



Ysgol Maelgwn, Broad Street, Llandudno Junction, Conwy, LL31 9HG.

March 2020
V 1.0





aeon archaeology

Ysgol Maelgwn, Broad Street, Llandudno Junction, Conwy, LL31 9HG.

March 2020

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Historic Building Record

Aeon Archaeology
25, Mold Road
Broughton
Chester
CH4 0PQ

Written by: Josh Dean BA ACIfA

Checked by: Richard Cooke BA MA MCIfA



Aeon Archaeology
Richard Cooke BA, MA, MCIfA
Obsidian Offices, Chantry Court,
Chester, CH1 4QN.
Telephone: 07866 925393
www.aeonarchaeology.co.uk

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Client: Brenig Construction
info@aeonarchaeology.co.uk



Ysgol Maelgwn, Broad Street, Llandudno Junction, Conwy, LL31 9HG.

March 2020

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1.0 NON-TECHNICAL SUMMARY

Comisiynwyd archaeoleg Aeon gan Brenig Construction i gynhyrchu cofnod ffotograffig o Ysgol Maelgwn, Broad Street, Cyffordd Llandudno, Conwy cyn yr ailddatblygiad.

Aeon Archaeology was commissioned by Brenig Construction to produce a photographic record of Ysgol Maelgwn, Broad Street, Llandudno Junction, Conwy in advance of redevelopment.

2.0 INTRODUCTION

Aeon Archaeology has been commissioned by Brenig Construction, hereafter the Client, to produce a photographic record of Ysgol Maelgwn, Broad Street, Llandudno Junction, Conwy LL31 9HG (centred on **NGR SH 79443 78066**) in advance of redevelopment.

The main school building, detached classroom, and forecourt wall and gates are all grade II Listed Buildings (**Cadw refs: 87422, 87434, 87469**) as comprising a complete and well-preserved early 20th century school.

The proposed development includes conversion of the former school into 10 specialist housing units together with the conversion of the existing classroom building to a residential unit, the erection of 16 residential units, alterations to the existing access, creation of internal estate road, parking, provision of associated landscaping and demolition of ancillary structures and buildings.

The planning application (**0/45210**) has been registered with Conwy Council and is awaiting determination, however a Consultation Response (**ref: 0607je01/D3267**) from the Gwynedd Archaeological Planning Service (GAPS) Senior Development Control Archaeologist (Jenny Emmett) made the following comments and recommendations:

The application details an extensive scheme of works required to develop the site including alteration to the interior layout and finishes of the Listed Buildings. It is acknowledged that efforts have been made to design the development around the special interest of the buildings, and to allow their original form and purpose to remain legible. However, this will inevitably be more difficult to appreciate following the alterations to the internal layout and character involved in the change of use. Coupled with the loss and replacement of some original fittings and finishes, it is considered that the impact of the proposed development is sufficient to merit a mitigation archive record of the school complex. It is also possible that the removal of later elements such as suspended ceilings may reveal original details, and the opportunity should be taken to include these in the record.

In light of these comments and in accordance with Planning Policy Wales (2016) and TAN24: The Historic Environment, it is recommended that the Planning Authority should require that appropriate recording is undertaken, if planning and Listed Building consent are granted. The following condition wording is suggested to secure such recording:

The development hereby approved shall not commence until a photographic survey of the interior and exterior of all buildings within the site has been undertaken in accordance with a method statement that has first been submitted to and approved in writing by the Local Planning Authority. The method statement shall identify the location and timing of the photographic survey (including prior to and during the development). Thereafter the photographic survey shall be carried out in accordance with the approved method statement and the advice contained within the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings. The Photographic survey shall be submitted to and approved in writing by the Local Planning Authority within 3 months of completion of the development.

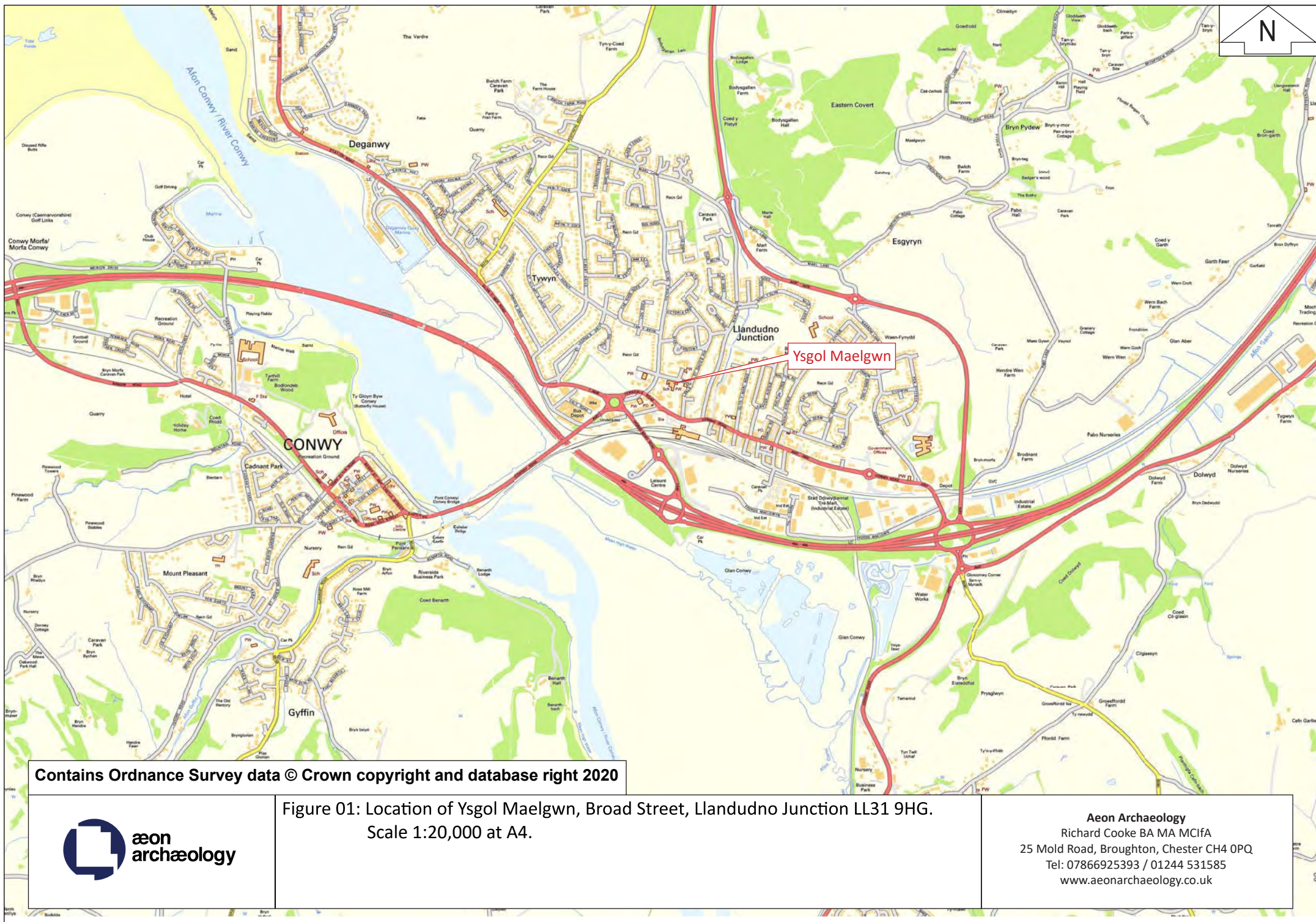
Reason

To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

This design and all subsequent mitigation will conform to the guidelines specified in Historic England's 'Understanding Historic Buildings: a guide to good recording practice' (2016) &

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

The standards for the digital archive will adhere to those set out in ‘Guidelines for Digital Archaeological Archives’ (RCAHMW, 2015).

