

Level 3 Building Recording:

228 Abergele Road, Old Colwyn, Colwyn Bay, Conwy

August 2024



Report No. 2304

By

Susan Stratton



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Summary

This report results from a Level 3 Building Recording undertaken by Archaeology Wales Ltd at 228 Abergele Road, Old Colwyn, Colwyn Bay, LL29 8AS. The site is centred on National Grid Reference SH 89666 78240. The survey relates to the proposed demolition of the building and the construction of a new block of 15 apartments and associated infrastructure on the site. The associated with planning application number 0/48964.

Built around 1890, 228 Abergele Road is a Late Victorian villa located to the west of Old Colwyn, an eastern suburb of the Victorian seaside resort of Colwyn Bay. Colwyn Bay aimed to attract an affluent middle class and 228 Abergele Road is an example of the kind of large house on tree-lined streets typical of the resort.

The villa retains much of its original character and features. Externally, this includes a complex roof structure of cross-gables, asymmetrical elevations, imitation exposed timber walls to the upper storey, and mullion and transom windows, some with coloured leaded glass. To the interior, main rooms have moulded skirtings, picture rails and coving.

The building survey revealed very little alteration of the building over its history. A lean-to porch was added to the west-facing elevation in the early 20th century. A concrete walkway was added to the east-facing elevation in the 1950s. There has been some minor internal reorganisation to both the ground and first floors and the replacement of some original features, most notably fireplace surrounds, in some rooms.

All works were carried out in accordance with the CIfA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2019).

Crynodeb Annechnegol

Mae'r adroddiad hwn yn ganlyniad i Gofnod Adeiladau Lefel 3 a gynhaliwyd gan Archaeology Wales Cyf ar 228 Ffordd Abergele, Hen Golwyn, Bae Colwyn, LL29 8AS. Mae canolbwynt y safle hwn wedi'i leoli yng Nghyfeirnod Grid Cenedlaethol SH 89666 78240. Mae'r arolwg yn ymwneud â'r gwaith arfaethedig o ddymchwel yr adeilad ac adeiladu bloc newydd o 15 o fflatiau a'r seilwaith cysylltiedig ar y safle. Y rhif cais cynllunio cysylltiedig yw 0/48964.

Adeiladwyd 228 Ffordd Abergele oddeutu 1890 ac mae'n fila Fictoraidd Hwyr wedi'i lleoli i'r gorllewin o Hen Golwyn, sef maestref ddwyreiniol o Fae Colwyn, sy'n dref Fictoraidd glan y môr. Anelodd Bae Colwyn at ddenu'r dosbarth canol cefnog ac mae 228 Ffordd Abergele yn enghraifft o'r math o dŷ mawr ar strydoedd coediog sy'n nodweddiadol o'r dref.

Mae'r fila wedi cadw llawer o'i chymeriad a'i nodweddion gwreiddiol. Yn allanol, mae hyn yn cynnwys strwythur cymhleth talcen croes ar y to, talcenni anghymesur, waliau coed dadorchuddiedig ffug ar y llawr uchaf, a ffenestri myliwn a chroeslathog, y mae gan rai ohonynt wydr plwm lliw. Y tu mewn, mae gan y prif ystafelloedd fordiau wal wedi'u mowldio, rheiliau pictiwr a chilfwadau.

Datgelodd yr arolwg ond ychydig iawn o newidiadau i'r adeilad yn ystod ei hanes. Ychwanegwyd cyntedd i dalcen gorllewinol yr adeilad ar ddechrau'r 20^{fed} ganrif. Ychwanegwyd llwybr concrid i'r talcen dwyreiniol yn y 1950au. Bu ychydig o waith aildrefnu mewnol ar y llawr gwaelod a'r llawr cyntaf a newidiwyd rhai nodweddion gwreiddiol, yn fwyaf arbennig fframiau'r lleoedd tân.

Gwnaed yr holl waith yn unol â Safonau a Chanllawiau Sefydliad Siartredig yr Archeolegwyr ar gyfer Archwiliad Archeolegol a Chofnodi Adeiladau neu Strwythurau sy'n Sefyll (2019).

1. Introduction

- 1.1.1. In June 2024, Archaeology Wales was commissioned to undertake a Level 3 Building Recording at 228 Abergele Road, Old Colwyn, Colwyn Bay, LL29 8AS. The site is centred on National Grid Reference SH 89666 78240 (Figure 1).
- 1.1.2. This Level 3 Building Recording relates to the proposed demolition of the existing house and the construction of a new block of 15 apartments and associated infrastructure on the site. The associated planning application number is 0/48964.
- 1.1.3. In a consultee response dated 05/10/2021, the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (now Heneb Clwyd-Powys Archaeological Planning Service (HCPAPS), in their role as archaeological advisors to Conwy County Borough Council, recommended that the building be recorded by means of Building Recording equivalent to a Historic England Level 3 prior to its demolition.
- 1.1.4. Consequently, the following condition (Condition 3) was attached to the planning consent:

'No development, including demolition, site clearance or construction works, shall be carried out until a programme of building recording and analysis (equivalent to an Historic England Level 3 building survey) has been undertaken in accordance with a written scheme of investigation that has first been submitted and approved in writing by the Local Planning Authority. The programme of building recording and analysis shall be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. The programme of building analysis and recording shall be submitted to and

approved in writing by the Local Planning Authority before any development, including demolition, site clearance or construction works, is carried out. Thereafter a copy of the programme of building analysis and recording shall be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and to the National Monuments Record, RCAHMW.

REASON: To record the archaeological interest of the site, in accordance with Policies DP/1, DP/4 and DP/6 of the adopted Conwy Local Development Plan 2013 and advice in Planning Policy Wales (11th Edition).

- 1.1.5. A Written Scheme of Investigation was prepared by Irene Garcia Rovira, MCIfA, Archaeology Wales Project Manager, and approved by HCPAPS prior to the site visit (Appendix I). The building recording was completed in July 2024 by a suitably experienced building recording archaeologist.
- 1.1.6. All works were carried out in accordance with the CIfA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2020). Archaeology Wales Ltd is a Registered Organisation with CIfA.

2. Site Description

- 2.1.1. The site is located in Old Colwyn, Colwyn Bay, Conwy. It is c. 8km to the east of Conwy and c. 8km to the south-east of Llandudno. Old Colwyn is an eastern suburb of Colwyn Bay, a Victorian seaside resort. The building is on the south side of Abergele Road (A547), formerly the main coastal road in north Wales. It is within 500 metres of the coast.
- 2.1.2. The building is a Late Victorian villa, built around 1890. Similar large houses of the same period are located along this section of the road. The villa sits towards the rear of a trapezoidal plot, narrowing to the south. Access is via a

track off the road which also provides access to neighbouring houses. The villa sits on a terrace, with the garden dropping away to the north. The plot is bounded by mature trees and the garden is overgrown.

- 2.1.3. The villa is a complex cross-gabled two-storey structure in a Tudorbethan style. The second storey has imitation exposed timbers and panelling created in cement render.

3. Methodology

- 3.1.1. A Level 3 Building Recording is an analytical record, which provides an account of the building's development and use. It includes a description of its interior and exterior elements including a photographic record by means of high-resolution digital photography. It also provides some discussion of the building's historic context and importance.
- 3.1.2. The research and investigation into the building and its setting has included an examination of primary and secondary sources, including information provided by Cadw on designated historic and archaeological assets, all relevant archaeological reports on works undertaken on the site and in the area, aerial photographic evidence, historic mapping, place name evidence and sources held in local, regional, and national archives.
- 3.1.3. The Level 3 Building Recording was undertaken by a suitably experienced building recording archaeologist who can understand and interpret the structure and record the important details. The survey was undertaken prior to any development works on the structure.
- 3.1.4. Descriptive records were made, and photographs were taken of the exterior and interior of the historic structure. Access to and visibility of the exterior of the building was limited, particularly to the south and east elevations, by vegetation and views of the east elevation were also limited by the adjoining

concrete walkway. Access was possible to all of the interior except the basement. Photographs were taken in high-resolution digital format with a measured scale where possible. Measured plans and elevations of the building have been provided by the client. Plans have been produced showing the photo locations.

- 3.1.5. The work has been completed in accordance with CIfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2020) and to a standard equivalent to Historic England Level 3, laid out in *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

4. Historical Background

- 4.1.1. The first documentary evidence for the village of Colwyn is from 1334, when it was recorded as *Coloyne* in the *Survey of the Honour of Denbigh* (Headon 2016, 190). It appears to have remained a small settlement, little more than a hamlet, for most of its history. Only one site of the medieval period is recorded on the regional HER within a 500m radius of the development site. This is the possible site of Capel Ogwen (CPAT 81561), identified from field names of *Cae capel isa* and *Cae capel ucha* on the Llandrillo yn Rhos tithe map in what is now Eiras Park.
- 4.1.2. The development of Colwyn Bay as a seaside resort started in the 1860s. Following the construction of the Chester to Holyhead Railway in 1849, Llandudno, c. 8km to the north-west, was developed into a popular resort. In 1865, the Pwllcrochan estate, which included much of the coastal strip, was purchased by entrepreneurs hoping to create a similarly popular resort (Headon 2016).
- 4.1.3. The first Colwyn station, built in 1849, was located c. 2km to the north-west of

Colwyn, on the site of what is now Colwyn Bay station. It was thought that this location was influenced by Lady Erskine of Pwllcrochan, who wanted it to be more convenient to access Pwllcrochan Hall to the south-west (Headon 2016). The station's location resulted in the main early resort development, including the first hotel, Colwyn Bay Hotel built in 1872, expanding from there rather than the existing Colwyn village. The name Colwyn Bay quickly came to refer to the new resort town. The name Old Colwyn for the original village appears in colloquial use in the 1870s, although it does not appear on an Ordnance Survey map until 1954.

- 4.1.4. The Colwyn Bay resort was aimed at middle class retirees, resulting in the construction of many wide leafy streets with large houses and villas (Davies et al. 2008). Although Old Colwyn was not the centre of the resort, it also saw development, of which the villas along Abergele Road, including number 228, are early examples.

Map regression

Ordnance Survey Drawing, 1819

- 4.1.5. Colwyn is depicted on the 1819 Ordnance Survey Drawing of St. Asaph as a small cluster of buildings in the Nant y Ffynnon valley, mainly to the south of the main east to west coastal road, now the A547/Abergele Road. The surrounding area has scattered farmsteads, including *Tŷ Newydd* and *Lletty drew* to the west.

Tithe map, Plan of the parish of Llandrillo in Rhos, 1847

- 4.1.6. The tithe map, produced in 1847, provides a greater level of detail, showing the settlement clustered around an off-set crossroads with Abergele Road and what are now Mill Drive to the south and Station Road to the north. It is still a small settlement at this time, but has a mill, three chapels, a public house, and some terraced housing spreading west along Abergele Road.

- 4.1.7. The future site of 228 Abergele Road is shown as an irregularly shaped field to the south of the road (Figure 3). The field, number 1036, is named *Cae wrth y ffrydd* (field by the stream) and listed as arable. It is recorded as being occupied by a William Williams and owned by Representatives of the late Thomas Parry. The field appears to have been part of Tŷ Newydd farm, which included numerous fields to the south. Tŷ Newydd House, which Williams is also listed as occupying, apportionment number 1048, is immediately to the west of field 1036.

Ordnance Survey County Series, First Edition, 1879

- 4.1.8. The first edition Ordnance Survey 6-inch map, surveyed in 1875 and published in 1879, shows the expansion of settlement, mainly to the south-west, including a row of terraced houses, Llwyn-on Cottages, on the south side of Abergele Road, around 200m to the east of the location of 228 Abergele Road. To the north, running along the coastline, is the Chester to Holyhead Railway. Colwyn Bay station is c. 2km to the north-west of Colwyn, with a few terraced streets to the south. Colwyn Bay Hotel sits on the coast around 400m to the north-west of the station.
- 4.1.9. The location of 228 (shown in more detail on the 1876 25-inch map) is still shown as a field, which has been expanded to include two smaller fields to the south since the production of the tithe map (Figure 4). The Tŷ Newydd farm buildings remain at the east edge of the field.

Ordnance Survey County Series, Second Edition, 1900

- 4.1.10. The second edition Ordnance Survey 6-inch map was revised in 1888 and published in 1900. It shows that Colwyn Bay had undergone a significant expansion in the intervening 20 years. From a few streets to the south of the station on the previous map, the settlement had grown to a town, with numerous side streets stretching for over 1km to either side of Abergele Road.
- 4.1.11. The map shows that Colwyn had also expanded, but not on the same scale.

Old Colwyn Station is shown on the railway to the north-east of the settlement centre. The main development was to the east, with new streets including Cadwgan Street and Wellington Road. To the west, there had been ribbon expansion along the south side Abergele Road in the field to the west of Tŷ Newydd. Six detached houses had been constructed, including 228 Abergele Road, as well as a small terrace to the west, and a cottage hospital behind. There are also two empty plots south of 228 and 230 Abergele Road.

- 4.1.12. The 25-inch map, also published in 1900, shows 228 Abergele Road as the second to the west from Tŷ Newydd (Figure 5). It sits to the south-east of a trapezoidal shaped plot, with the land terraced down to the front of the plot. A track runs from the main road along the west side of the plot, providing access to 228 and its neighbour to the west, before turning east to provide access to the plot to the east. The house is shown as rectangular, with small projections along the north and west elevations, equating to the existing turret in the north-west corner, the bay window to the north-facing elevation, and what is probably a small porch on the west-facing elevation. There is a narrow rectangular outbuilding to the south of the plot. There are steps down the slope to the lower terrace of the garden to the north of the house.

Ordnance Survey County Series, Third Edition, 1913

- 4.1.13. The 1913 25-inch map was revised in 1911 (Figure 6). It shows continued development of both Colwyn and Colwyn Bay. To the south-east of 228 Abergele Road, Tŷ Newydd farm and associated buildings have been demolished, replaced by a new road, Smith Avenue, with three detached houses on the west of the road. Another new road, Holyrood Avenue, runs roughly east to west from Smith Avenue along the line of the former field boundary to a junction with Hesketh Road, which is a formalisation of a track seen on the previous map. The two plots to the south of 228 and 230 Abergele Road on the previous map have been built on.

- 4.1.14. The map shows an addition to the west-facing elevation of 228 Abergele Road from the previous mapping, corresponding with the enclosed entrance porch. There is also a small projecting element to the south of the elevation, which may depict the smaller porch, although it projects farther than the existing structure.

Ordnance Survey County Series, Fourth Edition, 1937

- 4.1.15. The 1937 Ordnance Survey map shows a significant expansion of the residential streets to the south of Abergele Road between Colwyn Bay and Colwyn. To the north of Abergele Road there is the parkland of Glan-y-don Hall (CPAT 26056) and the newly established Eirias Park to the west.
- 4.1.16. There are no visible changes to 228 Abergele Road from the previous map, but in the south-west corner of the plot a new small, rectangular building is depicted (Figure 7).

Ordnance Survey Plan, SH8678 SW – A, 1957

- 4.1.17. This large-scale map includes the names of the villas along Abergele Road and the surrounding area. Number 228 is shown as being named Wilton, while the house to the east is named Overslade (Figure 8).
- 4.1.18. The map does not show any of the smaller projecting elements, like the bay windows or turret, but it does show the west-facing elevation as it is today, including the first depiction of the projecting element to the south of the lean-to porch, the bay window to the kitchen, and steps down to the basement south of the projecting porch. It also shows a path from the centre of the east side of the building, turning immediately south. This is probably the existing concrete walkway. The map shows both the small out-buildings in the south-west corner.

Ordnance Survey Plan, SH8678 SW – B, 1970

- 4.1.19. This map, revised in 1969, shows no changes to the building from the previous

map. To the south-west, the narrow rectangular out-building has been demolished but the later structure survives.

5. Building description

5.1. General

- 5.1.1. The building is a roughly square in plan, two-storey complex cross-gables structure. It has a principal gable ended element to the south, aligned east to west, and a secondary parallel gable ended element to the north, joined by a cross-hipped element. There are two cross-gables from the south of the main element and one to the north of the secondary. In the north-west corner is a projecting octagonal tower. To the west-facing elevation is a single storey entrance porch.
- 5.1.2. A detailed description of the building is provided below. The exterior photograph location plan is provided in Figure 9.

5.2. West-facing elevation

- 5.2.1. The west-facing elevation has a central gable end with cross-hipped side section to the north and a set-back cross-gable side to the south (Figure 10; Plate 1). At the north end, there is a projecting octagonal tower (Plate 2). There is a single storey lean-to porch projecting from the elevation between the tower and the end of the central gable. There is also a small single storey lean-to element partially covering the side of the set-back cross-gable side.
- 5.2.2. The tower has a base of squared rubblestone, brought to course, with ribbon mortar. It is topped with a rock-faced ashlar band course with chiselled margins. Above, each corner of the tower has black painted vertical timbers rising to the projecting eaves. Between the first and second storey windows are panels of white painted textured cement render.
- 5.2.3. The first storey windows are two-light transoms, with a four-light mullion and

transom on the north-west facing angle (Plate 3). The bottom lights are clear glass and the transom lights are decorative coloured glass. They are wooden framed, painted white and black, with black painted wooden lintels. The second storey windows sit immediately below the eaves. They are single lights with clear glass, with a two-light mullion to the north-west facing angle. They have black painted wooden sills and black and white painted wooden frames.

5.2.4. The octagonal combination roof has small red ceramic tiles and leaded raised edges (Plate 3). It is topped with a ball finial and weathervane. The overhanging eaves are moulded black painted wood with black guttering.

5.2.5. The lean-to porch to the northern end of the main elevation has a base section of uncoursed rubblestone with ribbon mortar (Plate 5). The rest of the wall is glazed with eight tall windows of coloured square leaded glass with margins and with a band of transoms lights in the same style. The frames are white painted wood with stop-chamfered mullions and transoms. They sit on a black painted wooden sill. The overhanging eaves are moulded black painted wood with black guttering. The main entrance is to the north end of the porch. It is a green painted wooden door with three stop-chamfered fielded panels to the lower third and two to the upper two-thirds. The frame is white painted stop-chamfered wood and it has a fanlight in the same style as the rest of the glazing.

