the northeast range, and the northwest range into what is recognisable now as The Whitehouse Hotel. The building possessed clear zones or areas within its layout given over to the private dwellings and living spaces of the owners at the rear of the property; the catering facilities towards the centre; and the entertainment and dining facilities at the front of the building.

Unfortunately the hotel bedrooms on the second and third floors could not be accessed due to unsafe conditions caused by years of water ingress into the structure.



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Figure 08: Development and Phasing at The Whitehouse Hotel, Abersoch.

6.0 SOURCES

English Heritage, 2006. *Understanding Historic Buildings: a guide to good recording practice*.

GAPS. D1684. *Design Brief for Archaeological Mitigation*.

Ordnance Survey 2nd edition 25 inch map 1900.

Ordnance Survey 3rd edition 25 inch map 1918.

Ordnance Survey 4th edition 25 inch map 1938.

Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2014).

APPENDIX I. Written Scheme of Investigation for Level 2 Building Record



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Whitehouse Hotel, Abersoch. Written Scheme of Investigation for Level 2 Historic Building Record.



Archaeological WSI
Project Code: A0072.1

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1.0 PROJECT BACKGROUND

Aeon Archaeology has been commissioned by McLean Developments Ltd to provide a Written Scheme of Investigation (WSI) for carrying out a level 2 historic building record at The Whitehouse Hotel, Abersoch (centred on **NGR SH 31330 28579**) in advance of demolition as a condition of full planning permission (**Ref: C14/1203/39/LL**).

The former hotel is located north of Abersoch village centre, on the western side of the A499 main road along the southern coast of the Llŷn peninsula. The property occupies a slightly elevated position of approximately 0.8ha overlooking St Tudwal's Road (part of Cardigan Bay).

The Gwynedd Archaeological Planning Service (GAPS) has prepared a mitigation brief for this project which states:

The former hotel has local historical value as an Edwardian residence in a prominent location and for its later contribution to the tourism industry that has characterised Abersoch during the past half-century. As such, it is appropriate that an archive record is made prior to its demolition, for the benefit of future researchers and to mitigate the loss to the historic built environment.

This WSI is for a programme of archaeological works to mitigate the impact of the development, to be undertaken following planning and listed building consent, in accordance with guidelines set out in Welsh national planning guidance (Planning Policy Wales 2014) and Welsh Office Circular 60/96 (Planning and the Historic Environment: Archaeology). The programme of works will comprise an archaeological building record.

This design and all subsequent mitigation will conform to the guidelines specified in English Heritage 'Understanding Historic Buildings: a guide to good recording practice' (2006) & Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (Chartered Institute for Archaeologists, 2014).

2.0 HISTORICAL BACKGROUND

(Reproduced from GAPS brief D1684)

Historic maps indicate that the site was undeveloped until the early 20th century, with the building now forming the core of the hotel first appearing on the 1918 Ordnance Survey map as 'Ndhulu-mhlope'. The property is thought to have been used as a hotel from the mid 20th century onwards, undergoing various subsequent alterations and extensions.

Planning consent has been granted for the demolition of the hotel and redevelopment of the site with a mixed use scheme comprising a hotel and spa facility, restaurant/bar and residential apartments, together with associated car parking, landscaping and services.

3.0 REQUIREMENTS

3.1 Building Record

The requirements are for an archaeological building record of the former Whitehouse Hotel prior to demolition work, however should observations or desk-based research suggest the potential for significant features to be encountered during the site clearance/ground work, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The GAPS Development Control Archaeologist has requested that the building record be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) **Level 2**.

Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based.

The detailed photographic record will consist of English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) elements:

written account: 1-3, 6

drawings: sometimes 1, sometimes one or more of 2-7

photographs: 1,2,4

4.0 METHOD STATEMENT

4.1 Level 2 Record

4.1.1 Written Account

The written account will include:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's form, function, date, and sequence of development.

4.1.2 Photographs

The photographic record will include:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the principal rooms and circulation areas.

A Digital SLR (Canon 550D) set to maximum resolution will be used throughout.

4.1.3 Drawings

The drawn record will include:

- A site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.

4.2 Processing data, illustration, report and archiving

Following completion of the record as outlined above, a report will be produced incorporating the following:

- A copy of the design brief and agreed specification
- A site location plan
- A plan illustrating the location and direction of photographs
- Basic background and relevant historical, descriptive or analytical detail
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

5.0 DISSEMINATION AND ARCHIVING

A full archive including plans, photographs, written material and any other material resulting from the project will be prepared. All plans, photographs and descriptions will be labelled, and cross-referenced, and lodged in an appropriate place within six months of the completion of the project.

Upon completion of the project copies of the report will be sent to the regional HER and Development Control Archaeologist, as well as the Royal Commission on the Ancient and Historic Monuments in Wales (RCAHMW) for long-term archiving.

6.0 PERSONNEL

The work will be managed and undertaken by Richard Cooke BA MA MCIfA, Archaeological Contractor and Consultant at Aeon Archaeology. Full details of personnel involved, with *curricula vitae*, can be supplied upon request.

7.0 MONITORING AND TIMING

Monitoring visits can be arranged during the course of the project with the clients and with the appropriate Development Control archaeologist.

8.0 HEALTH AND SAFETY

Aeon Archaeology has a Health and Safety Policy Statement which can be supplied upon request. Furthermore, site-specific Risk Assessments and Method Statements are compiled and distributed to every member of staff involved with the project.

9.0 INSURANCE

Liability Insurance – Insignia Underwriting Policy 347002

Employers' Liability: Limit of Indemnity £10m in any one occurrence

Public Liability: Limit of Indemnity £2m in any one occurrence

Legal Defence Costs (Health and Safety at Work Act): £250,000

The current period expires 07/09/16

Professional Indemnity Insurance – Insignia Underwriting Policy 347002

Limit of Indemnity £500,000 any one claim

The current period expires 07/09/16

10.0 SOURCES CONSULTED

Historic Environment Record online gateway

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

Chartered Institute for Archaeologists, 2014: Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures