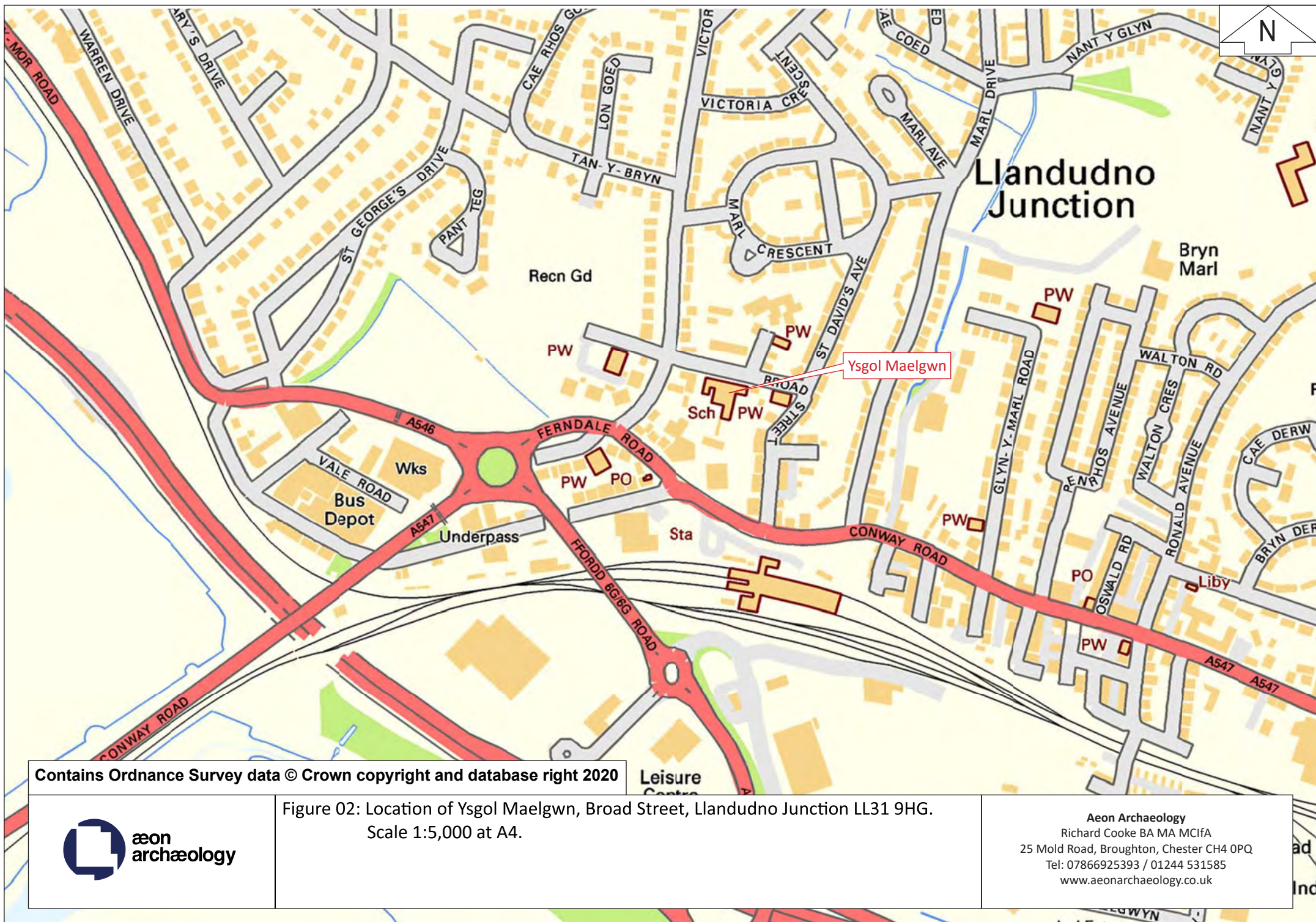


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Figure 01: Location of Ysgol Maelgwn, Broad Street, Llandudno Junction LL31 9HG.
Scale 1:20,000 at A4.

Aeon Archaeology
Richard Cooke BA MA MCiFA
25 Mold Road, Broughton, Chester CH4 0PQ
Tel: 07866925393 / 01244 531585
www.aeonarchaeology.co.uk



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Figure 02: Location of Ysgol Maelgwn, Broad Street, Llandudno Junction LL31 9HG.
Scale 1:5,000 at A4.

Aeon Archaeology
Richard Cooke BA MA MCifA
25 Mold Road, Broughton, Chester CH4 0PQ
Tel: 07866925393 / 01244 531585
www.aeonarchaeology.co.uk

3.0 POLICY CONTEXT

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource – the UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage and the European Convention on the Protection of the Archaeological Heritage, commonly known as the Valetta Convention. The latter was agreed by the Member States of the Council of Europe in 1992, and also became law in 1992. It has been ratified by the UK, and responsibility for its implementation rests with Department for Culture Media and Sport.

The management and protection of the historic environment in Wales is set out within the following legislation:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)
- The Historic Environment (Wales) Act 2016
- The Town and Country Planning Act 1990
- The Ancient Monuments and Archaeological Areas Act 1979
- The Town and Country Planning (General Permitted Development Order) 1995 (As amended)

The Historic Environment (Wales) Act is the most recent legislation for the management of the Historic Environment and amends two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The new Act has three main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

With respect to the cultural heritage of the built environment the Planning (Conservation Areas and Listed Buildings) Act 1990 applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s66(1))

Other known sites of cultural heritage/archaeological significance can be entered onto county-based Historic Environment Records under the Town and Country Planning 1995.

Planning Policy Wales sets out the land use planning policies of the Welsh Government. Chapter 6 covers the historic environment and emphasises that the positive management of change in the historic environment is based on a full understanding of the nature and significance of historic assets and the recognition of the benefits that they can deliver in a vibrant culture and economy.

Various principles and policies related to cultural heritage and archaeology are set out in the Planning Policy Wales which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from Planning Policy Wales are particularly relevant and are quoted in full:

Paragraph 6.1.5 concerns planning applications:

The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TAN). Technical Advice Note 24: The Historic Environment contains detailed guidance on how the planning system considers the historic environment during development plan, preparation and decision making on planning and listed building consent applications. TAN 24 replaces the following Welsh Office Circulars:

- 60/96 Planning and the Historic Environment: Archaeology
- 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas
- 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales

4.0 REQUIREMENTS

4.1 Building Record

The requirements were for a photographic record of the former cottage at Isfryn, Buckley prior to demolition, however should observations or desk-based research suggest the potential for significant features to be encountered during the demolition works, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The CPAT Development Control Archaeologist had requested that the building record be roughly commensurate with the Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Photographic Record**.

Both the exterior and the interior was viewed and photographed. The location and orientation of photographs were located on a sketch plan produced by Aeon Archaeology.

The detailed photographic record consisted of Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

- written account: 1-3
- drawings: 1
- photographs: 1,2,4

5.0 METHOD STATEMENT

5.1 Photographic Record

5.1.1 Written Account

The written account included:

- 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;

5.1.2 Photographs

The photographic record included:

- 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 600D) set to maximum resolution was used throughout.

5.1.3 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.