5.2.6. A section of the lean-to south of centre projects farther than the rest. This section was overgrown and inaccessible at the time of the site visit. South of this section, the lean-to is narrower (Plate 1). The lower part of the wall is pebble-dashed. The upper wall is glazed, with a three over three-light mullion and transom window with white painted timber frames. The sill, corner, and lintel are black painted wood. The lights have clear glazing.

5.2.7. The first storey of the elevation to the south of the lean-to is squared rubblestone, brought to course, with ribbon mortar (Plate 6). A lean-to porch

projects from the set-back side of the cross-gable section. The lower half of the wall is of uncoursed squared rubblestone with ribbon mortar. The upper wall is glazed to the eaves, with a four-light clear glazed white painted metal framed mullion window in a black painted wooden surround.

- 5.2.8. The whole of the second storey except the tower is cement rendered to imitate a timber-framed wall, with smooth black painted vertical and horizontal strips and textured white painted panels (Plates 2 and 7). There are two windows to the gable-end section. The one to the north is a narrow two-light while the one to the south is a wider three-light, but both are white painted wooden framed with clear glazing. Their surrounds are black painted smooth cement render and they have angled ceramic tile sills.
- 5.2.9. The roof is ceramic tile with decorative ceramic ridge tiles (Plate 1). There is a ceramic ball finial to the top of the gable end. The gable also has black painted wooden bargeboards. There is black guttering to the eaves.
- 5.2.10. The basement access is to the front of the southern lean-to section (Plate 8). Stone steps run down across the elevation. The walls are of red brick. There is cement coping along the west edge and a white painted concrete pillar at either end which would previously have held a wooden beam (Plate 9). There is a deeply recessed door in the west-facing elevation (Plate 10). The door is wooden batten with a wooden frame, all painted pale green.

5.3. South-facing elevation

- 5.3.1. The south-facing elevation consists of the gable ends of two cross-gable elements, that to the west being the wider of the two (Figure 10; Plate 11), and the side of the southern small entrance porch and the side of the central lean-to element. There is a projecting bay to the first storey of the eastern gable-ended element.
- 5.3.2. The lower wall is considerably overgrown but can be seen to be of squared rubblestone with ribbon mortar. The second storey is cement rendered to

imitate a timber-framed wall, with smooth black painted vertical, horizontal and diagonal strips and textured white painted panels (Plate 12).

- 5.3.3. There are two windows to the first storey western gable ended section. That to the east was completely overgrown at the time of the site visit, but architect's drawings suggest they were the same (Figure 10). The one to the west is a two-light white painted wooden framed mullion window (Plate 13). It is recessed, with squared rubblestone ashlar to the sides, a sill of rock-faced ashlar with margins, and a large rough-finished lintel stone.
- 5.3.4. The first storey window to the eastern gabled element is a projecting square bay (Plate 13). It has three two-light wooden framed horned sash windows, painted white, separated by wide black painted wooden mullions. The roof is hipped, of red ceramic tile with ridge tiles.
- 5.3.5. There are three windows to the second storey of the western gable ended element (Plate 14). The central window is a narrow single clear light window with a white painted wooden frame. The one to the left is a two-light mullion window with clear glazing and white painted wooden frames. The one to the right is the same, except that the glazing is decorative coloured glass. All three are slightly recessed, with cement rendered sides and lintels, painted black, and angled ceramic tiled sills.
- 5.3.6. There is a single large window to the centre of the eastern gabled ended element second storey (Plate 14). It is a three over three-light mullion and transom with white painted wooden frames. The lower lights are clear, and the transom lights are of decorative coloured glass. It is slightly recessed, with cement rendered sides and lintel, painted black, and an angled ceramic tile sill.
- 5.3.7. Both gables overhang the wall and have black painted wooden bargeboards. Each has a decorative terracotta finial. There is a hopper to the central roof valley with a short section of plastic guttering leading to a black painted metal downpipe.

- 5.3.8. The larger side of the central lean-to element is largely overgrown (Plates 7 and 9). It has white painted textured cement render. The narrower section has a two-light transom window over a pebble-dashed lower half in the same style as to the west-facing elevation (Plate 6).
- 5.3.9. The side of the small entrance porch has a black painted wooden door frame with black painted wooden panelling above (Plate 6). The door is white painted wooden batten with iron fittings (Plate 16).

5.4. East-facing elevation

- 5.4.1. Access to and visibility of the south-facing elevation was limited by vegetation and the adjoining concrete walkway structure to the southern end. It consists of the main gabled section gable end, the secondary gabled section gable end to the north, and the long side of a cross-gable to the south (Figure 10).
- 5.4.2. The lower wall is of squared rubblestone with ribbon mortar (Plate 17). The second storey is cement rendered to imitate a timber-framed wall, with smooth black painted vertical and horizontal strips and textured white painted panels.
- 5.4.3. At the northern end of the first storey is a bay window with a four-light mullion and transom window to the centre and a two-light transom to each angle side. The lower lights are clear and the transom lights are decorative coloured glass. The frames are wood, painted black and white, with wider black painted wooden mullions to the corners. It has a hipped roof of red ceramic tiles.
- 5.4.4. To the south of the bay window is a triangular oriel window with two lights of rectangular leaded glass and black and white painted frames.
- 5.4.5. There is a doorway to the centre of the southern cross-gable second storey, connecting to a concrete walkway (Plate 18). The door is solid wood, painted white and olive green, with a vertical central and horizontal top light of square leaded semi-opaque glass. It has a rectangular fanlight in the same style. It has

a smooth finished cement surround.

- 5.4.6. To the north of the door is a two-light mullion window with semi-opaque square leaded glass and wooden frames.
- 5.4.7. The eaves overhang the wall. The gable ends have black painted wooden bargeboards and a decorative terracotta finial.

5.5. North-facing elevation

- 5.5.1. The north-facing elevation consists of the long side of the secondary gabled element, a very slightly projecting cross-gable end to the east side, the octagonal tower to the west, and the side of the lean-to porch (Figure 10; Plate 19).
- 5.5.2. The tower is as described in paragraphs 5.2.2 to 5.3.4. The rest of the elevation has squared rubblestone, brought to course, with ribbon mortar to the first storey and textured cream painted cement render to the second storey (Plate 19). There is a diamond-shaped datestone to the centre of the gable, marked 1890.
- 5.5.3. There is a square bay window to the first storey of the cross-gable. It has a base of squared rubblestone with ribbon mortar, topped with a band of rock-faced ashlar with chiselled margins. Four two-light horned sash windows extend to the eaves. The bottom lights are clear glazed, while the smaller top lights have decorative coloured glass (Plate 20). They have white painted wooden frames and are divided by wide black painted wooden mullions. The roof is hipped, of red ceramic tile with ridge tiles. It has a moulded black painted wooden fascia.
- 5.5.4. There is a window to the west, on the side of the secondary gabled element. It is a two over two-light mullion and transom window with white and black painted wooden frame (Plate 21). The bottom lights are clear glazed, while the transom lights have decorative coloured glass.

- 5.5.5. To the second storey of the cross gable is a three-light mullion window with clear glazing and white painted wooden frame (Plate 22). It is recessed, with black painted rendered reveals and a projecting cement sill.
- 5.5.6. There is a single-light white painted wooden framed window to the second storey of the side of the gabled element (Plate 22). It is recessed, with black painted rendered reveals and a projecting cement sill.
- 5.5.7. The gable and eaves project over the elevation. The gable has black painted wooden bargeboards. There is black plastic guttering to the eaves with a cream painted downpipe to the west of the tower. The roof is red ceramic tile with decorative ridge tiles and a ball finial to the gable apex. There is a square sectioned chimney to the ridge of the secondary gable ended element, which is cement rendered.
- 5.5.8. The end of the lean-to porch has two windows in the same style as those to the west-facing elevation (Plate 3).

5.6. Interior

Ground Floor (Figure 11)

Room 1: Porch

- 5.6.1. The porch is a small rectangular room accessed from an external door at the north end of the west wall. The floor at the north end is red ceramic tile in herringbone pattern (Plate 23). To the south there are four cement steps leading to a doorway to the lobby, Room 2 (Plate 24).
- 5.6.2. The eastern wall is of squared rubblestone, brought to course, with ribbon cement mortar (Plate 25). The north, west and south walls all have a base of uncoursed rubblestone with ribbon mortar (Plate 26). The rest of the walls are glazed with semi-opaque square leaded glass with geometric patterns in blue and red and blue margins. The lower windows are tall, narrow mullions, with a band of transom lights to the top of the walls. The wooden mullions and

transoms are painted white and those to the transom lights are stop-chamfered. There is a white painted wooden moulded cornice to the top.

- 5.6.3. The external doorway is a solid wood door, painted white, with three stop-chamfered fielded panels to the lower third and two fielded panels to the upper two-thirds. The frame is white painted wood. There is a fanlight above in the same style as the rest of the transom light band (Plate 23).
- 5.6.4. There is a doorway to Room 2, on the east side of the south wall (Plate 24). It has a plain white painted wooden frame and no door.
- 5.6.5. The ceiling is white painted wooden panelling, sloping down at the edges to the north and west (Plate 26).

Room 2: Lobby

- 5.6.6. Room 2 is a small lobby area at the west of the hallway, Room 4.
- 5.6.7. The floor has carpet over decorative ceramic tiles (Plate 27). The walls are painted plaster, with moulded skirting boards (Plate 28). The west and north walls have the same semi-opaque coloured mullion and transom glazing as the porch (Plate 29) with a moulded cornice above (Plate 30).
- 5.6.8. The ceiling is white painted wooden panelling, sloping down to the west edge (Plate 30).
- 5.6.9. The doorway to the porch on the north wall has a fluted white painted wooden architrave (Plate 31).
- 5.6.10. The doorway to the main hallway, Room 4, is on the east wall. It is a pale blue painted wooden door with two fielded panels to the lower third and two panels of decorative leaded coloured glass to the upper two-thirds (Plate 32). It has a glazed surround consisting of narrow side panels with a fielded panel to the lower third and coloured glass to the upper two-thirds, and coloured glass transom lights over.
- 5.6.11. There is a door to the storeroom, Room 3, to the south of the east wall (Plate

28). It is a solid wood, six fielded panel door in a moulded wood frame, all painted white.

Room 3: Storeroom

- 5.6.12. Room 3 is a small rectangular room projecting from the west side of the building at the south of the porch.
- 5.6.13. It has a wooden floor, white tiled skirtings, papered walls and a painted plaster ceiling (Plate 28). The ceiling slopes down to the west.
- 5.6.14. There is a window to the west wall (Plate 33). It is a three-light mullion window with the central light having a casement opening upper half. The glass is semi-opaque square leaded with narrow margins. The frames are white painted wood.

Room 4: Hallway

- 5.6.15. Room 4 is a hallway that runs east to west through the building to slightly north of centre from the lobby, Room 2. A spur runs south from the centre, including a staircase to the first floor.
- 5.6.16. The floor has a blue carpet and there are moulded white painted skirting boards (Plates 34 and 35). The walls are papered with patterned wallpaper up to the moulded picture rail. Above the rail the walls are white painted textured paper. There is wide, moulded plaster coving and a panelled painted plaster ceiling.
- 5.6.17. There is a trefoil-headed moulded arch across the main hallway in line with the opening to the south (Plate 36). It is supported on substantial decorative corbels (Plate 37). Towards the east of the hallway is a round-headed arch (Plate 38) with decorative corbels (Plate 39).
- 5.6.18. The staircase is also carpeted (Plate 40). The banister to the east side has a large turned newel post, turned balustrades and moulded handrail. Below the stringer is wooden panelling. All is painted cream. There is a modern wooden

handrail with metal fittings on the west wall.

- 5.6.19. The door from the lobby, Room 2, at the west end of the room, is as described in paragraph 5.6.10 (Plate 41).
- 5.6.20. At the western end of the north wall is a doorway to Room 5 (Plate 42). It has a solid wood door with four fielded panels in a moulded wooden architrave, painted cream. There is a doorway in the same style to the east end of the north wall to Room 6 (Plate 38).
- 5.6.21. The eastern end of the hallway has a four-light wooden framed mullion and transom window with square leaded coloured glass (Plate 43). It has a moulded wood architrave and a wooden sill, all painted cream. There is a modern curtain rail cover above.
- 5.6.22. To the south of the east wall of the southern spur of the hallway is a doorway to Room 7 (Plate 44). It is a solid wood, four fielded panel door in a moulded frame, painted white.
- 5.6.23. There is a doorway in line with the end of the stairs in the southern hallway spur (Plate 35). It has a wooden frame with no door. The wall above is wood panelled. Through this doorway is an extension of the hallway, which has white painted textured wallpaper (Plate 45). The southern wall is a stud partition. It has a narrow plain wooden skirting board, painted cream. There is a band of four textured semi-opaque lights with wooden mullions and frames, painted cream, to the upper wall.
- 5.6.24. To the left of the south wall is the door to Room 8. It is a solid wood door with wooden frame, painted cream (Plate 45).
- 5.6.25. At the south of the west wall is a door to Room 9. It has four textured glass panels with cream painted wood and wooden frame (Plate 45).
- 5.6.26. There is an understairs cupboard with carpeted floor and painted plaster walls and ceiling (Plate 46). The east wall is unfinished wood panelling (Plate 47).

The door is to the south wall and is an unfinished four fielded panel wooden door in a wooden frame, painted cream.

Room 5: Turret Room

- 5.6.27. Room 5 is a square room in the north-west corner of the building with bay window in the turret to the north-west corner.
- 5.6.28. It has exposed wooden floorboards. The moulded skirting boards are painted grey. The walls up to the grey picture rail are painted pale yellow (Plate 48). Above the picture rail they are painted white. There is wide moulded plaster coving, and the ceiling is white painted paper. There is a hanging electric light fitting to the centre.
- 5.6.29. The bay window has fielded wooden panelling, painted grey, to the bottom quarter (Plate 49). The windows are two-light transoms, with a four-light mullion and transom on the north-west angle (Plate 49). The bottom lights are clear and the transom lights are decorative coloured glass. The wood frames and sill are painted grey. There are modern vertical blinds fitted with a boxed curtain rail cover.
- 5.6.30. The door from the hallway is to the west of the south wall (Plate 50). It is a four fielded panel wooden door with a moulded wooden architrave, all painted grey.
- 5.6.31. To the north wall is a four light mullion and transom window with clear lights to the bottom and decorative coloured glass transoms (Plate 51). It has a fluted architrave and wooden sill, all painted grey.
- 5.6.32. The east wall has a chimney breast projecting from the centre (Plate 48). It has a modern imitation electric fire with a boxed wooden grey painted surround.

Room 6: Front Room

- 5.6.33. Room 6 is a rectangular room in the north-east corner of the building, with square projecting bay window on the north wall and an angled projecting bay

window on the east wall.

- 5.6.34. It has polished floorboards and white painted moulded skirting boards. The walls are painted plum up to the picture rail and white above (Plate 52). The picture rail has a plate shelf, supported on small, rounded corbels, all painted white (Plate 53). There is wide moulded coving and the ceiling has textured paper, painted white. There is a chandelier-style electric light fitting to the centre of the room.
- 5.6.35. The door from the hallway is to the left of the south wall (Plate 52). It is a four fielded panel wooden door in a fluted architrave, all painted white.
- 5.6.36. The square bay window is to the centre of the north wall (Plate 54). It has four two-light horned sash windows to the north with a matching window to either side (Plate 55). The bottom lights are clear, while the upper are decorative coloured glass with a central motif and narrow margins (Plate 56). They have wooden frames, wide wooden mullions and a wooden sill, all painted white.
- 5.6.37. The angled bay window to the centre of the east wall has a four light mullion and transom to the centre and two-light mullion windows to the angled sides (Plate 57). The transom lights are decorative coloured glass with the same pattern as the window on the north wall (Plate 58). The windows are wooden framed and have fluted architraves and a wooden sill, all painted white.
- 5.6.38. There is a chimney breast projecting from the centre of the west wall (Plate 59). It has a textured grey glazed tile fireplace with tile grate and a wooden surround.

Room 7: Lounge

- 5.6.39. Room 7 is a rectangular room to the south-east of the building. The west wall steps out roughly halfway along its length. There is a square bay window to the south wall.
- 5.6.40. It has carpet over black painted wooden floorboards. The moulded skirting

boards are also painted black. The walls are painted white to picture rail height. The picture rail has a plate shelf, supported on small, rounded corbels, all painted black (Plate 60). Above the picture rail are vertical and occasional curved black painted timbers with cream painted panels (Plate 61). The moulded coving is painted black. The ceiling is white painted with black painted timbers and a wide boxed central beam (Plate 62). There are two lamp-style electric light fittings suspended from the ceiling.

- 5.6.41. The door from the hallway is to the west wall. It is a solid wood four fielded panel door, painted white, in a moulded architrave, painted black (Plate 63).
- 5.6.42. The bay window to the centre of the south wall has three two-light horned sash windows to the south and one to each side of the bay (Plate 64). They are wooden framed and have wide mullions, all painted white. There is a wooden sill, painted black and the wall below is panelled with white painted wood. It has green patterned curtains and a boxed curtain rail cover.
- 5.6.43. At the north end of the east wall is a triangular oriel window with wooden shutters and frames, all painted white (Plate 65).
- 5.6.44. A chimney breast projects from the centre of the north wall (Plate 66). It has a stone and tile fireplace with wooden surround and a tile-edged grate.

Room 8: Toilet

- 5.6.45. Room 8 is a toilet. It is a small, square room at the centre south of the building.
- 5.6.46. The room has a carpeted floor, patterned wallpapered walls and painted plaster ceiling (Plate 45). The north wall is a stud partition was a glazed band of four textured glass mullion lights.
- 5.6.47. The door is to the right side of the north wall. It is solid wood in a plain wooden frame, painted white.
- 5.6.48. There is a two-light casement opening mullion window to the left of the south wall (Plate 67). It is wooden framed, painted white. It is slightly recessed, with

patterned paper to the reveals and a uPVC sill.

5.6.49. The room has modern fixtures, including a toilet, sink and cabinet.

Room 9: Kitchen

5.6.50. Room 9 is a rectangular room in the south-west of the building. It has a square bay window and a small entrance porch on the west wall.

5.6.51. The floor has large red ceramic tiles and there is a brown tiled skirting (Plate 68). The walls are papered with patterned wallpaper, with a dado rail and brown textured paper below it on the west wall. The ceiling has textured paper. There is a half-height brick partition with doorway east to west to the southern third of the room. Brick pillars support a wide beam (Plate 69).

5.6.52. The door from the hallway is on the east wall (Plate 69). It has four textured glass panels with mustard painted wood and wooden frame.

5.6.53. The doorway to the small porch is to the south of the west wall. It has a wooden frame with fielded panel over with a shark and fish relief (Plate 70). There is no door. The porch has a cement floor, tiled skirting, white painted plaster walls and ceiling. The exterior door to the south of the porch is white painted wooden door. There is a four-light metal mullion window in a wooden frame, painted white, to the west wall.

5.6.54. The bay window to the west wall is a three over three-light mullion and transom with a two-light transom to the south side (Plate 71). The outer lower lights are casement opening and the central transom light is awning opening. The frames are wood, painted white and there is a finished wooden sill. There is a mustard painted boxed curtain rail cover.

5.6.55. To the centre of the south wall is a two-light mullion window with casement opening left side (Plate 72). It is wooden framed, painted white, recessed, with patterned paper to the reveals and a ceramic tile sill.

5.6.56. There are late 20th century kitchen fixtures and fittings including cooker,

cupboards, work surfaces with tiled splashbacks and a sink (Plates 73 and 74).

First Floor (Figure 12)

Room 10: Landing and hallway

- 5.6.57. The landing and hallway form a T-shape in the centre of the first floor, with the stem orientated north to south. There is a lower landing at the top of the stairs at the south end (Plate 75). A short flight of steps leads to the main landing (Plate 76).
- 5.6.58. The floor is carpeted and there are moulded white painted skirting boards. Patterned wallpaper continues from Room 4 on the ground floor. There is a moulded picture rail with white painted plaster walls above and the ceiling is pale blue painted plaster. The south wall is a wooden cream painted panel partition with central door and side panels with two fielded panels to the top half (Plate 77). Above are three panels in a three-centred arch. The fielded panels are painted white. There is a pseudo three-centred arch opening across the hallway in line with the base of the T (Plate 78). There is a banister around the edge of the stairwell with turned newels with ball finials, turned balusters and a handrail.
- 5.6.59. There are seven doors, excluding that to the south wall, to rooms off the landing and hallway. All are four fielded panel wooden doors with fluted architraves (Plate 79). The upper panels to the doors to the east and west ends of the T (Rooms 15 and 18 respectively) are glazed (Plate 80).
- 5.6.60. To the south of the eastern end of the T is a tall round arched opening to a corridor, Room 11 (Plate 81). It is covered by a curtain.
- 5.6.61. To the centre of the stairwell and hallway ceiling is a skylight with four textured semi-opaque lights and a margin of coloured glass in a wooden frame, painted cream (Plate 82).

Room 11: Corridor

- 5.6.62. Room 11 is a small corridor running east to west between the hallway and an exterior door on the east wall.
- 5.6.63. The corridor is carpeted. It has moulded skirting boards, painted white, textured wallpaper and white painted plaster ceiling (Plate 83).
- 5.6.64. The exterior door is white painted wood with T-shaped multi-light glazed panels (Plate 84). There is a multi-light fanlight.
- 5.6.65. At the east end of the north wall is a fitted cupboard with two fielded panel double doors, painted white (Plate 84).

Room 12: Bedroom

- 5.6.66. Room 12 is a small bedroom in the south-west corner of the building.
- 5.6.67. It has a patterned carpet, moulded white painted wooden skirting boards, wallpapered walls and white painted plaster ceiling (Plate 85). There is a modern light fitting to the centre of the ceiling and a loft hatch in the north-east corner.
- 5.6.68. The door from the hallway is to the left of the east wall. It is a four fielded panel wooden door with fluted architrave, all painted white (Plate 85).
- 5.6.69. There are two windows to the south wall (Plate 86). The left-hand window is a narrow single light and the right-hand is a two-light mullion. Both have white painted wooden frames and sills. They have curtains with boxed curtain rail covers.

Room 13: Shower Room

- 5.6.70. Room 13 is a shower room toilet to the centre south of the building.
- 5.6.71. It has linoleum flooring, moulded white painted skirting boards and textured wallpaper (Plate 88). There is a picture rail with white painted plaster to the wall above and the ceiling. The north wall is a wooden panelled partition.

- 5.6.72. The door is to the centre of the north wall. It is a wooden fielded panel door, painted white.
- 5.6.73. To the left side of the south wall is a two-light mullion window with decorative coloured glass in a floral motif (Plate 88). It has a wooden frame, moulded wooden architrave and sill, all painted white.
- 5.6.74. There are modern bathroom fixtures, including shower, toilet and sink.

Room 14: Bedroom

- 5.6.75. Room 14 is a rectangular bedroom in the south-east corner of the building.
- 5.6.76. The floor is carpeted. There are ogee skirting boards, painted white, white painted plaster walls, and textured wallpaper to the ceiling (Plate 89). There is a modern electric light fitting at the centre east of the ceiling.
- 5.6.77. The door is to the right of the west wall. It is a four fielded panel door in a moulded architrave, painted white (Plate 90).
- 5.6.78. To the centre of the south wall is a three over three-light mullion and transom window (Plate 91). The central bottom light is casement opening and the upper is awning opening. The transom lights are decorative coloured glass with central floral motif. It has a wooden frame, moulded architrave and sill, all painted white. It has orange curtains with a boxed curtain rail cover.
- 5.6.79. There is a blocked internal window to the centre of the west wall (Plate 92). It has a moulded wooden architrave and wooden sill, painted white, and has a lace curtain fitted.

Room 15: Bathroom

- 5.6.80. Room 15 is a narrow rectangular bathroom to the centre east of the building.
- 5.6.81. It has a patterned carpet and ogee skirting boards, painted white (Plate 93). The walls are papered and there is a high wooden moulded dado rail, painted white (Plate 94). There are white ceramic tile splash backs to the sink and bath.

The ceiling is white painted plaster, with a modern electric light fitting to the centre.

- 5.6.82. The door is to the right side of the west wall (Plate 95). It is panelled, with two fielded panels to the lower half and two textured semi-opaque lights to the upper half. It has a moulded architrave, painted white.
- 5.6.83. There is a two-light mullion window to the centre of the east wall (Plate 96). The glazing is textured semi-opaque leaded squares. The left light is casement opening. The window is wooden framed with moulded architrave and wooden sill, all painted white.
- 5.6.84. There are late 20th century bathroom fixtures, including bath, toilet, sink, and cabinets.

Room 16: Bedroom

- 5.6.85. Room 16 is a large, rectangular bedroom in the north-east corner of the building.
- 5.6.86. The floor is carpeted (Plate 97). There are ogee skirting boards, painted white. There is patterned wallpaper up to the moulded picture rail. Above the rail it is white painted plaster. There is moulded coving and the ceiling is painted plaster. There are two suspended electric lights with shades.
- 5.6.87. The door is to the right side of the south wall (Plate 98). It is a four fielded panel door in a moulded architrave, painted white.
- 5.6.88. There is a three-light mullion window to the north wall (Plate 99). The outer lights are casement opening with brass handles. The frames, moulded architrave and sill are white painted wood (Plate 100). There are patterned curtains and a boxed curtain rail cover.
- 5.6.89. There is a chimney breast to the centre of the west wall (Plate 101). It is covered by a wardrobe and not clear if there is a surviving fireplace.
- 5.6.90. There is a later 20th century sink with associated fittings to the right of the

chimney breast.

Room 17: Turret Bedroom

- 5.6.91. Room 17 is a large bedroom in the north-west corner of the building. It has an angled bay window to the turret in the north-west corner (Plate 102). The west half of the south wall steps in (Plate 103).
- 5.6.92. The floor is carpeted and there are ogee skirting boards, painted white. The walls have patterned wallpaper up to the moulded picture rail. Above the picture rail the wall and moulded coving are painted pale green. The ceiling as patterned wallpaper, which has fallen away at the west end. There is a suspended electric light with shade to the centre.
- 5.6.93. The door is to the left side of the south wall (Plate 104). It is a four fielded panel door in a moulded architrave, painted white.
- 5.6.94. The angled bay window to the north-west corner has a two-light mullion to the north-west angle and two single light windows to the angles to either side (Plate 105). It has white painted wooden frames and sill. There are curtains with a boxed curtain rail cover.
- 5.6.95. There is a single light window to the north wall with a white painted wooden frame and sill (Plate 106). It has curtains with a boxed curtain rail cover.
- 5.6.96. To the centre of the east wall is a projecting chimney breast. It has a blocked fireplace with a segmental arch headed recess (Plate 107).

Room 18: Boxroom

- 5.6.97. Room 16 is a small square room in the centre west of the building.
- 5.6.98. The floor is exposed wooden board (Plate 108). There are ogee skirting boards, painted white. The walls have imitation wood panelling, and the ceiling has white painted lining paper (Plate 109). There is a modern light fitting to the centre of the ceiling.

5.6.99. The door is to the centre of the east wall (Plate 110). It has two fielded panels to the lower half and two textured semi-opaque lights to the upper half. It has a moulded architrave, painted white.

5.6.100. There is a two-light mullion window to the left side of the west wall (Plate 111). It has white painted wooden frames, curtains and a boxed curtain rail cover.

5.6.101. There are fitted cupboards along the north wall

Room 19: Bedroom

5.6.102. Room 19 is a square bedroom in the south-west corner of the building.

5.6.103. The floor is carpeted (Plate 112). There are ogee skirting boards. The walls are white textured paint to the moulded picture rails, with white painted plaster above. The ceiling is white painted plaster with moulded coving.

5.6.104. The door to the right side of the west wall (Plate 113). It is a four fielded panel door in a moulded architrave, painted white.

5.6.105. There is a three-light mullion window to the left of the west wall (Plate 114). It has white painted wooden frames and sill. There are patterned curtains with a boxed curtain rail cover.

5.6.106. There is a chimney breast to the centre on the west wall (Plate 114). It has a decorative iron grate and carved wooden surround and overmantel (Plate 115).

5.6.107. To the left of the chimney breast is a fitted cupboard with sink (Plate 113).

6. Discussion and Conclusions

6.1.1. Built around 1890, 228 Abergele Road is a Late Victorian villa located to the west of Old Colwyn, an eastern suburb of Colwyn Bay. Old Colwyn originated as a medieval village or hamlet, called Colwyn, with the centre around 500m to the east of the development area. From the 1860s, land to the west was

developed into a seaside resort named Colwyn Bay, which eventually subsumed the original Colwyn settlement. Colwyn Bay aimed to attract an affluent middle class from the West Midlands. Large houses or villas, such as 228 Abergele Road and its neighbours, along tree-lined streets, were typical of the resort.

- 6.1.2. The villa was built in a Tudorbethan, or mock Tudor, style. Externally, this includes a complex roof structure of cross-gables, asymmetrical elevations, imitation exposed timber walls to the upper storey, and mullion and transom windows, some with leaded glass. It is less pronounced to the interior, although Room 7, the lounge, also has mock exposed beams.
- 6.1.3. The building recording, including the site visit and desk-based research, identified three phases of building (Figures 13 and 14).
- 6.1.4. **Phase 1:** The building is thought to have been built around 1890. It was built in a Tudorbethan style, using render to create imitation exposed timber walls to the second storey. Originally, it had a small entrance porch on the west-facing elevation. The 1900 Ordnance Survey map shows this as being in line with the ground floor hallway, in the approximate location of Room 2. There is no physical evidence on the existing porch showing an earlier phase, so it appears that the first porch was later completely replaced. The steps from the current Room 1 into Room 2, may be a feature of this first porch.
- 6.1.5. The 1900 map shows the turret and bay window to the north-facing elevation, but not those to the east, south or west-facing elevations. As far as was visible on the site visit, the stonework to the bays on the east and south elevations matches the main building elevations. The difference in window type between mullion and transom and horned sashes does not appear to be related to phasing, as both types appear on the turret (mullion and transom) and north-facing bay window (horned sash). They also, with the exception of the south-facing bay, have the same decorative coloured glass transom lights. The bay

window to the west-facing elevation, in Room 9, appears to be later (see Phase 3).

- 6.1.6. The interior of the building retains much of the original character, with some later alterations (see below). The rooms had moulded skirting boards and picture rails, some with plate shelf with same supporting corbels. The main ground floor rooms except the kitchen, and the main bedrooms (Rooms 15, 16 and 19), had moulded coving. The doors were fielded panel in fluted architraves. It appears that only Room 19 retains an original fireplace surround.
- 6.1.7. **Phase 2:** Between the production of the 1900 Ordnance Survey map, which was revised in 1898, and the 1913 map, revised in 1911, the lean-to porch was added along the west-facing elevation. The porch interior retains the exposed stonework of the former exterior wall to the east, while its north and west walls have a stone base with mullion and transom windows of coloured leaded glazing.
- 6.1.8. As noted above, this appears to have involved the replacement of an earlier small porch, which may survive in the ground plan of Room 2. The line of the glazing steps up in the location of the former porch but continues in the same style.
- 6.1.9. Stylistically, the windows are different to the Tudorbethan original windows, with stop-chamfered mullions and transoms creating a lighter feeling. The coloured glass is less elaborate, with simple geometric patterns created by the use of squares of coloured glass.
- 6.1.10. The 1913 map also shows a small projection on the west-facing elevation in the approximate location of the existing smaller entrance porch to the kitchen (Room 9). Although it appears to project farther to the west than the existing structure, the use of the same style of stonework to the lower wall and lack of physical evidence for an earlier structure indicates that this does represent the existing structure. The existing metal framed window is likely to be a later

replacement.

- 6.1.11. **Phase 3:** A number of additions were made to the building in the 1950s, first being depicted on the 1957 Ordnance Survey map, which was surveyed in the same year. The main additions are to the west-facing elevation, including the projecting lean-to element to the south of the porch and the bay window to the kitchen (Room 9). The steps to the basement are depicted for the first time, although it is unclear if the basement was already in existence. The use of brick for the walls to the basement steps suggests that it was not a part of the original building.
- 6.1.12. To the east-facing elevation, a concrete walkway had been created running along the eastern edge of the property boundary to a new doorway on the second storey. The reason for the construction of this feature is unclear. The HIA (St. Paul 2021) suggests that it was access provided when the building was subdivided, but there is no other evidence for an internal division of the building and this may be a confusion with the neighbouring building, number 230/Overslade, which is shown as two properties on 1950s and 60s mapping.
- 6.1.13. It seems likely that many of the alterations to the interior of the building also date to this period. A new corridor (Room 11) was created from the hallway (Room 10) to the new door by partitioning off the north end of Room 14. The chimney breast on the former north wall of the bedroom is visible on the floor plan, with a fitted cupboard added to the east of it and the new entrance from the hall knocked through to the west.
- 6.1.14. The rooms at the ends of the first floor hallway all appear to be later partitions, with the original first floor ground plan likely being much closer to that of the ground floor. Rooms 15 and 18 both have doors with glazed upper panels, unlike any of the other rooms. Room 13 has a panelled partition with door, with the upper panels probably previously having been glazed. The north wall of Room 18, which steps out into Room 17, is probably also an alteration to

create a larger additional room.

- 6.1.15. Room 12 is also a later addition and would originally have formed one large bedroom with Room 19. The original door would have been the one to the west wall in Room 12, matching the ground floor layout. The partition wall partially covered the frame of this door. The door to the east of the chimney breast in Room 19 is very likely a later addition.
- 6.1.16. Fewer alterations appear to have been made to the ground floor. Room 8 is an addition, very likely dating to the mid-20th century on the basis of the glazed band to the top of the partition wall. The kitchen interior mostly dates to the mid/late 20th century. Notably, the kitchen and Room 3, which first appears on the 1957 map, are the only rooms with tiled skirtings rather than moulded wooden boards.
- 6.1.17. All of the fireplace surrounds, with the exception of that to Room 19, appear to have been replaced in the mid/late 20th century on the basis of the styles of the decorative tiles used.

Reliability of the building recording

- 6.1.18. The building is in a relatively good condition although there were signs of water ingress. Full access was possible to the interior of the building, except to the basement. Access to the exterior was limited by vegetation, particularly to the south-facing elevation, where almost the whole of the lower storey was obscured. Photography of the east-facing elevation was also limited by the proximity of the site boundary and the concrete walkway. While the lack of photography of these areas reduces the reliability of the recording, the measured elevation drawings provide a good illustration of the features and the parts visible during the site visit indicate that they were in keeping with the other elevations. The building recording therefore provides a reasonable record of the building at the time of the survey.

7. Sources

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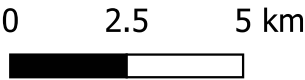
Figures



Figure 1. Site location.