5.2 Processing data, illustration, report and archiving

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

- A site location plan
- A plan illustrating the location and direction of photographs
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

6.0 PHOTOGRAPHIC RECORD

(figures 1-4; Plates 1-12)

The Cadw Listed Building description of Ysgol Maelgwn is as follows:

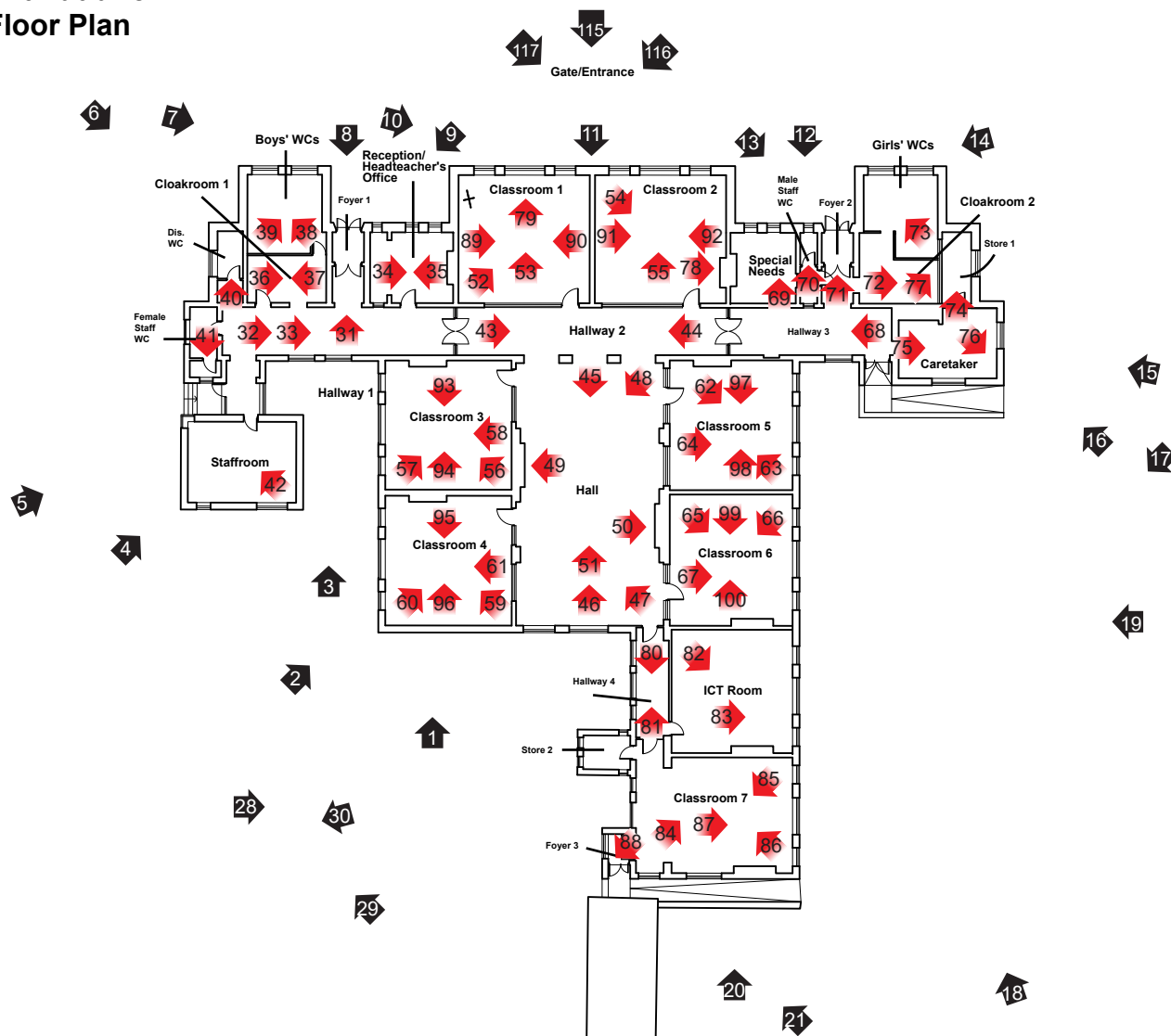
‘The Main School Building is listed for its special architectural interest as a well-preserved Edwardian school that exhibits the logical planning of classrooms around a central hall, light-filled interiors and distinctive external character, all characteristic of early 20th century school architecture.

The detached classroom is listed for its group value with main school block and forecourt wall and gates, forming a complete and well-preserved early 20th century council school in the form and style favoured in the early twentieth century.

The forecourt wall and gates are listed for the definite architectural character of its gate piers and ironwork, and for group value with the main school and detached classroom block as a complete and well-preserved early 20th century school’.

The photographic record was undertaken by Richard Cooke BA MA MCIfA, archaeologist at Aeon Archaeology on the 10th October 2018. Upon approval from the Client and the CPAT Development Control Archaeologist the report will be archived with the CPAT Historic Environment Record (HER); the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW); and a copy retained at Aeon Archaeology, Chester under project code A0186.1, report 0237.

Ysgol Maelgwn, Llandudno Main Building Floor Plan



-  Exterior Photographs
-  Interior Photographs



Figure 03. Figure showing Photographic Plates for the Main School Building at Ysgol Maelgwn, Broad Street, Llandudno Junction, Conwy LL31 9HG. Scale 1:500 at A4.

Aeon Archaeology
Richard Cooke BA, MA, MCifA
 Obsidian Offices, Chantry Court,
 Chester, CH1 4QN.
 Telephone: 07866 925393
www.aeonarchaeology.co.uk

Ysgol Maelgwn, Llandudno Classroom Building Floor Plan



27

22

23



Exterior Photographs



Interior Photographs



Figure 04. Figure showing Photographic Plates for the Classroom Building at Ysgol Maelgwn, Broad Street, Llandudno Junction, Conwy LL31 9HG. Scale 1:100 at A4.

Aeon Archaeology
Richard Cooke BA, MA, MCifA
 Obsidian Offices, Chantry Court,
 Chester, CH1 4QN.
 Telephone: 07866 925393
www.aeonarchaeology.co.uk



Plate 01: Exterior shot of Classroom 4 & Main Hall of the Main School Building, Ysgol Maelgwn, Llandudno - from the southwest - scale 1m



Plate 02: Exterior shot of Classroom 3 & 4 of the Main School Building, Ysgol Maelgwn, Llandudno - from the southwest - scale 1m



Plate 03: Exterior shot of the Staffroom of the Main School Building, Ysgol Maelgwn, Llandudno - from the south - southwest - scale 1m



Plate 04: Exterior shot of the Staffroom and north western elevations of the Main School Building, Ysgol Maelgwn, Llandudno - from the northwest - scale 1m



Plate 05: Exterior shot of Staffroom and Female WC elevations of the Main School Building, Ysgol Maelgwn, Llandudno - from the northwest - scale 1m



Plate 06: Exterior shot of northern elevations/ WC's of the Main School Building, Ysgol Maelgwn, Llandudno - from the north - scale 1m



Plate 07: Exterior oblique shot of the Primary northern elevations of the Main School Building, Ysgol Maelgwn, Llandudno - from the west - northwest - scale 1m



Plate 08: Exterior shot of the Boys entrance to the Main School Building, Ysgol Maelgwn, Llandudno - from the northwest - scale 1m



Plate 09: Exterior oblique shot of the Boys Entrance to the Main School Building, Ysgol Maelgwn, Llandudno - from the northeast - scale 1m



Plate 10: Exterior oblique shot of Classrooms 1 & 2 of the Main School Building, Ysgol Maelgwn, Llandudno - from the northwest - scale 1m



Plate 11: “Council School 1907” commemoration stone on the northern elevation of the Main School Building, Ysgol Maelgwn, Llandudno
- from the north - northeast - scale 1m



Plate 12: Exterior shot of the Girls and Infants entrance to the Main School Building, Ysgol Maelgwn, Llandudno - from the north
- northeast - scale 1m



Plate 13: Exterior oblique shot of the Girls and Infants entrance to the Main School Building, Ysgol Maelgwn, Llandudno - from the northwest - scale 1m



Plate 14: Exterior oblique shot of Caretakers office of the Main School Building, Ysgol Maelgwn, Llandudno - from the northeast - scale 1m



Plate 15: Exterior shot of eastern elevation of the Carteakers office in the Main School Building, Ysgol Maelgwn, Llandudno - from the southeast - scale 1m