Site location



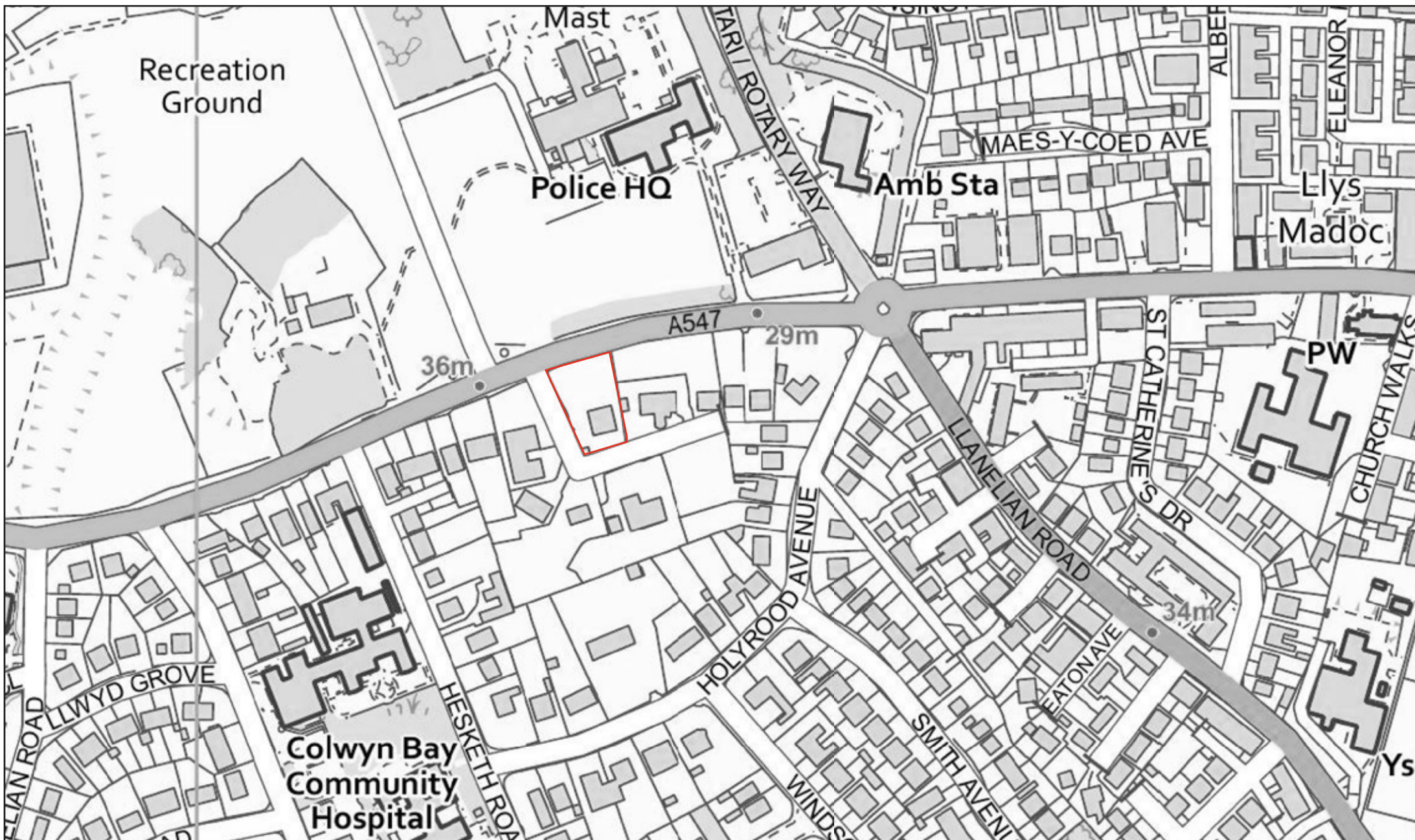


Figure 2. Location of development



Site location

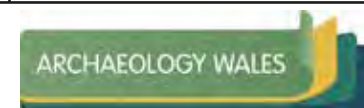
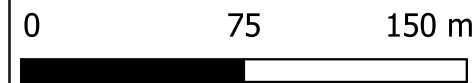




Figure 3. Detail of the Tithe map, Map of the parish of Llandrillo in Rhos in the Counties of Denbigh and Caernarfon, 1847.

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Approximate location
of 228 Abergele Road



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 Site Location



0 25 50 m



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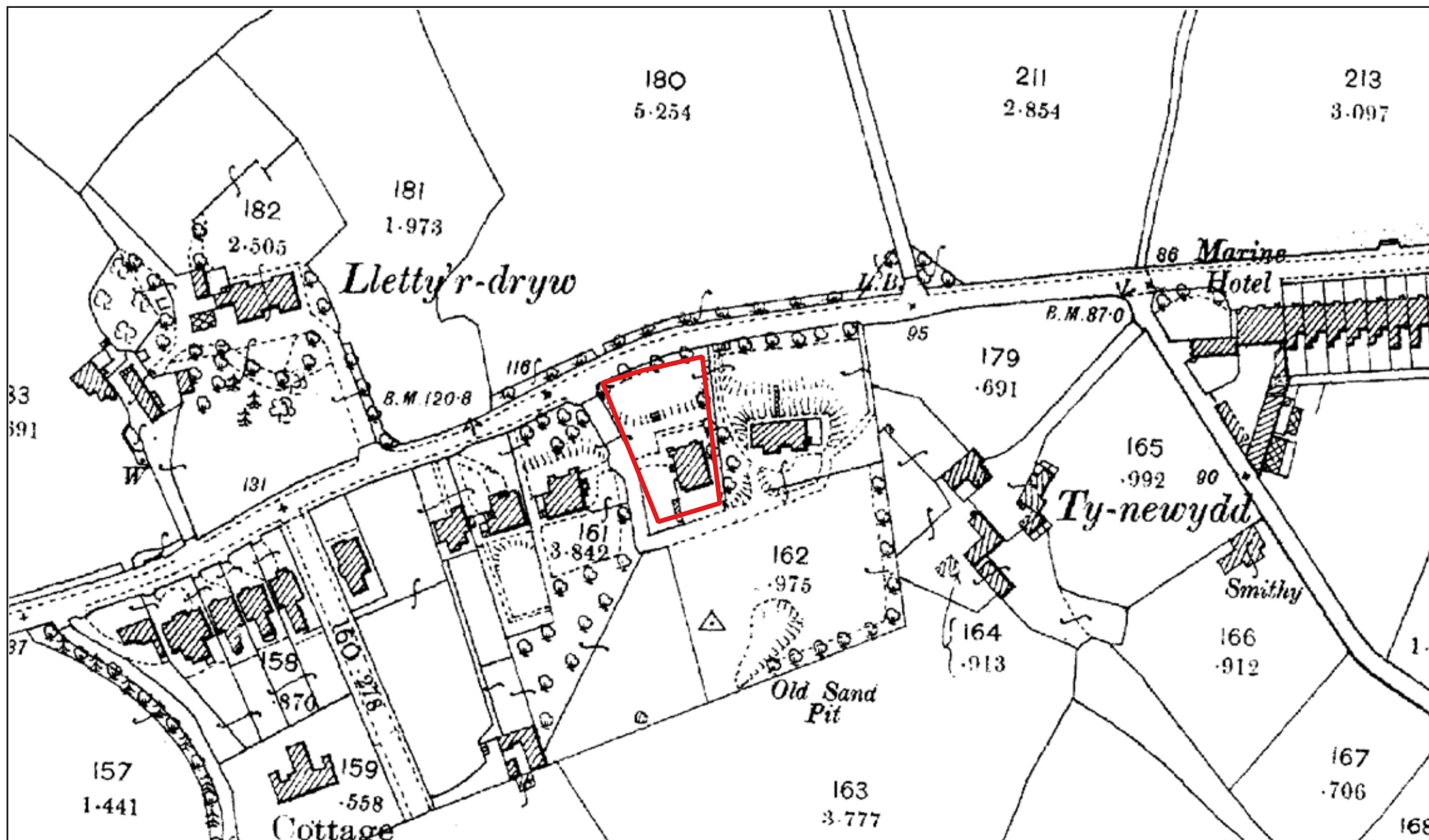


Figure 5. Detail of Ordnance Survey County Series Second Edition, 25-inch map, 1900.

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Site Location



0 25 50 m



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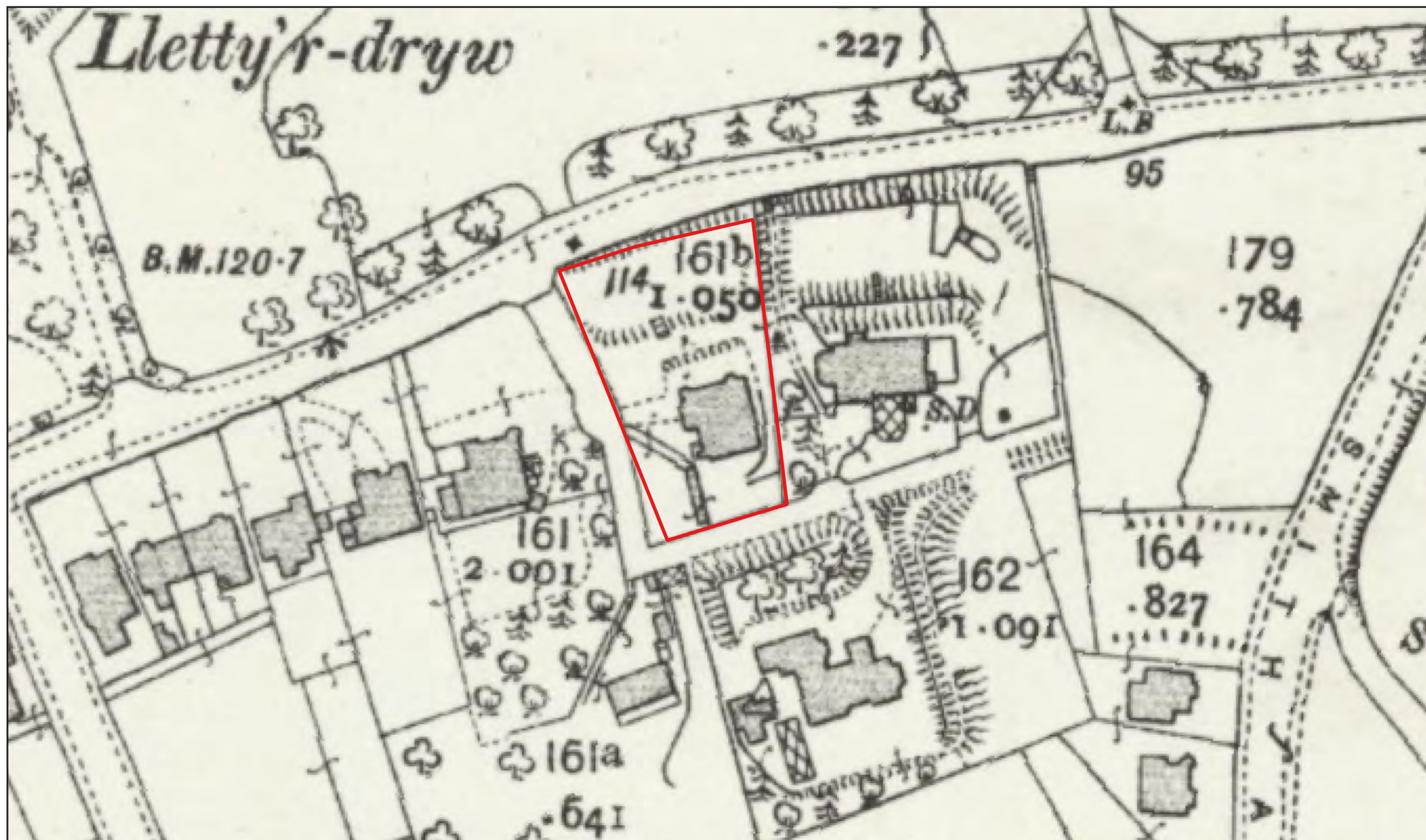


Figure 6. Detail of Ordnance Survey County Series Third Edition, 25-inch map, 1913.



Site Location



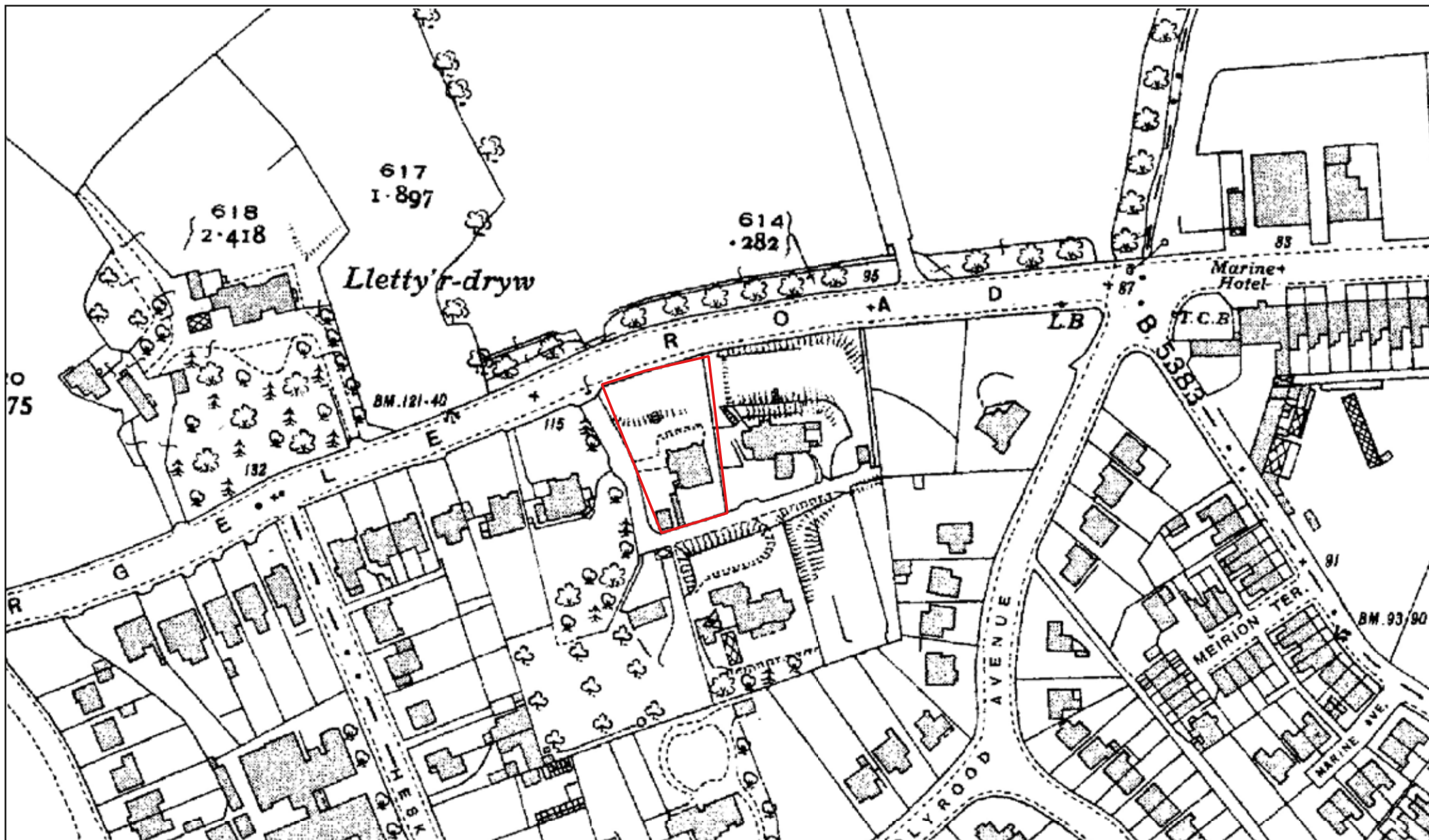


Figure 7. Detail of Ordnance Survey County Series 25-inch map, 1937.



Site Location



0 25 50 m



ARCHAEOLOGY WALES



Figure 8. Detail of Ordnance Survey Plan SH8678 SW – A, 1957.

 Site Location



0 10 20 30 40 50m

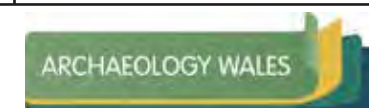




Figure 9. Exterior photo location.

Site plan amended from plan provided by Client.



0 2.5 5 7.5 10 m



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North



East

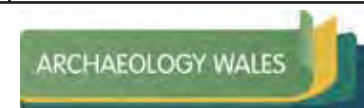


South



West

Figure 10. Elevation drawings.



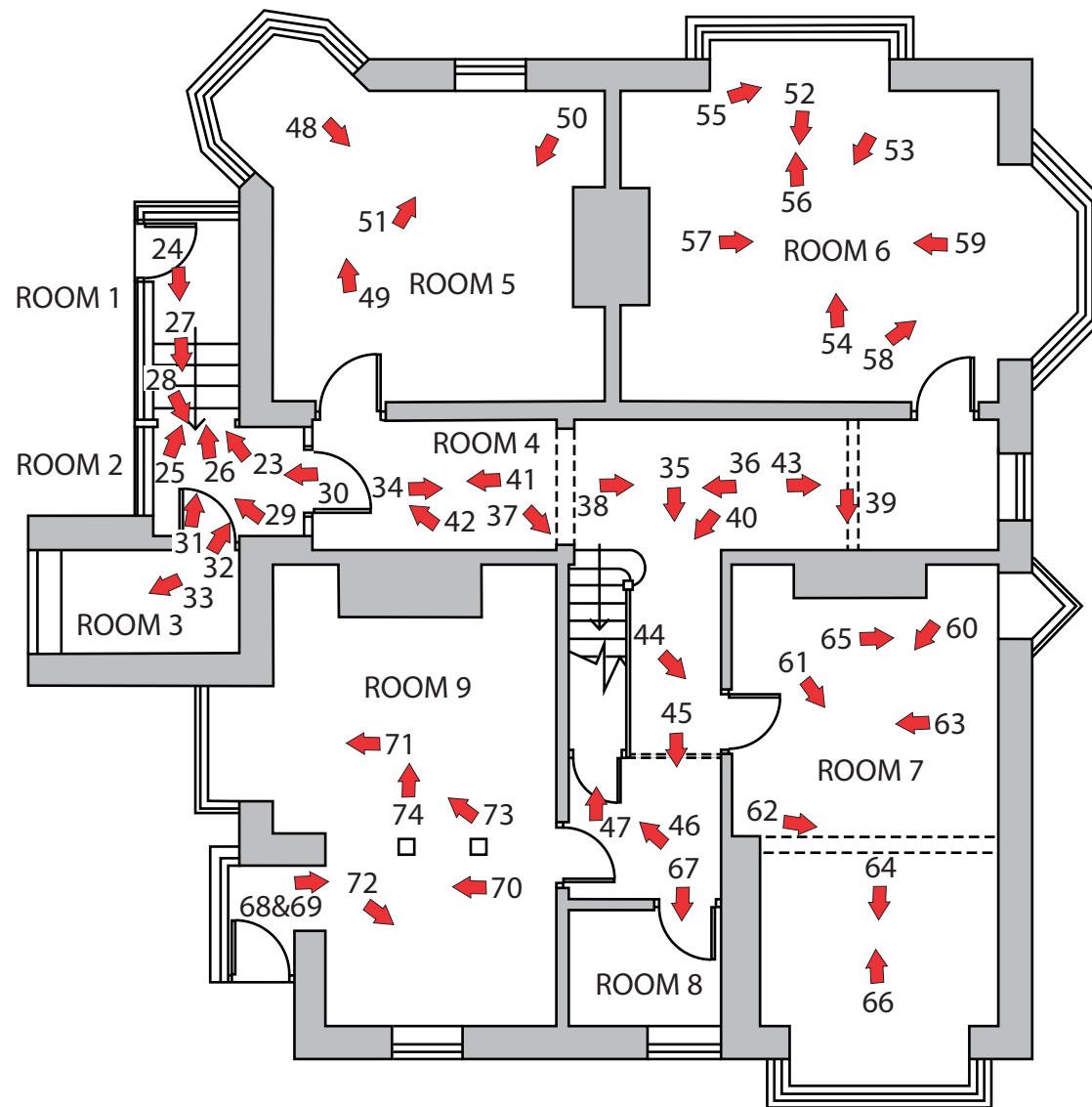
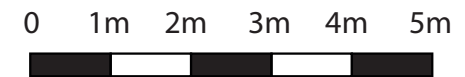


Figure 11. Ground floor photo location plan.