Plate 16: Exterior oblique shot of eastern elevation of the Carteakers office in the Main School Building, Ysgol Maelgwn, Llandudno - from the southeast - scale 1m



Plate 17: North eastern schoolyard and exterior shot of eastern classrooms (right) of the Main School Building with the Classroom building Office (to left), Ysgol Maelgwn, Llandudno - from the northeast - scale 1m



Plate 18: North eastern schoolyard and exterior shot of eastern classrooms (left) and Caretakers Office (right) of the Main School Building, Ysgol Maelgwn, Llandudno - from the south - scale 1m



Plate 19: Exterior shot of eastern classrooms of the Main School Building, Ysgol Maelgwn, Llandudno - from the east - southeast - scale 1m



Plate 20: Exterior shot of southern elevation of Classroom 7 of the Main School Building, Ysgol Maelgwn, Llandudno - from the south - southwest - scale 1m



Plate 21: Exterior shot of Hallway Building and School Sheds to south of the Main School Building, Ysgol Maelgwn, Llandudno - from the southeast - scale 1m



Plate 22: Exterior shot of southeast facing elevation of Classroom building, Ysgol Maelgwn, Llandudno - from the southeast - scale 1m



Plate 23: Exterior oblique shot of northeast & southeast facing elevations of Classroom building, Ysgol Maelgwn, Llandudno - from the east - northeast - scale 1m



Plate 24: Exterior oblique shot of northeast & southeast facing elevations of Classroom building, Ysgol Maelgwn, Llandudno - from the west - northwest - scale 1m



Plate 25: Exterior shot of northeast facing elevation of Classroom building, Ysgol Maelgwn, Llandudno - from the northwest - scale 1m



Plate 26: Exterior oblique shot of northwest & southwest facing elevations of Classroom building, Ysgol Maelgwn, Llandudno - from the south - southwest - scale 1m



Plate 27: Exterior oblique shot of southeast & southwest facing elevations of Classroom building, Ysgol Maelgwn, Llandudno - from the south - southeast - scale 1m



Plate 28: Exterior shot of west facing elevation of Main School building, Ysgol Maelgwn, Llandudno - from the west - scale 1m



Plate 29: Southwest playground area at Ysgol Maelgwn, Llandudno - from the south - scale 1m



Plate 30: Southwest playground area at Ysgol Maelgwn, Llandudno - from the east - scale 1m



Plate 31: Interior shot of the western Foyer 1 within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest - scale 1m



Plate 32: Interior shot of the western Hallway 1 within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - northwest - scale 1m



Plate 33: Interior shot of the exposed ceiling within the western Hallway 1 within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - northwest - scale 1m



Plate 34: Interior shot of the Headmaster's within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - northwest
- scale 1m



Plate 35: Interior shot of the Headmaster's within the Main School Building, Ysgol Maelgwn, Llandudno, from the east - southeast
- scale 1m



Plate 36: Interior shot of the western Cloakroom 1 within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - northwest - scale 1m



Plate 37: Interior shot of the western Cloakroom 1 within the Main School Building, Ysgol Maelgwn, Llandudno, from the east - southeast - scale 1m



Plate 38: Interior shot of the Boys W/C within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - scale 1m



Plate 39: Interior shot of the Boys W/C within the Main School Building, Ysgol Maelgwn, Llandudno, from the southwest - scale 1m



Plate 40: Interior shot of the Disabled W/C within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest - scale 1m



Plate 41: Interior shot of the Staff W/C within the Main School Building, Ysgol Maelgwn, Llandudno, from the north - northeast - scale 1m



Plate 42: Interior shot of the Staff Room within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - scale 1m

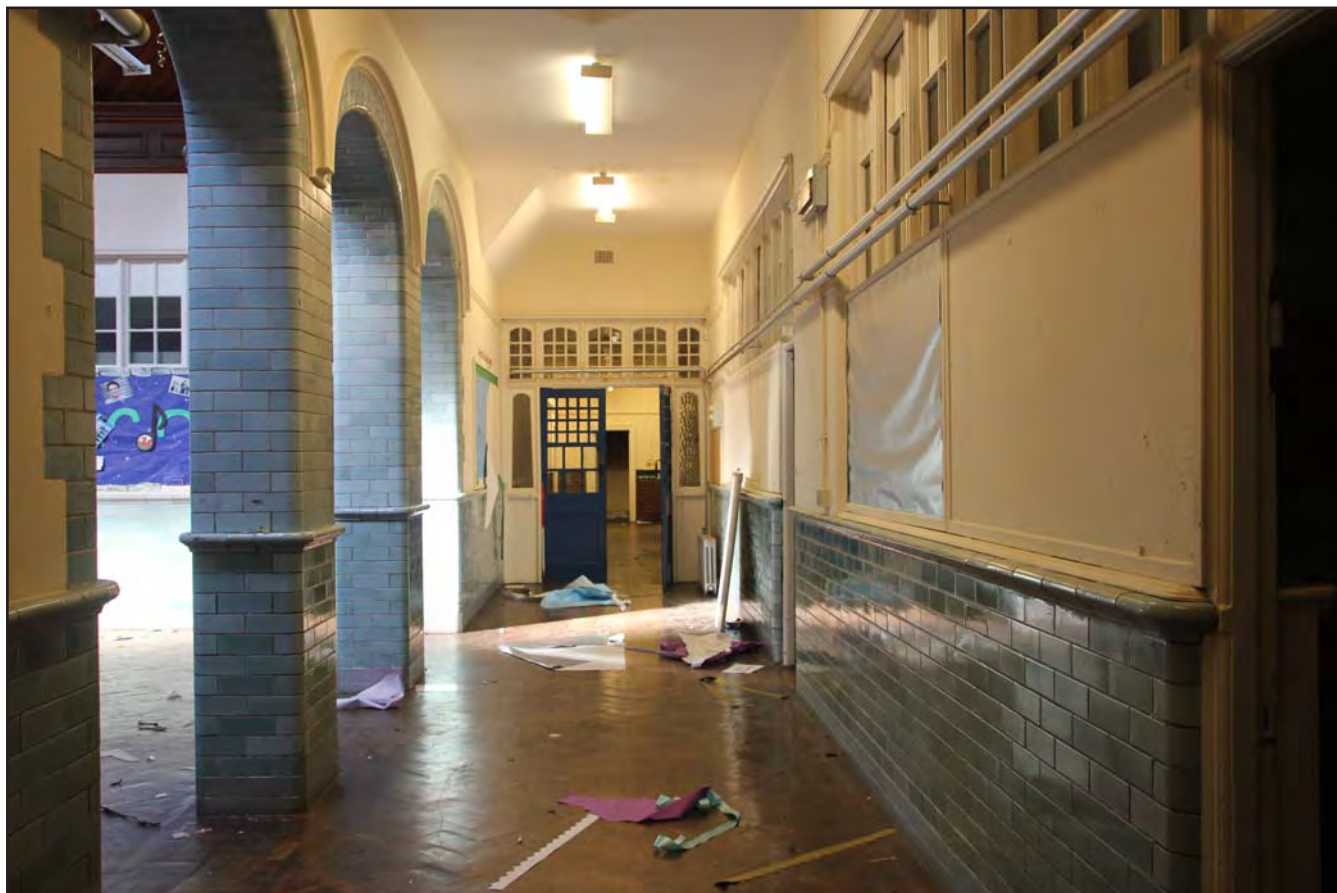


Plate 43: Interior shot of central Hallway 2 within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - northwest
- scale 1m



Plate 43: Interior shot of central Hallway 2 within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - northwest
- scale 1m



Plate 45: Interior shot of the Main Hall within the Main School Building, Ysgol Maelgwn, Llandudno, from the north - northeast - scale 1m



Plate 46: Interior shot of the Main Hall within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest - scale 1m



Plate 47: Interior oblique shot of the Main Hall within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - scale 1m



Plate 48: Interior oblique shot of the Main Hall within the Main School Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 49: Interior shot of the western Fireplace within the Main Hall within the Main School Building, Ysgol Maelgwn, Llandudno, from the east - southeast - scale 1m



Plate 50: Interior shot of the eastern Fireplace within the Main Hall within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - southwest - scale 1m



Plate 51: Interior shot of the ceiling within the Main Hall within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest - no scale



Plate 52: Interior shot of Classroom 1 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southwest - scale 1m



Plate 53: Interior shot of Classroom 1 within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest - scale 1m



Plate 54: Interior shot of Classroom 2 within the Main School Building, Ysgol Maelgwn, Llandudno, from the northwest - southwest - scale 1m



Plate 55: Interior shot of Classroom 2 within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest - scale 1m



Plate 56: Interior shot of Classroom 3 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southeast - scale 1m



Plate 57: Interior shot of Classroom 3 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southwest - southwest - scale 1m



Plate 58: Interior shot of Classroom 3 within the Main School Building, Ysgol Maelgwn, Llandudno, from the east - southeast - scale 1m



Plate 59: Interior shot of Classroom 4 within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - southeast - scale 1m



Plate 60: Interior shot of Classroom 4 within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest
- scale 1m



Plate 61: Interior shot of Classroom 4 within the Main School Building, Ysgol Maelgwn, Llandudno, from the east - southeast
- scale 1m



Plate 62: Interior shot of Classroom 5 within the Main School Building, Ysgol Maelgwn, Llandudno, from the northwest - scale 1m



Plate 63: Interior shot of Classroom 5 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southeast - scale 1m



Plate 64: Interior shot of Classroom 5 within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - southwest - scale 1m



Plate 65: Interior shot of Classroom 6 within the Main School Building, Ysgol Maelgwn, Llandudno, from the northwest - scale 1m



Plate 66: Interior shot of Classroom 6 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southeast - scale 1m



Plate 67: Interior shot of Classroom 6 within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - southwest - scale 1m

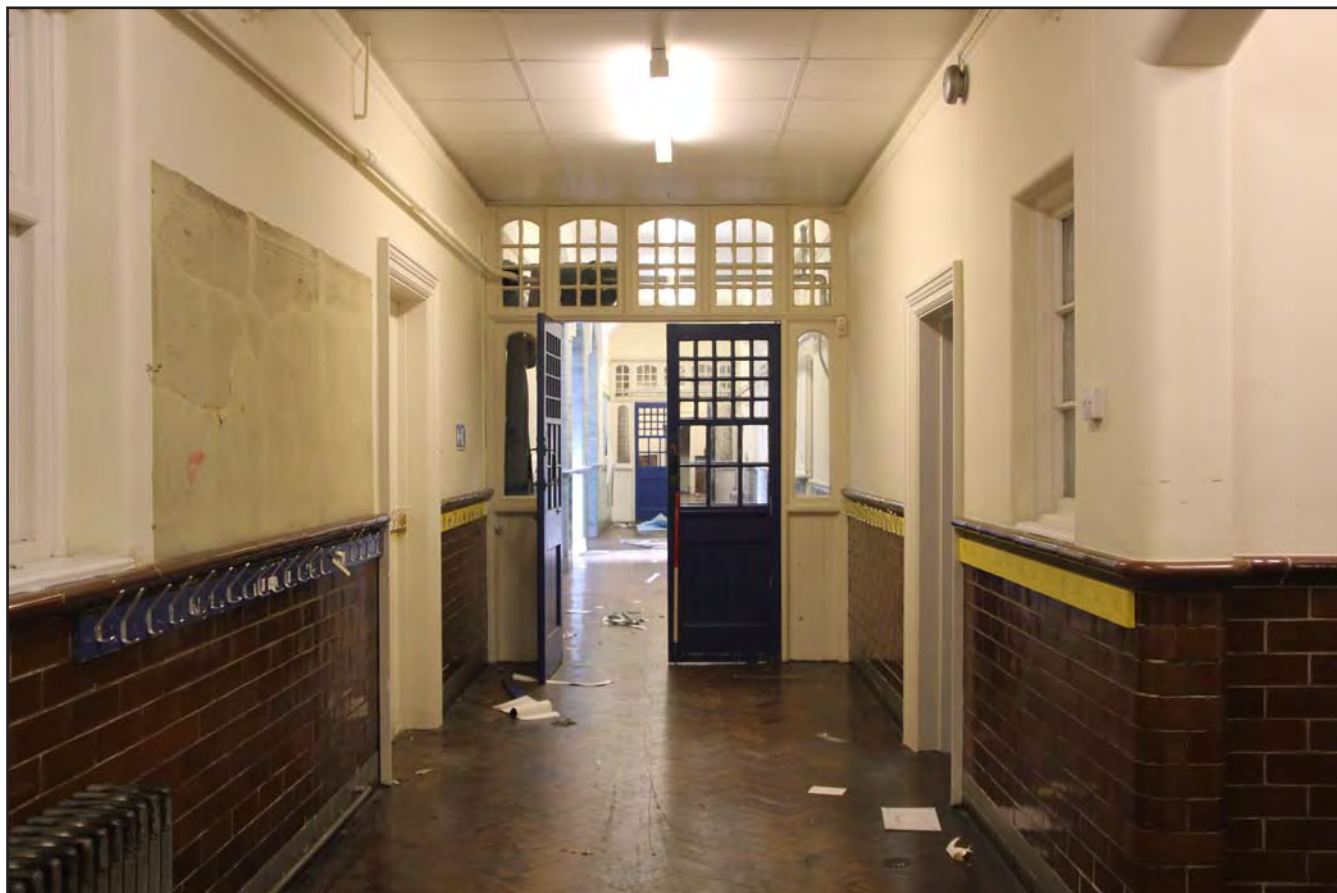


Plate 68: Interior shot of eastern Hallway 3 within the Main School Building, Ysgol Maelgwn, Llandudno, from the east - southeast
- scale 1m



Plate 69: Interior shot of Special Needs room within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest
- scale 1m