Plan provided by Client with alterations following site visit.



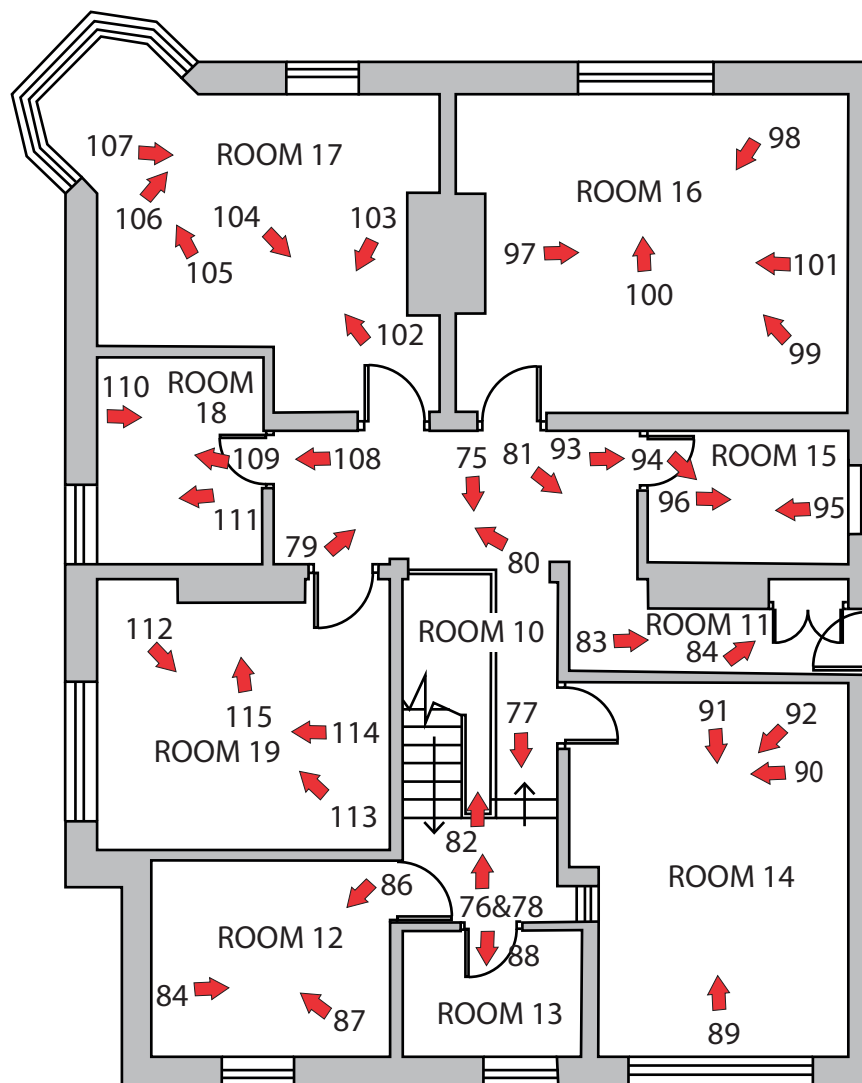


Figure 12. First floor photo location plan.

Plan provided by Client with alterations following site visit.



0 1m 2m 3m 4m 5m



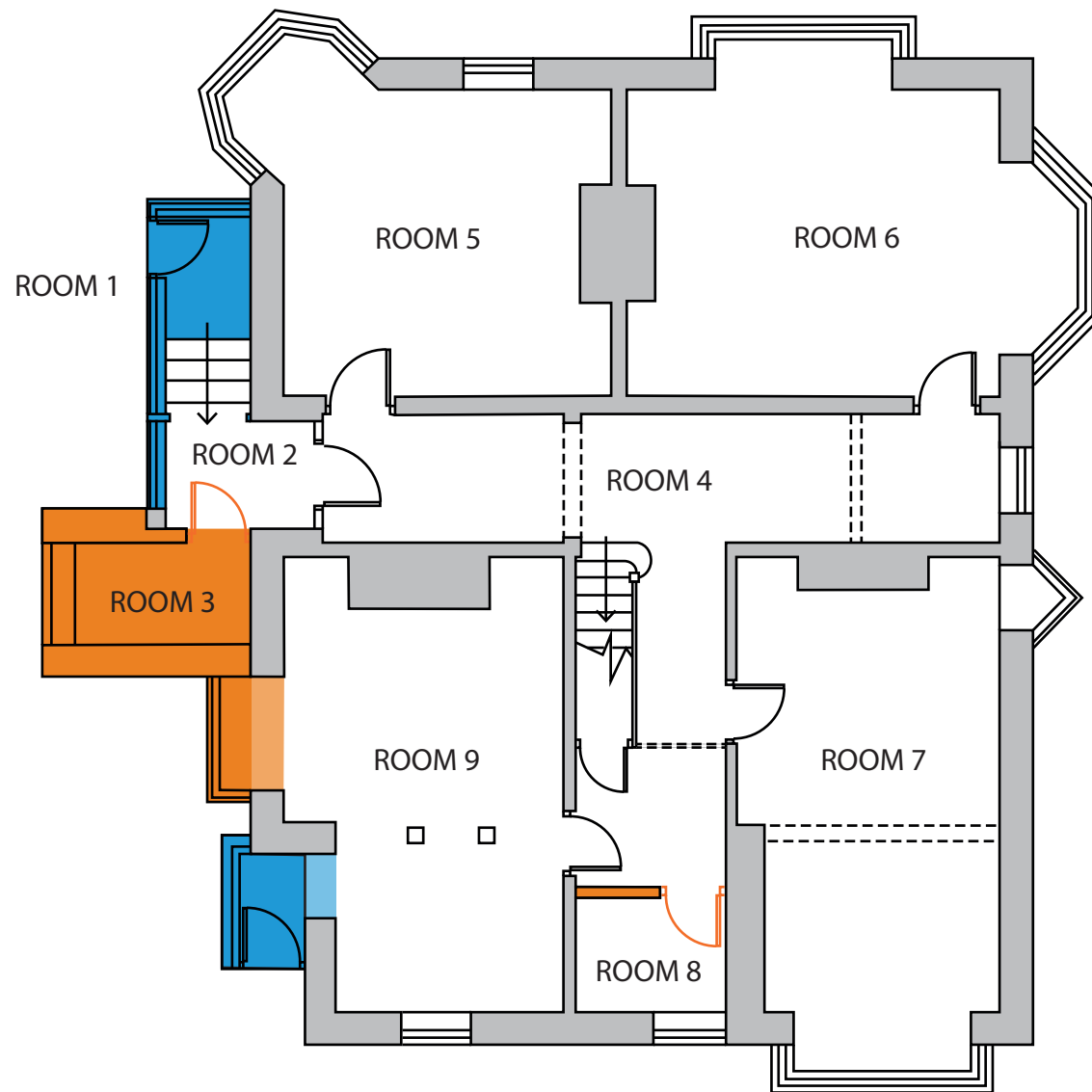





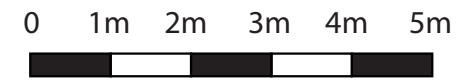


Figure 13. Ground floor plan with phasing

Plan provided by Client with alterations following site visit.

PHASING	
	Original building 1890
	Early C20th addition
	Early C20th removal
	Mid C20th addition
	Mid C20th removal



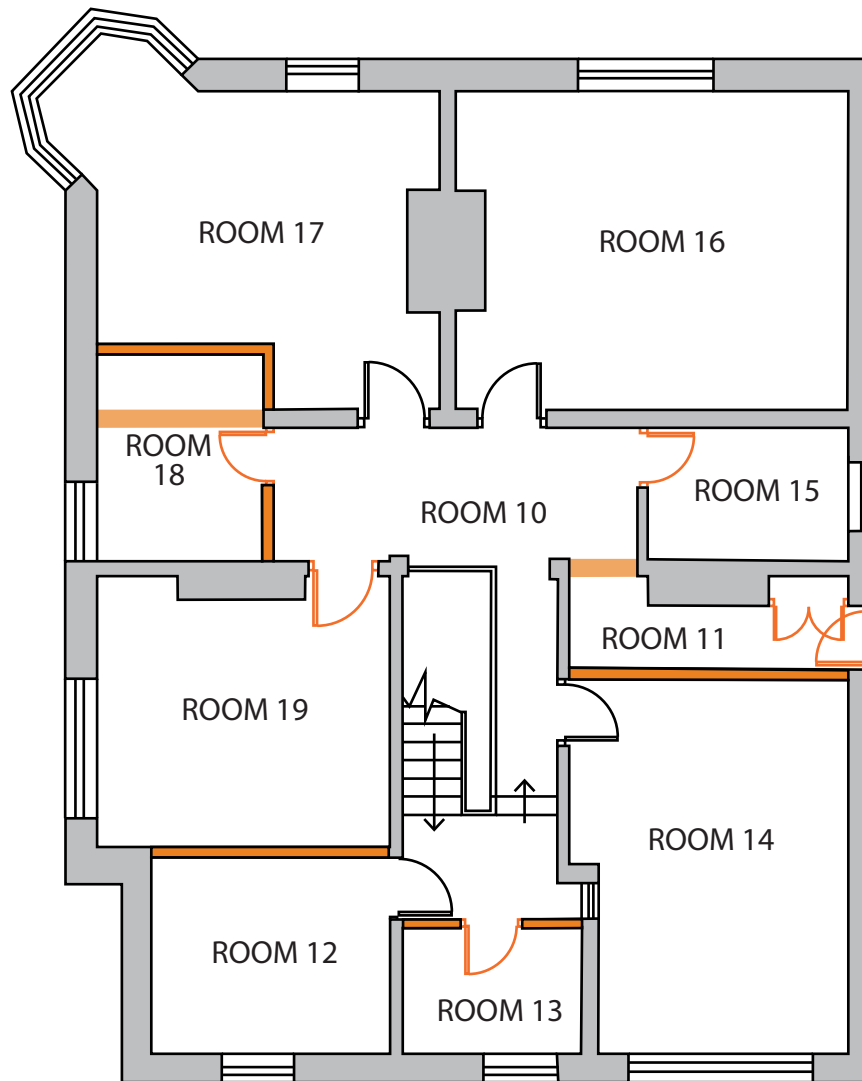





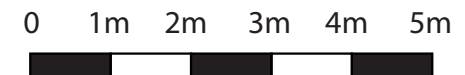


Figure 14. First floor plan with phasing.

Plan provided by Client with alterations following site visit.

PHASING	
	Original building 1890
	Early C20th addition
	Early C20th removal
	Mid C20th addition
	Mid C20th removal



Plates



Plate 1. West-facing elevation of 228 Abergele Road, looking north-east. Scale 2m.



Plate 2. Northern end of west-facing elevation, looking north-east. Scale 2m.



Plate 3. Window to first storey of octagonal tower, north-west corner of 228 Abergele Road, looking south-east. Scale 2m.



Plate 4. 228 Abergele Road, looking south-east.



Plate 5. Lean-to porch to west-facing elevation of 228 Abergele Road. Scale 2m.



Plate 6. First storey of southern end of west-facing elevation, looking north-east. Scale 2m.



Plate 7. Southern end of west facing elevation, looking east. Scale increments 0.5m.



Plate 8. Basement access, southern end of west-facing elevation, looking east.



Plate 9. Basement access, southern end of west-facing elevation, looking north. Scale 2m.



Plate 10. Basement door to southern end of west-facing elevation, looking east.



Plate 11. South-facing elevation of 228 Abergele Road, looking north-east. Scale increments 0.5m.



Plate 12. Window to west side of first storey, south-facing elevation, looking north-east. Scale 2m.



Plate 13. Projecting bay window to east side of south-facing elevation, looking north.



Plate 14. Western gable-ended element, south-facing elevation, looking north-west.



Plate 15. Eastern gable-ended element, south-facing elevation, looking north.



Plate 16. Door to south-facing elevation of small entrance porch, looking north-east.



Plate 17. Oblique view of east-facing elevation, looking north.



Plate 18. Door to second storey of east-facing elevation, looking west.



Plate 19. North-facing elevation of 228 Abergele Road, looking south-east. Scale 2m.



Plate 20. Bay window to east side of north-facing elevation, looking south-east. Scale 2m.



Plate 21. Window to north-facing elevation of 228 Abergele Road, looking south. Scale 2m.



Plate 22. Second storey of north-facing elevation, looking south.



Plate 23. Room 1, Porch, looking north-west. Scale 2m.



Plate 24. Room 1, Porch, looking south. Scale 2m.



Plate 25. Room 1, Porch, looking north-east. Scale 2m.



Plate 26. Room 1, Porch, looking north. Scale 2m.



Plate 27. View south from the porch, Room 1, through to the lobby, Room 2, and storeroom, Room 3. Scale 2m.



Plate 28. Room 2, lobby, and Room 3, storeroom, looking south-east. Scale 2m.



Plate 29. Room 2, lobby, looking north-west. Scale 2m.



Plate 30. Lobby, Room 2, looking west.



Plate 31. Lobby, Room 2, looking north. Scale 2m.



Plate 32. Door to hallway, Room 4, in lobby, Room 2, looking north-east. Scale 2m.



Plate 33. Storeroom, Room 3, looking south-west. Scale 2m.

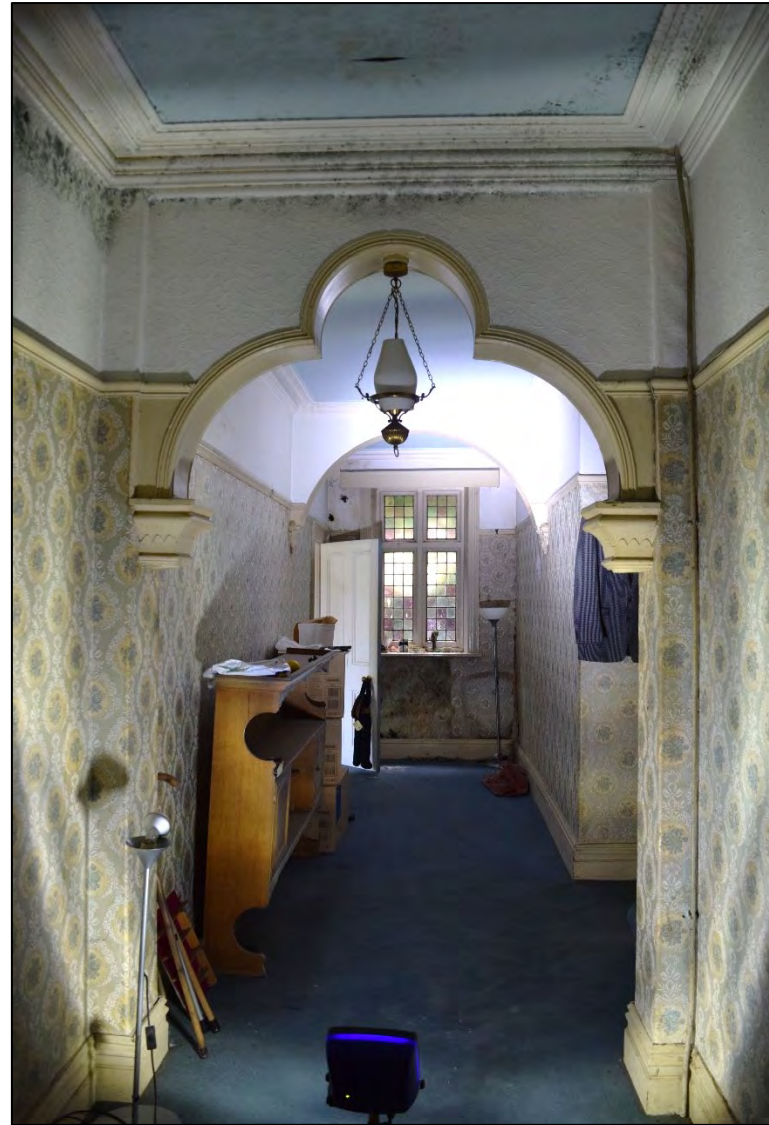


Plate 34. Hallway, Room 4, looking east.



Plate 35. Hallway, Room 4, looking south. Scale 2m.