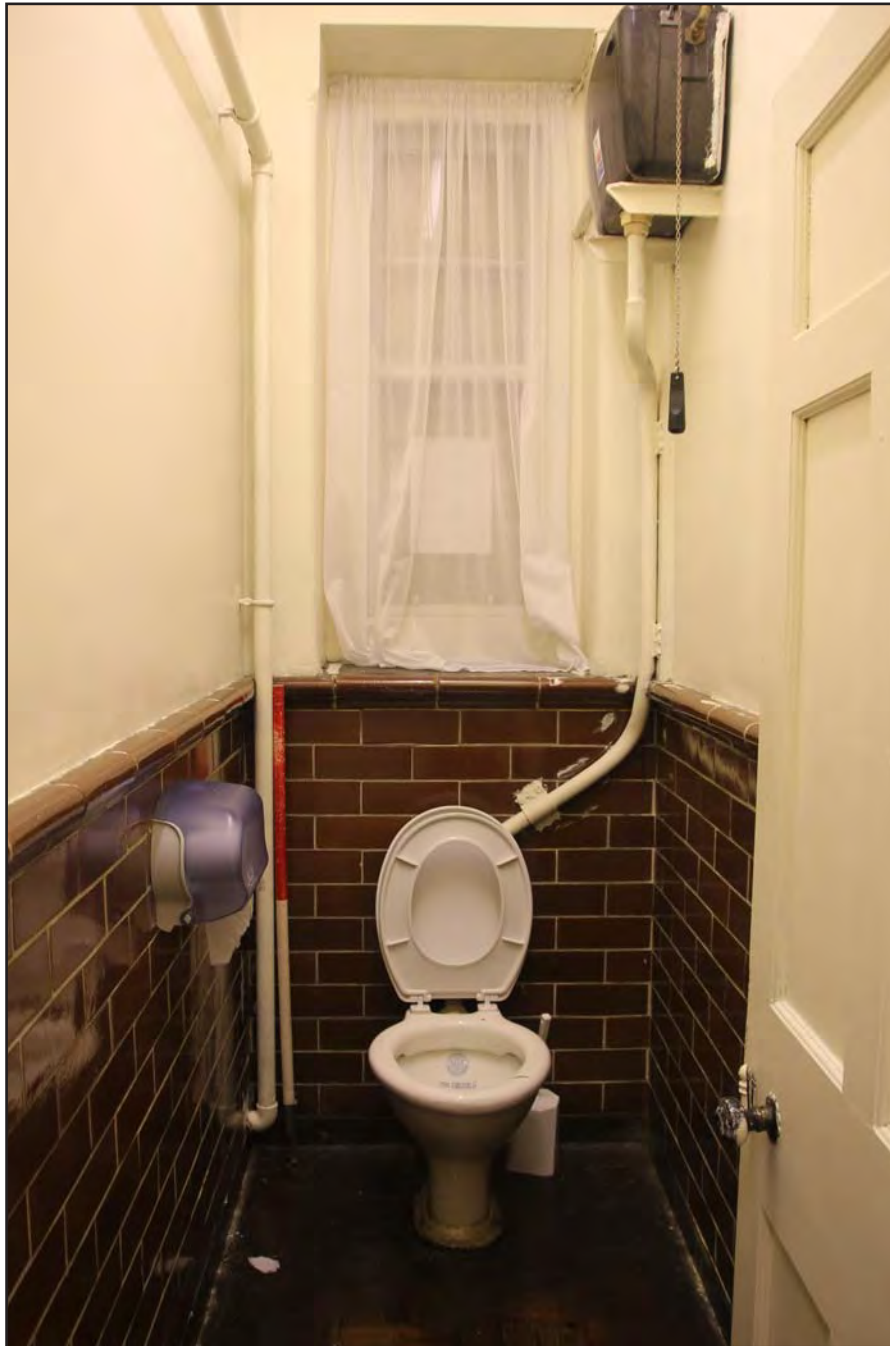


Plate 70: Interior shot of Male Staff WC within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest - scale 1m



Plate 71: Interior shot of eastern Foyer 2 within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest - scale 1m



Plate 72: Interior shot of Cloakroom 2 within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest - scale 1m



Plate 73: Interior shot of Girls WC within the Main School Building, Ysgol Maelgwn, Llandudno, from the southeast - scale 1m



Plate 74: Interior shot of Store 1 within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest - scale 1m



Plate 75: Interior shot of Caretakers Office within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - southwest
- scale 1m



Plate 76: Railway Sleeper in exposed ceiling of Caretaker's Office the Main School Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 77: Exposed ceiling within Cloakroom 2/ Girls WC within the Main School Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 78: Exposed ceiling within Classroom 2 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southwest - scale 1m



Plate 79: Exposed ceiling within Classroom 1 within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - scale 1m



Plate 80: Interior shot of Hallway 4 within the Main School Building, Ysgol Maelgwn, Llandudno, from the north - northeast - scale 1m



Plate 81: Interior shot of Hallway 4 within the Main School Building, Ysgol Maelgwn, Llandudno, from the south - southwest - scale 1m



Plate 82: Interior shot of ICT Room within the Main School Building, Ysgol Maelgwn, Llandudno, from the northwest - scale 1m



Plate 83: Interior shot of ICT Room within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - southwest - scale 1m



Plate 84: Interior shot of Classroom 7 within the Main School Building, Ysgol Maelgwn, Llandudno, from the northwest - scale 1m



Plate 85: Interior shot of Classroom 7 within the Main School Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 86: Interior shot of Classroom 7 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southeast - scale 1m



Plate 87: Interior shot of Classroom 7 within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - southwest - scale 1m



Plate 88: Interior shot of Classroom 7 within the Main School Building, Ysgol Maelgwn, Llandudno, from the west - southwest - scale 1m



Plate 89: Interior shot of Classroom 1 within the Main School Building, Ysgol Maelgwn, Llandudno, from the northwest - scale 1m



Plate 90: Interior shot of Classroom 1 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southeast - scale 1m



Plate 91: Interior shot of Classroom 2 within the Main School Building, Ysgol Maelgwn, Llandudno, from the northwest - scale 1m



Plate 92: Interior shot of Classroom 2 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southeast - scale 1m



Plate 93: Interior shot of Classroom 3 within the Main School Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 94: Interior shot of Classroom 3 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southwest - scale 1m



Plate 95: Interior shot of Classroom 4 within the Main School Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 96: Interior shot of Classroom 4 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southwest - scale 1m



Plate 97: Interior shot of Classroom 5 within the Main School Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 98: Interior shot of Classroom 5 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southwest - scale 1m



Plate 99: Interior shot of Classroom 6 within the Main School Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 100: Interior shot of Classroom 6 within the Main School Building, Ysgol Maelgwn, Llandudno, from the southwest - scale 1m



Plate 101: Interior shot of western entrance to the Classroom Building, Ysgol Maelgwn, Llandudno, from the south - scale 1m



Plate 102: Interior shot of western WC within the Classroom Building, Ysgol Maelgwn, Llandudno, from the west - scale 1m



Plate 103: Interior shot of eastern entrance to the Classroom Building, Ysgol Maelgwn, Llandudno, from the south - scale 1m



Plate 104: Interior shot of eastern WC within the Classroom Building, Ysgol Maelgwn, Llandudno, from the east - scale 1m



Plate 105: Interior shot of western Classroom within the Classroom Building, Ysgol Maelgwn, Llandudno, from the west - scale 1m



Plate 106: Interior shot of western Classroom within the Classroom Building, Ysgol Maelgwn, Llandudno, from the east - scale 1m



Plate 107: Interior shot of eastern Classroom within the Classroom Building, Ysgol Maelgwn, Llandudno, from the west - scale 1m



Plate 108: Interior shot of eastern Classroom within the Classroom Building, Ysgol Maelgwn, Llandudno, from the east - scale 1m



Plate 109: Interior shot of windows within eastern Classroom within the Classroom Building, Ysgol Maelgwn, Llandudno, from the south - scale 1m



Plate 110: Interior shot of Staff Room within the Classroom Building, Ysgol Maelgwn, Llandudno, from the northwest - scale 1m



Plate 111: Interior shot of Staff Room within the Classroom Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 112: Interior shot of Fireplace within Staff Room within the Classroom Building, Ysgol Maelgwn, Llandudno, from the east - scale 1m



Plate 113: Blocked up stove within the Classroom Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 114: "GRIFFITH JONES - IRONMONGER - CARNARVON" written upon the Blocked up stove within the Classroom Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 115: Listed Gates to the north of the Main School Building, Ysgol Maelgwn, Llandudno, from the south - scale 1m



Plate 116: Listed Gates to the north of the Main School Building, Ysgol Maelgwn, Llandudno, from the northeast - scale 1m



Plate 117: Listed Gates to the north of the Main School Building, Ysgol Maelgwn, Llandudno, from the northwest - scale 1m

7.0 SOURCES

Maps.

Ordnance Survey Open Data maps SH NE77, NW77, SE77, SW77.

Secondary Sources

Historic England: Understanding Historic Buildings: a guide to good recording practice (2016)

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



aeon archaeology

**Ysgol Maelgwn, Broad Street,
Llandudno Junction, Conwy LL31 9HG.**

**Written Scheme of Investigation
for Photographic Record.**

September 2018 v2.0



Project Code: A0186.1
Planning Ref: 0/45210

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1.0 INTRODUCTION

Aeon Archaeology has been commissioned by Brenig Construction, hereafter the Client, to produce a Written Scheme of Investigation (WSI) for carrying out a photographic record of Ysgol Maelgwn, Broad Street, Llandudno Junction, Conwy LL31 9HG (centred on **NGR SH 79443 78066**) in advance of redevelopment.