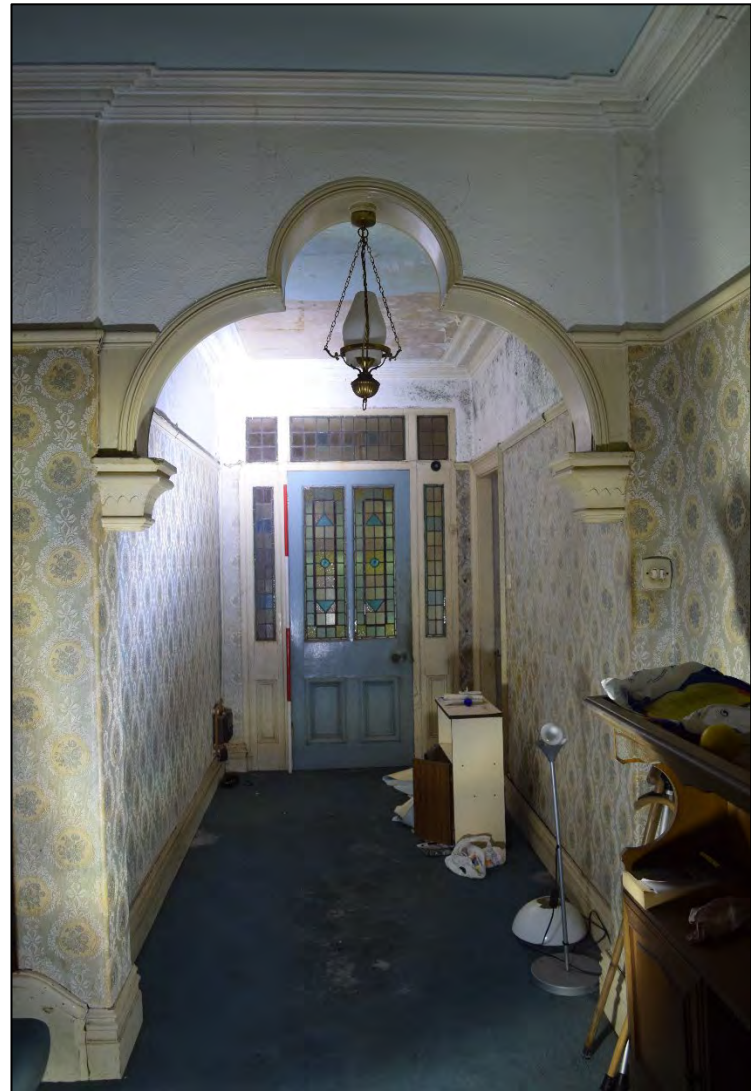


Plate 36. Trefoil-headed arch in Hallway, Room 4, looking west. Scale 2m.



Plate 37. Corbel supporting trefoil-headed arch in hallway, Room 4, looking south-east.



Plate 38. Round-headed arch to eastern half of hallway, Room 4, looking east.



Plate 39. Corbel to round-headed arch in hallway, Room 4, looking south.



*Plate 40. Stairs to south of hallway, Room 4, looking south-west.
Scale 1m.*

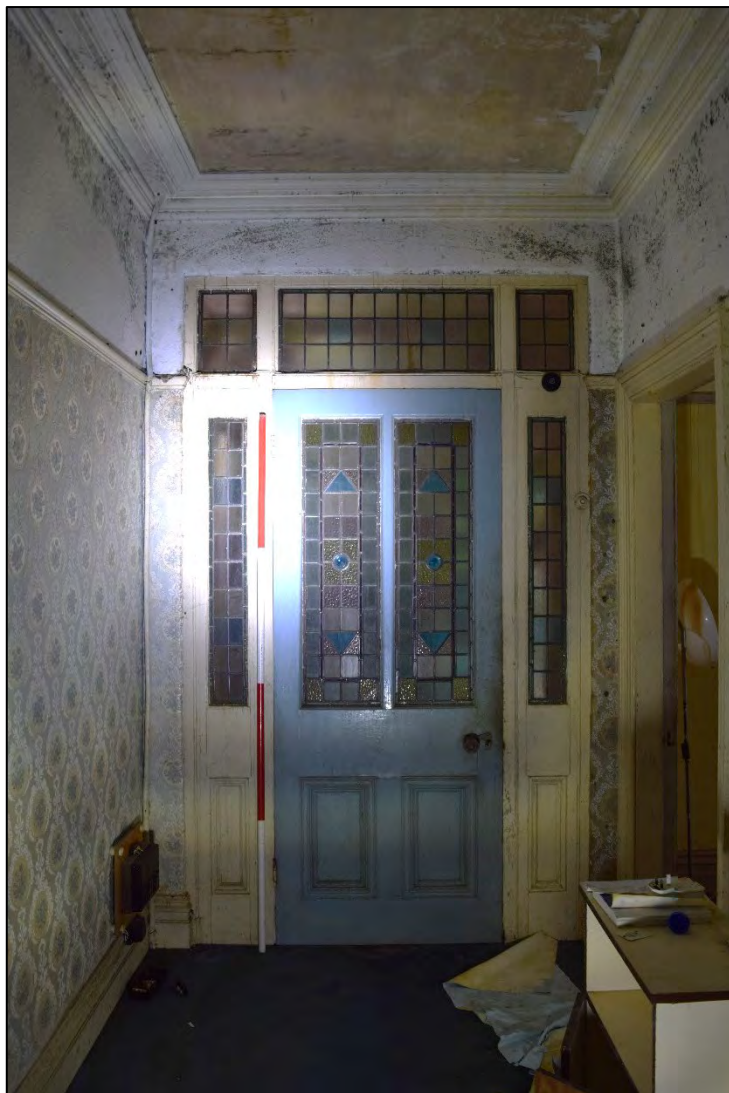


Plate 41. Door to Room 2 at west end of the hallway, Room 4, looking west. Scale 2m.

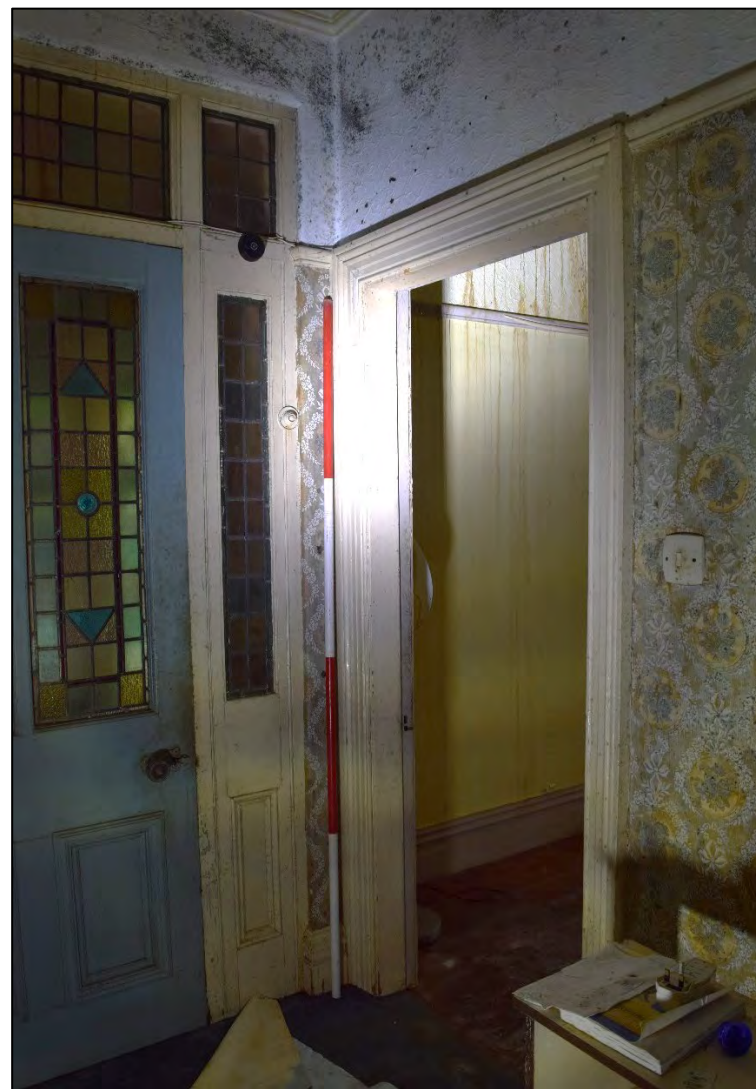


Plate 42. Door to Room 5 from the hallway, looking north-west. Scale 2m.



Plate 43. Window at east end of hallway, Room 4, looking east.



Plate 44. South end of corridor, Room 4, looking south-east. Scale 2m.



*Plate 45. South end of southern spur of hallway, looking south.
Scale 2m.*



*Plate 46. Understairs cupboard to southern end of hallway, looking
north-west. Scale 2m.*



Plate 47. Understairs cupboard to southern end of hallway, looking north. Scale 2m.



Plate 48. Room 5, looking south-east.



Plate 49. Room 5, looking north. Scale 2m.



Plate 50. Room 5, looking south-west. Scale 2m.



Plate 51. Window to north wall of Room 5, looking north-east. Scale 2m.



Plate 52. Room 6, looking south. Scale 2m.



Plate 53. Room 6, looking south-west. Scale 2m.



Plate 54. Bay window to north wall of Room 6, looking north.



Plate 55. Bay window to north wall of Room 6, looking east. Scale 2m.

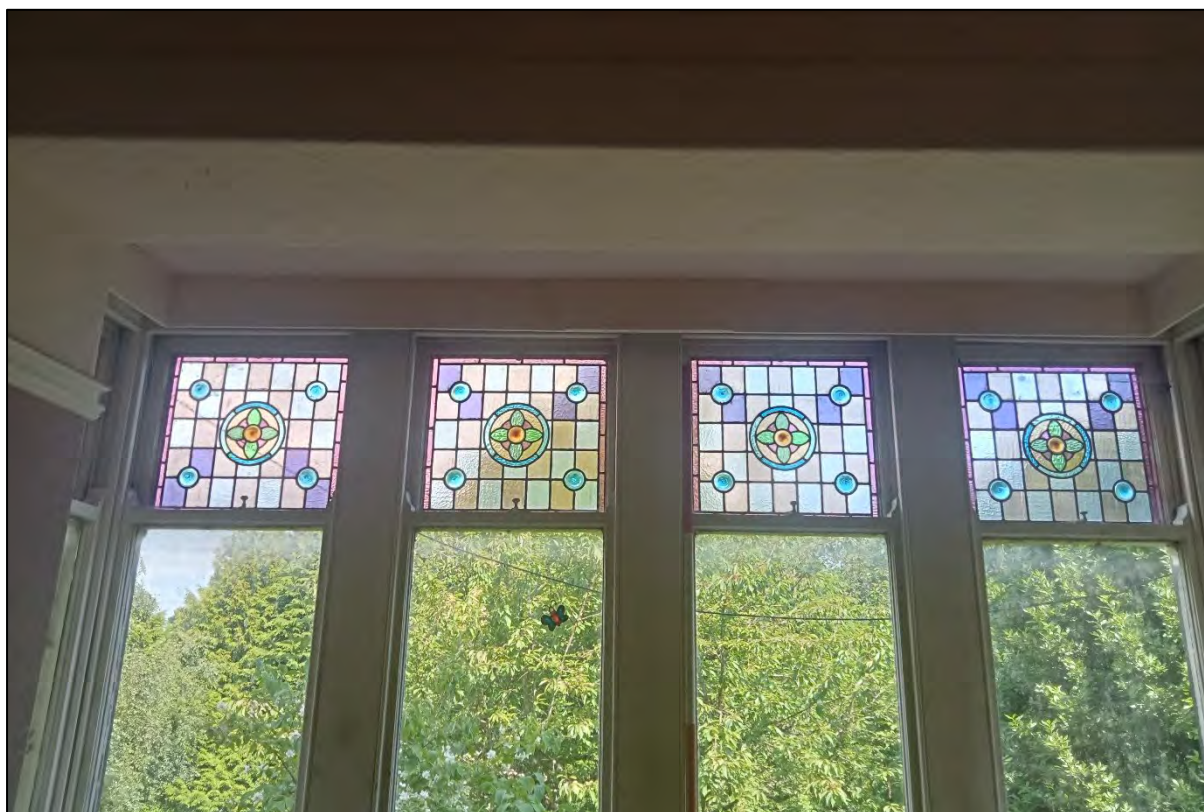


Plate 56. Detail of northern bay window, Room 6, looking north.



Plate 57. Angled bay window to east wall of Room 6, looking east. Scale 2m.

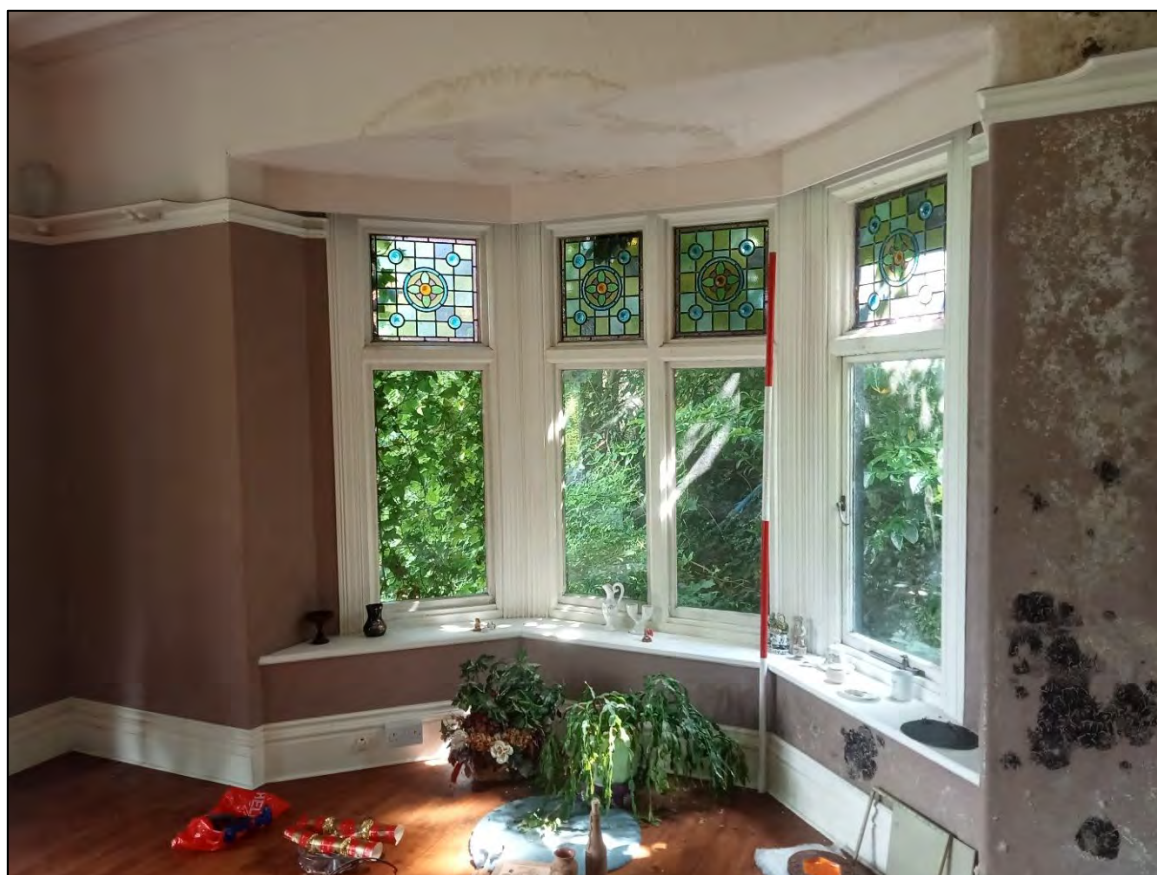


Plate 58. Angled bay window to east wall of Room 6, looking north-east. Scale 2m.



Plate 59. Room 6, looking west. Scale 2m.



Plate 60. Room 7, looking south-west. Scale 2m.



Plate 61. Room 7, looking south-east. Scale 2m.

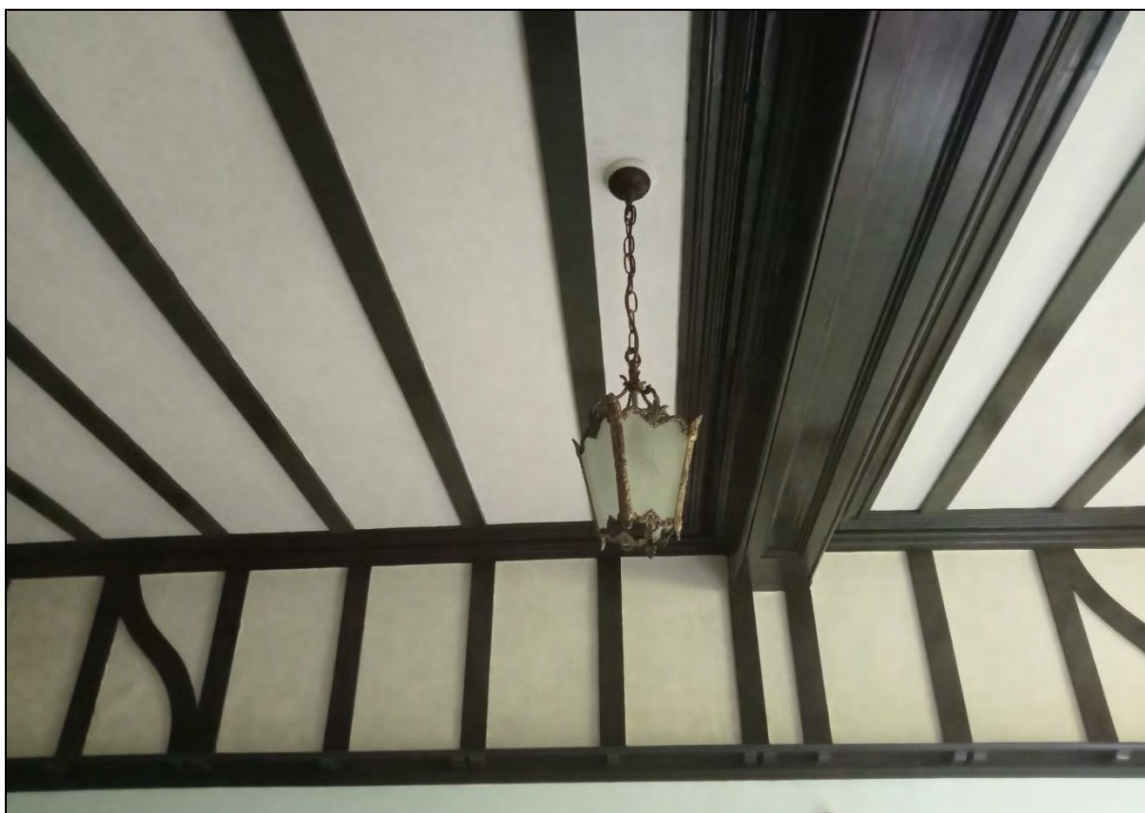


Plate 62. Imitation timber framework and ceiling, Room 7, looking east.



Plate 63. Door on west wall of Room 7, looking west. Scale 2m.



Plate 64. Room 7, looking south. Scale 2m.



Plate 65. Room 7, looking east. Scale 2m.



Plate 66. Room 7, looking north. Scale 2m.



Plate 67. Room 8, looking south.



Plate 68. Room 9, looking east. Scale 2m.



Plate 69. Room 9, looking east. Scale 2m.



Plate 70. Room 9, looking west. Scale 2m.



Plate 71. Bay window to the west wall of Room 9, looking west. Scale 2m.



Plate 72. Room 9, looking south-east. Scale 2m.



Plate 73. Room 9, looking north-west. Scale 2m.



Plate 74. Room 9, looking east. Scale 2m.



Plate 75. Room 10, looking south.



Plate 76. Room 10, hallway, looking north. Scale 2m.



Plate 77. Partition wall to south of landing, Room 10, looking south. Scale 2m.



Plate 78. Room 10, looking north. Scale 2m.



Plate 79. Room 10, looking north-east. Scale 2m.



Plate 80. Room 10, looking north-west. Scale 2m.



Plate 81. Room 10, looking south-east. Scale 2m.



Plate 82. Skylight to stairwell, Room 10, looking north.

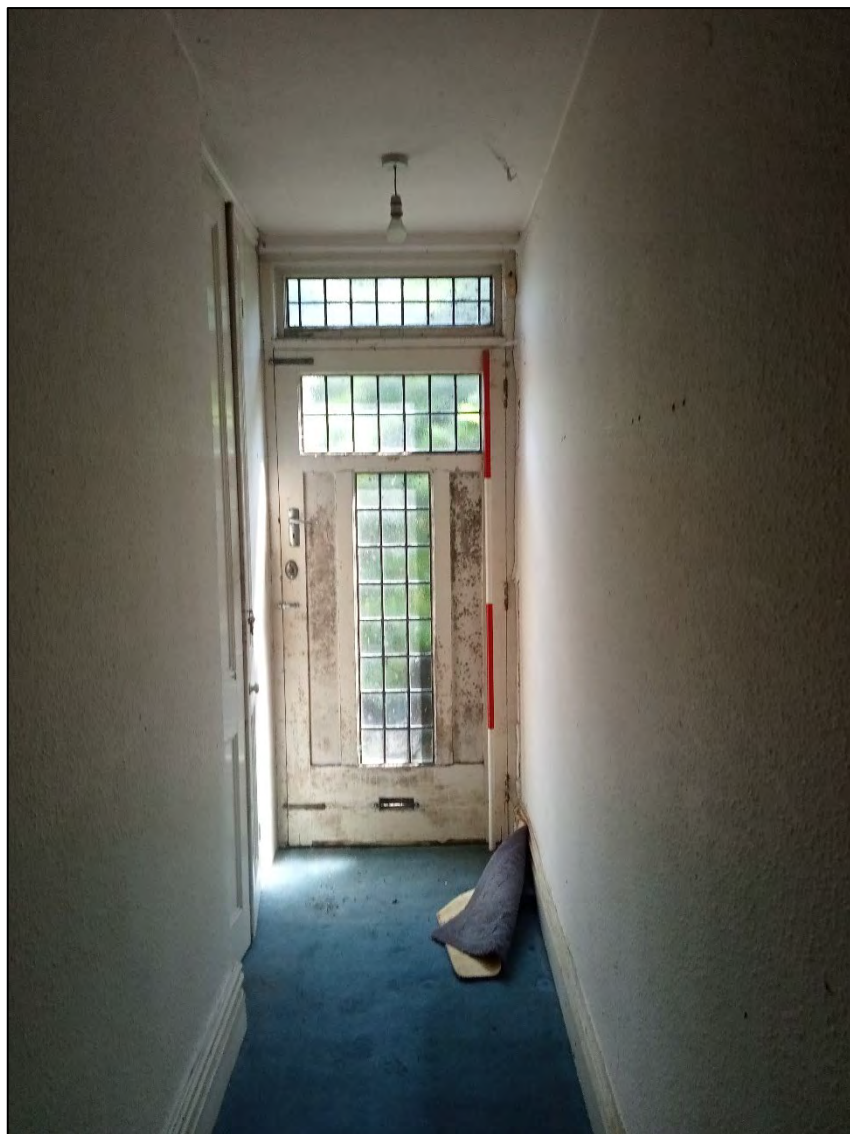


Plate 83. Corridor Room 11, looking east. Scale 2m.

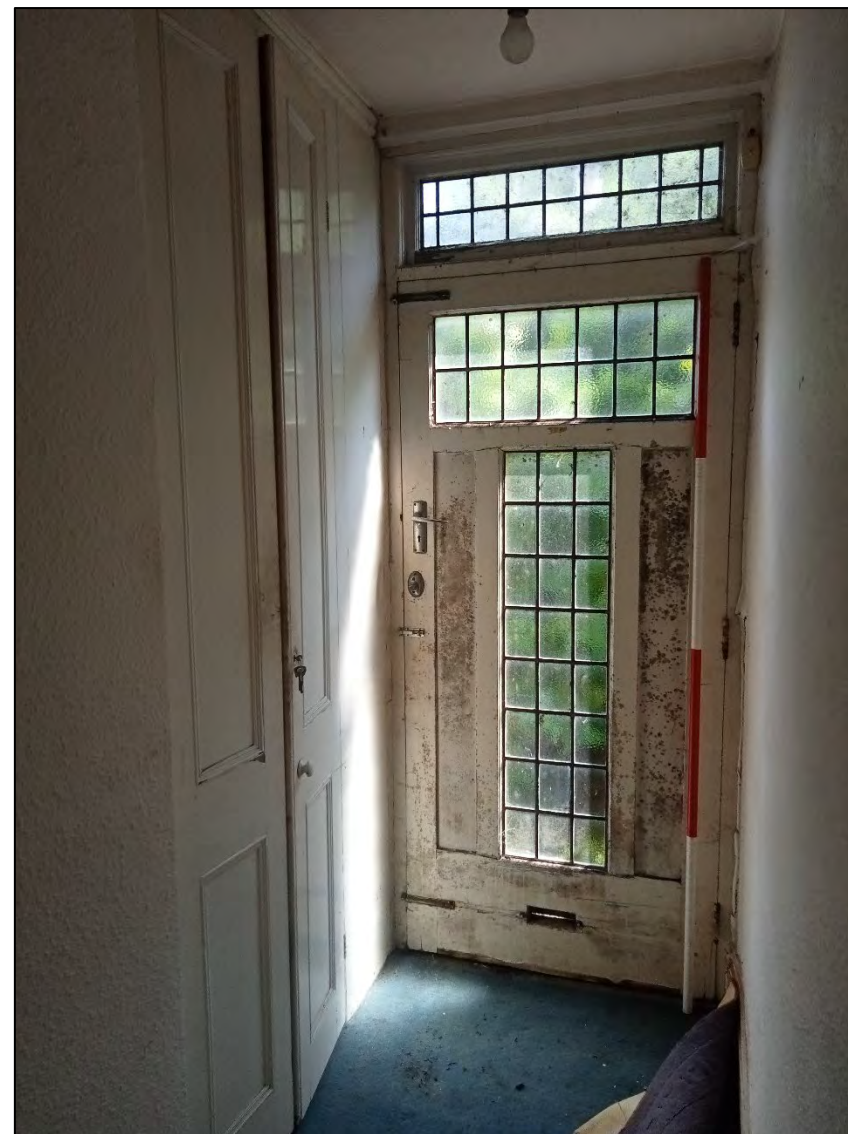


Plate 84. Corridor Room 11, looking north-east. Scale 2m.



Plate 85. Room 12, looking east. Scale 2m.



Plate 86. Room 12, looking south-west. Scale 2m.



Plate 87. Room 12, looking north-west. Scale 2m.



Plate 88. Room 13, looking south. Scale 2m.



Plate 89. Room 14, looking north. Scale 2m.



Plate 90. Room 14, looking west. Scale 2m.



Plate 91. Room 14, looking south. Scale 2m.



Plate 92. Room 14, looking south-west. Scale 2m.



Plate 93. Bathroom Room 15, looking east from hallway.



Plate 94. Room 15, looking south-east. Scale 2m.



Plate 95. Room 15, looking west. Scale 2m.



Plate 96. Room 15, looking east. Scale 2m.



Plate 97. Room 16, looking east.



Plate 98. Room 16, looking south-west. Scale 2m.



Plate 99. Room 16, looking north-west. Scale 2m.



Plate 100. Window to north wall, Room 16, looking north. Scale 2m.



Plate 101. Room 16, looking west. Scale 2m.



Plate 102. Room 17, looking north-west. Scale 102.



Plate 103. Room 17, looking south-west. Scale 2m.



Plate 104. Room 17, looking south-east.



Plate 105. Bay window to turret, north-west corner of Room 17, looking north-west. Scale 2m.



Plate 106. North wall of Room 17, looking north-east. Scale 2m.



Plate 107. Room 17, looking east. Scale 2m.



Plate 108. Room 18, looking west. Scale 2m.



Plate 109. Room 18, looking west. Scale 2m.



Plate 110. Room 16, looking east. Scale 2m.



Plate 111. Room 18, looking west. Scale 2m.

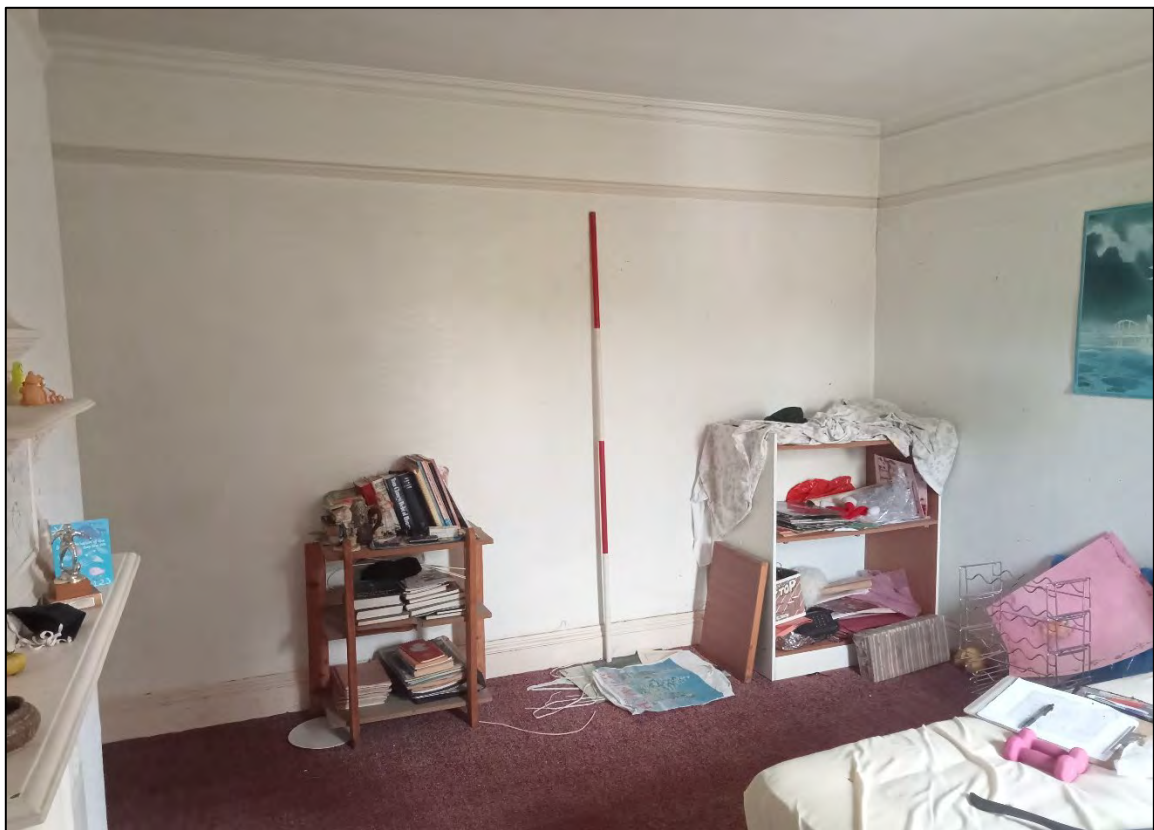


Plate 112. Room 19, looking south-east. Scale 2m.



Plate 113. Room 19, looking west. Scale 2m.



Plate 114. Room 19, looking north-west. Scale 2m.



Plate 115. Fireplace to west wall of Room 19, looking west. Scale 2m.

Appendix I: Written Scheme of Investigation

**Written Scheme of Investigation for a
Level 3 Building Survey at
228 Abergele Road, Old Colwyn Bay, LL29 8AS**

Prepared for:
Beech Developments

Planning application 0/48964

Project No: 3155

June 2024

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Summary

This Written Scheme of Investigation details a program for a Level 3 Building Survey to be undertaken by Archaeology Wales Ltd at the request of Beech Developments. The work responds to Condition 3 of planning application 0/48964.

1. Introduction

1.1.1. This Written Scheme of Investigation (WSI) details a programme of Level 3 Building Survey to be undertaken by Archaeology Wales Ltd (henceforth – AW) at the request of Beech Developments (henceforth – ‘the Client’). The work is associated with the proposed demolition of existing dwelling & associated buildings and the erection of a building providing 15 no. apartments together with associated development at 228 Abergele Road, Old Colwyn, Colwyn Bay, LL29 8AS. National Grid Reference SH 89666 78240 – Planning Application 0/48964.

1.1.2. Planning application 0/48964 was approved in January 2024 with conditions. Condition 3 established that:

No development, including demolition, site clearance or construction works, shall be carried out until a programme of building recording and analysis (equivalent to an Historic England Level 3 building survey) has been undertaken in accordance with a written scheme of investigation that has first been submitted and approved in writing by the Local Planning Authority. The programme of building recording and analysis shall be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. The programme of building analysis and recording shall be submitted to and approved in writing by the Local Planning Authority before any development, including demolition, site clearance or construction works, is carried out.

Thereafter a copy of the programme of building analysis and recording shall be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and to the National Monuments Record, RCAHMW.

REASON: To record the archaeological interest of the site, in accordance with Policies DP/1, DP/4 and DP/6 of the adopted Conwy Local Development Plan 2013 and advice in Planning Policy Wales (11th Edition).

- 1.1.3. This WSI details the methodology for a programme of building recording (Level 3). The purpose of the Level 3 Archaeological Building Recording is to provide a analytical record to ensure that all archaeological and historical components of the affected building are fully investigated and recorded if they are to be disturbed as a result of activities associated with the development. The examination of the building will provide a systematic account of the building's origins, development and use.
- 1.1.4. This WSI has been prepared by Irene Garcia Rovira, Project Manager of Archaeology Wales (henceforth – AW) at the request of Beech Developments.
- 1.1.5. The methodology set out in this WSI has been agreed with Henneb Gwynedd Archaeological Trust Planning Services – (henceforth Henneb GAPS), in their capacity as archaeological advisors to the local planning authority.
- 1.1.6. All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (2020). AW is a Registered Organisation with the CIfA.

2. Site Description and historical background

- 2.1.1. 228 Abergele Road is situated in the village of Old Colwyn, Conwy, just east of Colwyn Bay – NGR SH 89666 78240. The building is located on Abergele Road, which used to be the main road through the village.

- 2.1.2. 228 Abergele Road is a spacious Victorian villa built around 1890, with its first recorded ownership dating back to 1896. The architectural style combines elements of late Victorian Gothic Revival with 'Tudorbeathan' influences, featuring imitation timber framing. While the architect remains unknown, historical documents suggest that both 228 and the adjacent 230 Abergele Road were possibly designed and owned by Mr. Ashton Bremner, noted as an 'Architect and Surveyor in the County of Denbigh' in the 1896 conveyance. However, Bremner's architectural legacy beyond these properties is scant, and he is not considered a prominent figure of his time (St Paul 2021). The property has no statutory designations.
- 2.1.3. The underlying geology is defined by the Elwy Formation, consisting of mudstone, siltstone, and sandstone sedimentary rocks. These bedrocks were deposited approximately 427.4 to 423.6 million years ago, originating from the Silurian period (BGS 2024).

3. Objectives

- 3.1.1. This WSI sets out a program of works to ensure that the Building Recording Level 3 will meet the standard required by The Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Building Investigation and Recording* (2020) and according to Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).
- 3.1.2. The primary objective of the Building Recording will be to describe and record, by means of high-resolution digital photography and measured drawings, all the key internal and external components of the affected parts of the building so that a permanent record survives prior to demolition or renovation. This will be completed by means of a Historic England's Level 3 building survey. Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also

include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support a historical analysis.

- 3.1.3. The report will include a comprehensive assessment of the historic context within which the archaeological evidence rests and will aim to highlight any relevant research issues within regional, national and, if relevant, international research frameworks.

4. Timetable of Works

4.1. Fieldwork

- 4.1.1. The programme of Archaeological Building Recording Level 3 will be undertaken prior to the commencement of works associated with the proposed development. Archaeology Wales will update Heneb GAPS with the exact date.

4.2. Report Delivery

- 4.2.1. The report will be submitted to the client within three months of the completion of the fieldwork. A copy of the report will also be sent to the regional HER.

5. Fieldwork

- 5.1.1. The archaeological works will be conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2020) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).
- 5.1.2. The Level 3 archaeological building recording will be undertaken by a suitably experienced building recording archaeologist who will be able to 'read' the structure and record the important details. The photographic and drawn record will be a comprehensive record to archive standard of the existing buildings and structures, both externally and internally. The

following will be considered:

- site layout and organisation
- function
- materials, method of construction
- fenestration
- internal arrangements
- original fixtures and fittings
- subsequent fixtures and fittings
- evidence of use and status
- date/period of initial build and subsequent alterations

- 5.1.3. All photographs will be taken in a high-resolution digital format. For both general and specific photographs, a photographic scale shall be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, location, and direction of shot. All digital photography will be undertaken in accordance with Historic England's guidelines for *Digital Image Capture and File Storage* (2015).
- 5.1.4. A site plan and measured plans of the buildings will be included. Wherever possible, existing plans and elevations will be used to supplement the report and further measured plans and elevations may also be provided to illustrate features not more readily obtained by photography. Any existing plans and elevations will be checked on site and amended where necessary. Plans will be used to highlight photographic locations within the final report.
- 5.1.5. Recording will be carried out using AW recording systems (pro-forma sheets etc). All recording will be carried out to a standard equivalent to Historic England Level 3 (Historic England (formerly English Heritage) 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2019).
- 5.1.6. Plans and sections will be drawn to a scale as required and related to Ordnance Survey datum and published boundaries where appropriate.
- 5.1.7. All features identified will be tied into the OS survey grid and fixed to local

topographical boundaries.