The main school building, detached classroom, and forecourt wall and gates are all grade II Listed Buildings (**Cadw refs: 87422, 87434, 87469**) as comprising a complete and well-preserved early 20th century school.

The proposed development includes conversion of the former school into 10 specialist housing units together with the conversion of the existing classroom building to a residential unit, the erection of 16 residential units, alterations to the existing access, creation of internal estate road, parking, provision of associated landscaping and demolition of ancillary structures and buildings.

The planning application (**0/45210**) has been registered with Conwy Council and is awaiting determination, however a Consultation Response (**ref: 0607je01/D3267**) from the Gwynedd Archaeological Planning Service (GAPS) Senior Development Control Archaeologist (Jenny Emmett) made the following comments and recommendations:

The application details an extensive scheme of works required to develop the site including alteration to the interior layout and finishes of the Listed Buildings. It is acknowledged that efforts have been made to design the development around the special interest of the buildings, and to allow their original form and purpose to remain legible. However, this will inevitably be more difficult to appreciate following the alterations to the internal layout and character involved in the change of use. Coupled with the loss and replacement of some original fittings and finishes, it is considered that the impact of the proposed development is sufficient to merit a mitigation archive record of the school complex. It is also possible that the removal of later elements such as suspended ceilings may reveal original details, and the opportunity should be taken to include these in the record.

In light of these comments and in accordance with Planning Policy Wales (2016) and TAN24: The Historic Environment, it is recommended that the Planning Authority should require that appropriate recording is undertaken, if planning and Listed Building consent are granted. The following condition wording is suggested to secure such recording:

The development hereby approved shall not commence until a photographic survey of the interior and exterior of all buildings within the site has been undertaken in accordance with a method statement that has first been submitted to and approved in writing by the Local Planning Authority. The method statement shall identify the location and timing of the photographic survey (including prior to and during the development). Thereafter the photographic survey shall be carried out in accordance with the approved method statement and the advice contained within the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings. The Photographic survey shall be submitted to and approved in writing by the Local Planning Authority within 3 months of completion of the development.

Reason

To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

This design and all subsequent mitigation will conform to the guidelines specified in Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) & *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2014).

The standards for the digital archive will adhere to those set out in 'Guidelines for Digital Archaeological Archives' (RCAHMW, 2015).

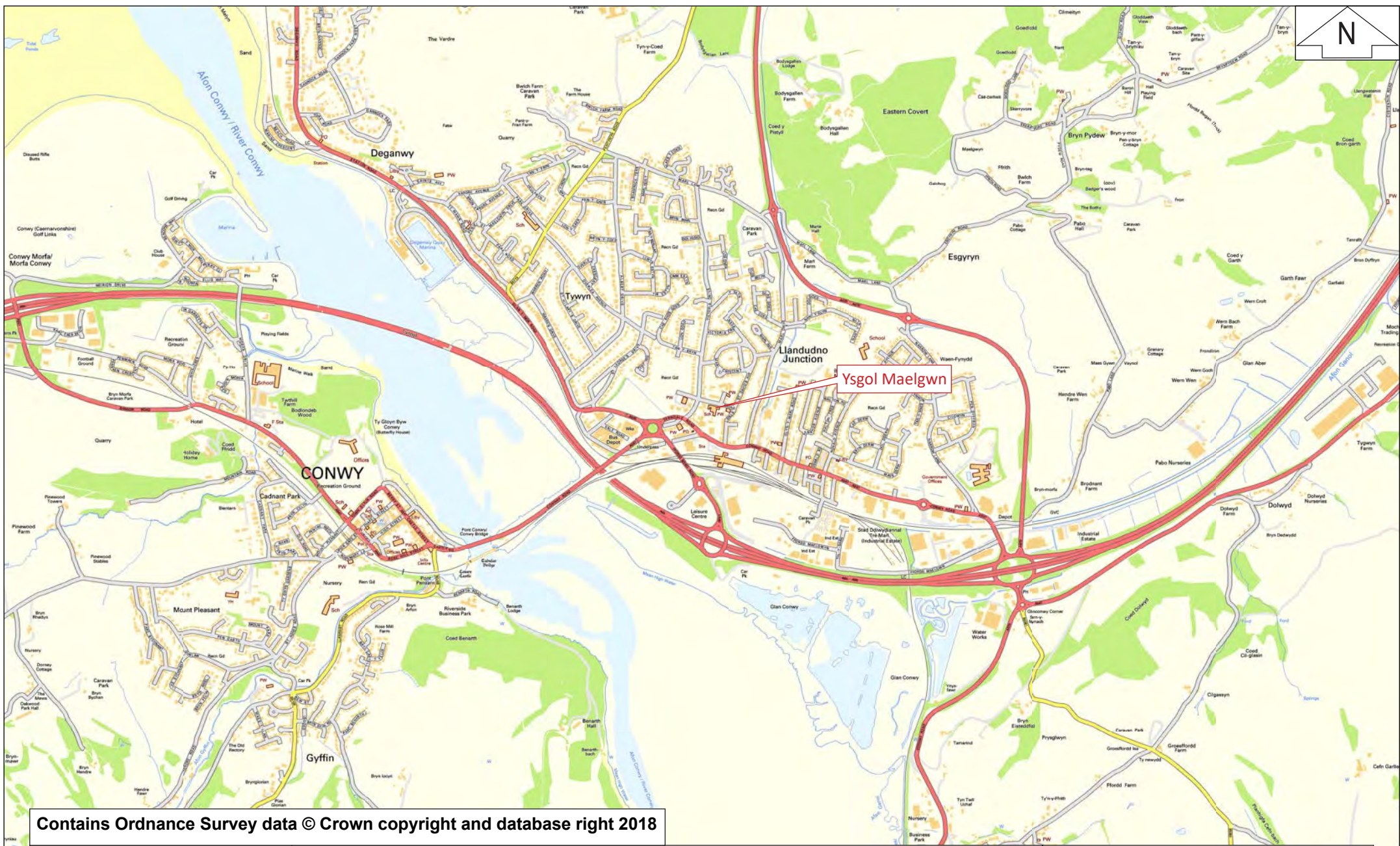
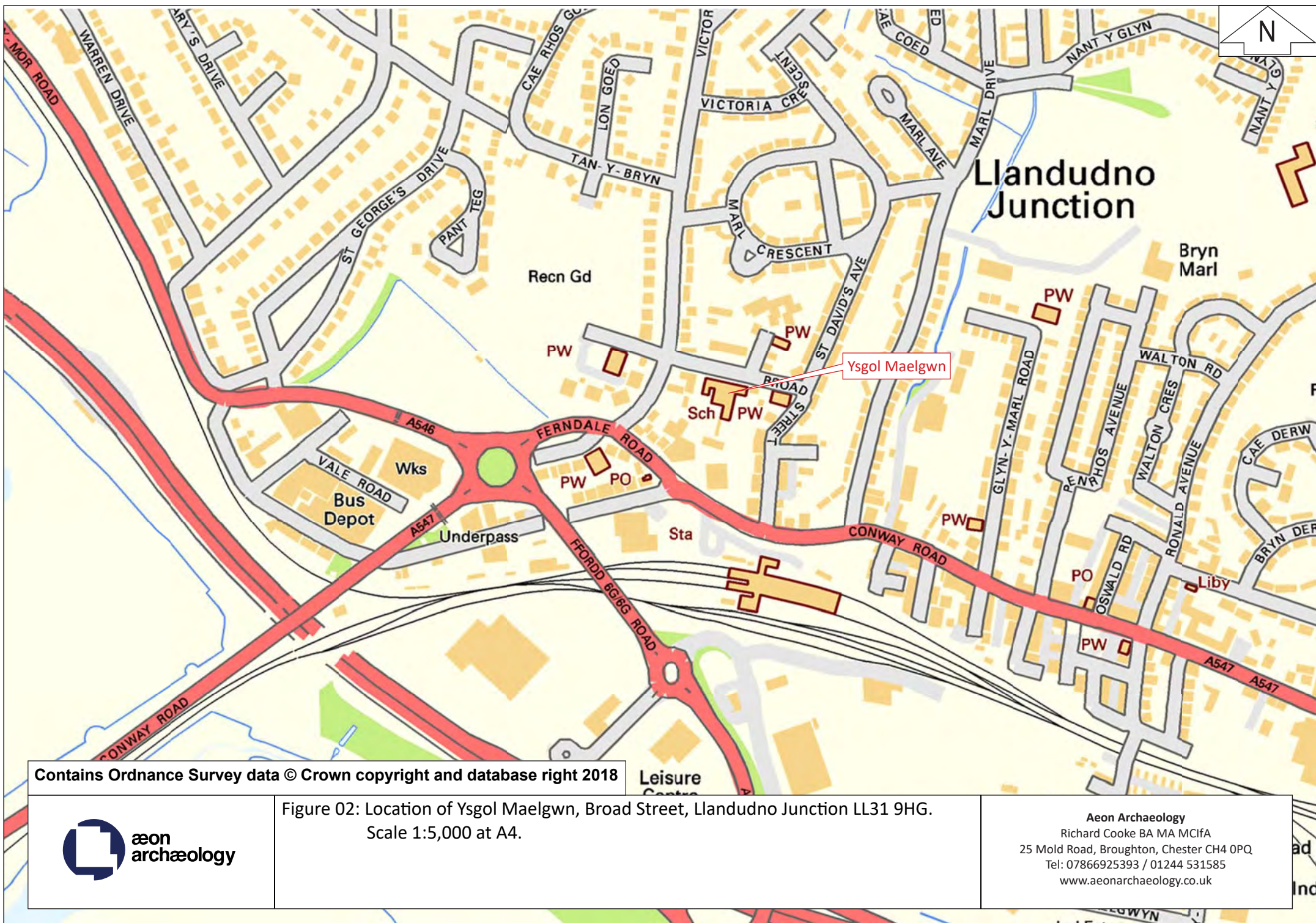


Figure 01: Location of Ysgol Maelgwn, Broad Street, Llandudno Junction LL31 9HG.
Scale 1:20,000 at A4.



Aeon Archaeology
Richard Cooke BA MA MCifA
25 Mold Road, Broughton, Chester CH4 0PQ
Tel: 07866925393 / 01244 531585
www.aeonarchaeology.co.uk



2.0 POLICY CONTEXT

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource – the UNESCO *Convention Concerning the Protection of World Cultural and Natural Heritage*¹ and the *European Convention on the Protection of the Archaeological Heritage*², commonly known as the Valetta Convention. The latter was agreed by the Member States of the Council of Europe in 1992, and also became law in 1992. It has been ratified by the UK, and responsibility for its implementation rests with Department for Culture Media and Sport.

The management and protection of the historic environment in Wales is set out within the following legislation:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)
- The Historic Environment (Wales) Act 2016
- The Town and Country Planning Act 1990
- The Ancient Monuments and Archaeological Areas Act 1979
- The Town and Country Planning (General Permitted Development Order) 1995 (As amended)

The Historic Environment (Wales) Act is the most recent legislation for the management of the Historic Environment and amends two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The new Act has three main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

With respect to the cultural heritage of the built environment the *Planning (Conservation Areas and Listed Buildings) Act*³ 1990 applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s66(1))

Other known sites of cultural heritage/archaeological significance can be entered onto county-based Historic Environment Records under the *Town and Country Planning 1995*.

Planning Policy Wales sets out the land use planning policies of the Welsh Government. Chapter 6 covers the historic environment and emphasises that the positive management of change in the historic environment is based on a full understanding of the nature and significance of historic assets and the recognition of the benefits that they can deliver in a vibrant culture and economy.

Various principles and policies related to cultural heritage and archaeology are set out in the Planning Policy Wales which guide local planning authorities with respect to the wider historic environment.

¹ UNESCO, 1972, *Convention Concerning the Protection of the World Cultural and Natural Heritage*

² Council of Europe, 1992, *European Convention on the Protection of the Archaeological Heritage*

³ Great Britain. *Planning (Conservation Areas and Listed Buildings) Act*. Elizabeth II.(1990), London: The Stationery Office

The following paragraphs from Planning Policy Wales are particularly relevant and are quoted in full:

Paragraph 6.5.5 concerns planning applications:

The conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TAN). Technical Advice Note 24: The Historic Environment contains detailed guidance on how the planning system considers the historic environment during development plan, preparation and decision making on planning and listed building consent applications. TAN 24 replaces the following Welsh Office Circulars:

- 60/96 Planning and the Historic Environment: Archaeology
- 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas
- 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales

3.0 HISTORIC BACKGROUND

The Cadw Listed Building description of Ysgol Maelgwn is as follows:

‘The Main School Building is listed for its special architectural interest as a well-preserved Edwardian school that exhibits the logical planning of classrooms around a central hall, light-filled interiors and distinctive external character, all characteristic of early 20th century school architecture.

The detached classroom is listed for its group value with main school block and forecourt wall and gates, forming a complete and well-preserved early 20th century council school in the form and style favoured in the early twentieth century.

The forecourt wall and gates are listed for the definite architectural character of its gate piers and ironwork, and for group value with the main school and detached classroom block as a complete and well-preserved early 20th century school’.

4.0 REQUIREMENTS

4.1 Building Record

The requirements are for a photographic record of the Ysgol Maelgwn complex prior to alteration, and once the suspended ceilings have been removed. The Senior Development Control Archaeologist at GAPS has requested that the building record be commensurate with the Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **photographic survey**.

A photographic survey provides a very full visual record, but without a written or drawn survey. A comprehensive photographic survey may be called for when recording a building which has complex and important decoration or historic furnishing but for which there is no need for detailed analysis. It may also be appropriate in recording a building of well-known type which is under threat but where existing documentation is in other respects adequate or when for some other reason drawings and historical analysis are not required.

The photographic survey will consist of Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

written account: 1-3

photographs: 1-9

5.0 METHOD STATEMENT

5.1 Written Account

The written account will include:

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

5.1.1 Photographic Record

The photographic record will include:

1. A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).
2. The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.
3. Further views may be desirable to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.

4. The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.

5. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.

6. Any machinery or other plant, or evidence for its former existence.

7. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.

8. Any building contents which have a significant bearing on the building's history (for example, a cheese press, a malt shovel).

9. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's written consent may be required where copies are to be deposited in an archive.

A Digital SLR (Canon 600D) set to maximum resolution with appropriate photographic scale will be used throughout.

5.2 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
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

6.0 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 as well as high quality photographs will be sent to the regional HER and the Senior Development Control Archaeologist at GAPS, as well as being archived with the Oasis online database.

The standards for the digital archive will adhere to those set out in '*Guidelines for Digital Archaeological Archives*' (RCAHMW, 2015).

7.0 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.

8.0 MONITORING AND TIMING

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

9.0 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.

10.0 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 07/09/19

Professional Indemnity Insurance – Insignia Underwriting Policy 347002

- Limit of Indemnity £500,000 any one claim

The current period expires 07/09/19

11.0 GENERAL

All project staff will adhere to the *Code of Conduct of the Chartered Institute for Archaeologists*.

The project will follow the requirements set down in the *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures (2014)* prepared by the Chartered Institute for Archaeologists.

A Method Statement and Risk Assessment will be prepared prior to the commencement of fieldwork and circulated to all staff concerned.

12.0 SOURCES CONSULTED

Historic Environment Record online gateway

Historic England, 2016: Understanding Historic Buildings: a guide to good recording practice

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