- 5.1.8. Photographs will be taken in digital format with an appropriate scale, using a 12MP camera with photographs stored in Tiff format.

6. Monitoring

- 6.1.1. Heneb GAPS will be contacted prior to the commencement of archaeological works, and subsequently once the work is underway.
- 6.1.2. Any changes to the WSI that AW may wish to make after approval will be communicated to Heneb GAPS for approval as archaeological advisors to the Planning Authority.
- 6.1.3. Representatives of Heneb GAPS will be given access to the site so that they may monitor the progress of the building recording. Heneb GAPS will be kept regularly informed about developments.

7. Archive and Reporting programme

7.1. Site Archive

- 7.1.1. An ordered and integrated site archive will be prepared in accordance with: *Management of Research Projects in the Historic Environment (MoRPHE)* (Historic England 2015) upon completion of the project.
- 7.1.2. The site archive will be subjected to selection to establish those elements that will be retained for long term curation. The selection strategy will be agreed with all stakeholders and will be detailed in the Selection Strategy and Data Management Plan. The Selection Strategy and Data Management Plan will be prepared in accordance with: *Archaeological Archives: Selection, Retention and Disposal Guidelines For Wales* (National Panel for Archaeological Archives in Wales, 2019) and the Chartered Institute for Archaeologists *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA, 2020).
- 7.1.3. The paper and digital archive will be deposited with the National

Monuments Record, RCAHMW including a copy of the final report. This archive will include all written, drawn, survey and photographic records relating directly to the investigations undertaken. NMR Digital archives will follow the standard required by the RCAHMW (RCAHMW, 2015). A copy of the archive index and report will also be lodged with the Historic Environment Record at Heneb GAT. The project will adhere to the Welsh Archaeological Trust's joint *Guidance for the Submission of Data to the Welsh Historic Environment Records* (2018).

7.2. Analysis

7.2.1. Following a rapid review of the potential of the site archive, a programme of analysis and reporting will be undertaken. This will result in the following inclusions in the final report as outlined in Historic England's *'Understanding Historic Buildings: A Guide to Good Recording Practice'* (2016):

- Non-technical summary (bilingual)
- A contents list; a list of illustrations or figures.
- The precise location of the building as an address and in the form of a National Grid reference.
- A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Non-statutory designations (local lists) may be added.
- The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- A longer summary statement summarising the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners if known.
- An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any

constraints. The Written Scheme of Investigation will be appended.

- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist
- An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An analysis of a circulation pattern or of a decorative or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purpose. In an industrial building, a sequential account of the way in which materials or processes were handled.
- Any evidence for the former existence of demolished structures or removed plant associated with the building.
- Location plan showing the building/s assessed by the building recording, with all structures and features investigated.
- A discussion of the building's past and present relationship to its setting: its relationship to local settlement patterns or other man-made features in the landscape; its part in a larger architectural or functional group of buildings; its visual importance as a landmark, etc.
- An assessment of the potential for further investigative or documentary

work, and of the potential survival of below-ground evidence for the history of the building and its site.

- Copies of other records of the building, including specialist reports (again with any necessary permissions), or a note of their existence and location.
- Any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the circumstances of its building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.
- Plan and elevation drawings with ground level, ordnance datum and vertical and horizontal scales.
- Written description and interpretation of all structural features identified, including their character, function, potential dating and relationship to adjacent features.
- Conclusion(s) as appropriate of all the structural remains investigated.
- An outline of the significance of the building. This can seek to identify both the significance of different features or phases of development in the building relative to each other, and also set important aspects of the building in a regional or national context.
- A discussion of the local, regional and national context of the building by means of reviewing published reports, unpublished reports, historical maps, documents from local archives and the regional HER as appropriate.
- Appendices as appropriate including maps, drawings and photographs taken.

7.3. Report to client

- 7.3.1. Copies of all reports associated with the building survey, together with inclusion of supporting evidence in appendices as appropriate, including photographs and illustrations, will be submitted to the client and Heneb GAPS. On approval the final report should be submitted in high resolution PDF format to the Historic Environment Record, Heneb GAT for inclusion within the Historic Environment Record.

7.4. Additional reports

- 7.4.1. After an appropriate period has elapsed, copies of all reports will be deposited with the relevant county Historical Environment Record, the National Monuments Record and, if appropriate, Cadw.

7.5. Summary reports for publication

- 7.5.1. Short archaeological reports will be submitted for publication in relevant journals; as a minimum, a report will be submitted to the annual publication of the regional CBA group or equivalent journal.

7.6. Notification of important remains

- 7.6.1. Where it is considered that remains have been revealed that may satisfy the criteria for statutory protection, AW will submit preliminary notification of the remains to Cadw.

7.7. Archive deposition

- 7.7.1. The final archive (site and research) will, whenever appropriate, be deposited with a suitable receiving institution, usually the relevant Local Authority museums service. Arrangements will be made with the receiving institution before work starts.
- 7.7.2. Although there may be a period during which client confidentiality will need to be maintained, copies of all reports and the final archive will be deposited no later than six months after completion of the work.
- 7.7.3. Copies of all reports, the digital archive and an archive index will be deposited with the National Monuments Record, RCAHMW,

Aberystwyth.

- 7.7.4. Wherever the archive is deposited, this information will be relayed to the HER. A summary of the contents of the archive will be supplied to Heneb GAPS.

8. Staff

- 8.1.1. The project will be managed by Irene Garcia Rovira PhD MCIfA (AW Project Manager), and the fieldwork undertaken by suitably qualified and experienced archaeologists from Archaeology Wales Ltd. Any alteration to staffing before or during the work will be brought to the attention of Heneb GAPS and the client.

9. Health and Safety

9.1. Risk Assessment

- 9.1.1. Prior to the commencement of work, AW will carry out and produce a formal Health and Safety Risk Assessment in accordance with The Management of Health and Safety Regulations 1999. A copy of the risk assessment will be kept on site and be available for inspection on request. A copy will be sent to the Client for their review. All members of AW staff will adhere to the content of this document.

9.2. Other Guidelines

- 9.2.1. AW will adhere to best practice with regard to Health and Safety in Archaeology as set out in the FAME (Federation of Archaeological Managers and Employers) health and safety manual Health and Safety in Field Archaeology (2002).

10. Community Engagement and Outreach

- 10.1.1. The form of any outreach will respect client confidentiality or contractual agreements. As a rule, outreach will be proportional to the size of the project.

- 10.1.2. Where outreach activities have a cost implication these will need to be negotiated in advance and in accordance with the nature of the desired response and learning outcomes.

11. Insurance

- 11.1.1. AW is fully insured for this type of work and holds Insurance with Aviva Insurance Ltd and Hiscox Insurance Company Limited through Towergate Insurance. Full details of these and other relevant policies can be supplied on request.

12. Quality Control

12.1. Professional Standards

- 12.1.1. AW works to the standards and guidance provided by the Chartered Institute for Archaeologists. AW fully recognise and endorse the Chartered Institute for Archaeologists' Code of Conduct, Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology and the Standard and Guidance for archaeological field evaluation (CIfA 2020) currently in force. All employees of AW, whether corporate members of the Chartered Institute for Archaeologists or not, are expected to adhere to these Codes and Standards during their employment.

12.2. Project Tracking

- 12.2.1. The designated AW manager will monitor all projects in order to ensure that agreed targets are met without reduction in quality of service.

13. Arbitration

- 13.1.1. Disputes or differences arising in relation to this work shall be referred for a decision in accordance with the Rules of the Chartered Institute of Arbitrators' Arbitration Scheme for the Institute for Archaeologists applying at the date of the agreement.

14. Sources

British Geological Survey, 2024. Geology of Britain Viewer - (accessed 11.6.24)

Chartered Institute for Archaeologists, 2019. *Standards and Guidance for the archaeological investigation and recording of standing buildings or structures.*

Chartered Institute for Archaeologists, 2020. *Standards and guidance for the collection, compilation, transfer and deposition of archaeological archives*

Historic England , 2015. *Management of Research Projects in the Historic Environment (MORPHE)*

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice.*

National Panel for Archaeological Archives in Wales, 2017. *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales.*

National Panel for Archaeological Archives in Wales, 2019. *Archaeological Archives: Selection, Retention And Disposal Guidelines For Wales.*

St Paul, J. 2022. The Impact on the Heritage Asset of Proposed Demolition of 228 Abergele Road, Old Colwyn, Colwyn Bay, Conwy CBC.

Welsh Archaeological Trust's, 2018. *Guidance for the Submission of Data to the Welsh Historic Environment Records*

Figures

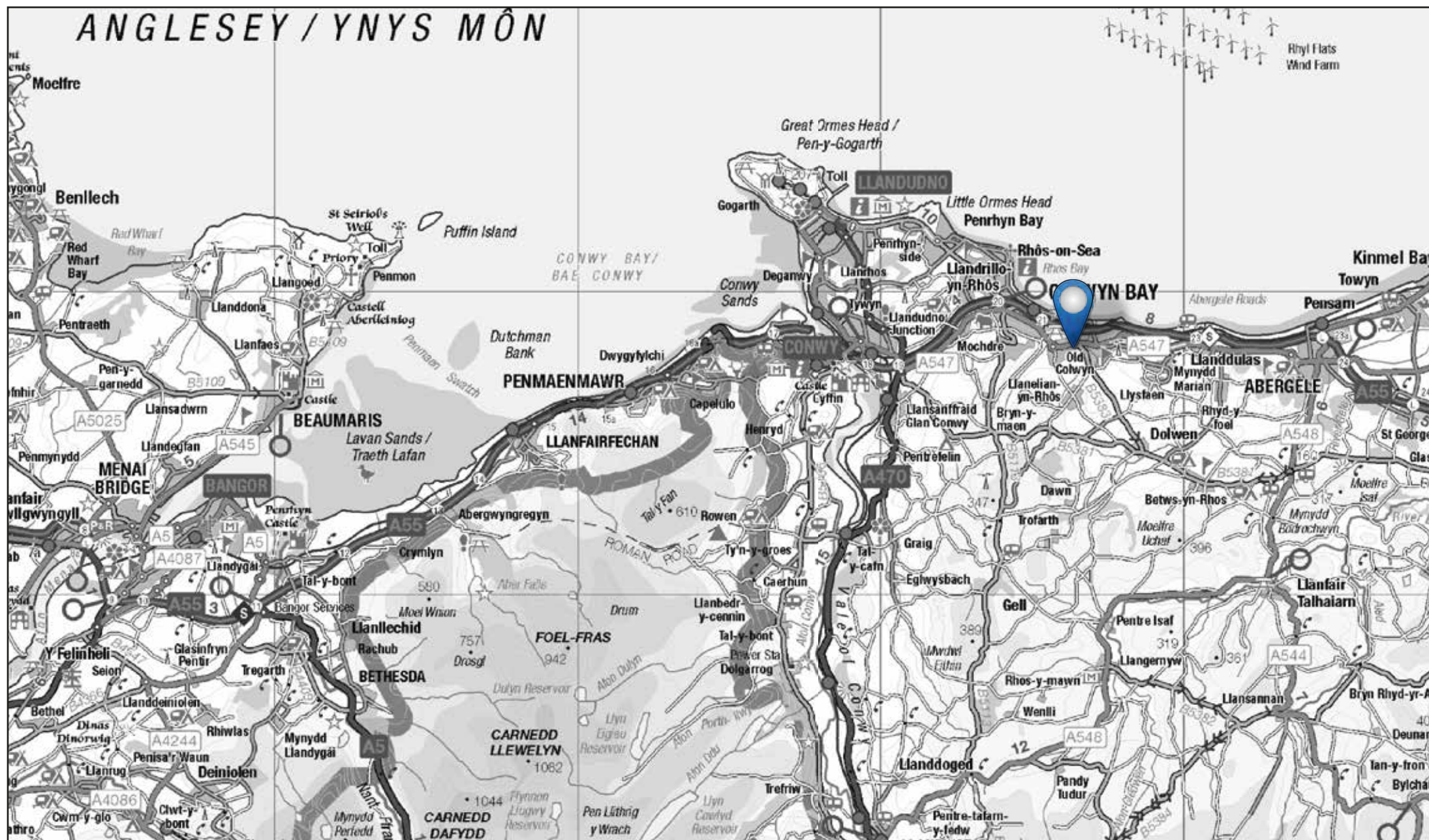


Figure 1. Site location.



Site location



0 2.5 5 km



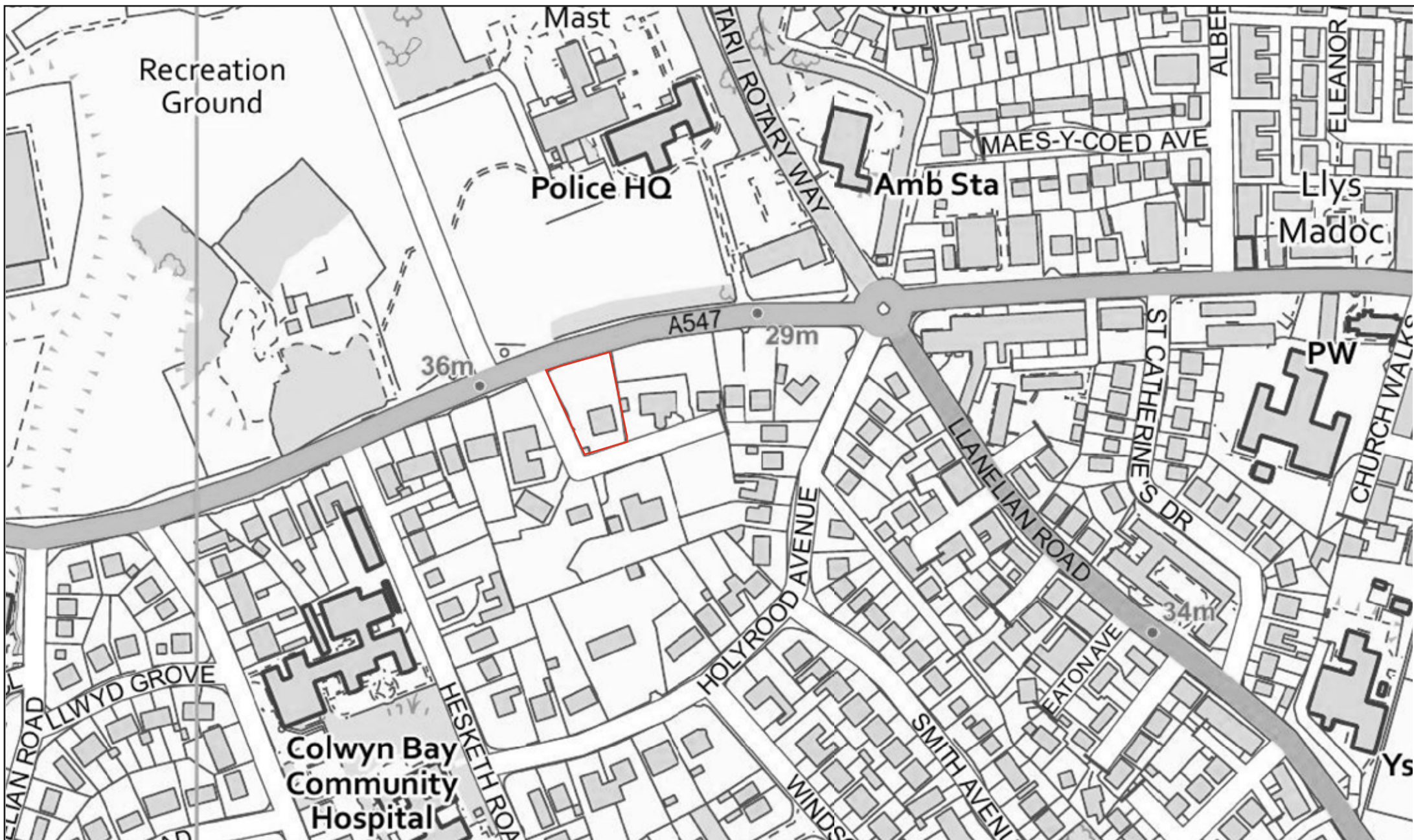


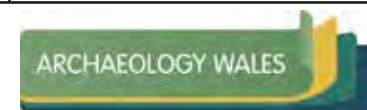
Figure 2. Location of development



Site location



0 75 150 m



Selection Strategy

Project Information	
ID	3155
Name	228 Abergele Road
Project Management	
Project Manager	Irene Garcia Rovira
Post Excavation Manager	Rhiannon Philp
Organisation	Archaeology Wales
Stakeholders	
Collecting Institution(s)	RCAHMW; Heneb Gwynedd HER
Project Lead / Project Assurance	Irene Garcia Rovira
Landowner / Developer	Beech Developments
Other	
Resources	No unusual resources required outside of AW normal operating equipment and personnel to implement this Selection Strategy.

Context
Level 3 Building Survey to be undertaken by Archaeology Wales Ltd at the request of Beech Developments. The work responds to Condition 3 of planning application 0/48964

Digital Data

Stakeholders
Rhiannon Philp (PX manager), Irene Garcia Rovira (Project Manager), RCAHMW

Data Management Plan (DMP)

Selection and De-selection

DMP Attached as a separate document

Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

Documents

Stakeholders

Rhiannon Philp (PX manager), Irene Garcia Rovira (Project Manager)

Selection and De-selection

Selection

- 2.1. All original documentary material created during data gathering will be selected for inclusion in the final archive. Duplicates, photocopies of originals and research materials will be de-selected during archive completion.
- 2.2. Selection reviews will be undertaken after the following phases:
 - Fieldwork
 - Reporting
 - Archive Completion
- 2.3. Relevant Standards and Guidance:
 - CIfA. 2020. Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials.
 - CIfA. 2022 revision. Code of conduct: professional ethics in archaeology
 - Any information provided by Receiving Institutions.
- 2.4. It is not envisaged that the selection decisions will deviate from standard guidelines.

De-selection

It is envisaged that the material de-selected from inclusion in the preserved archive will be duplicates, re-productions, miscellaneous material, correspondence and GDPR/confidentiality created during the analysis phase of the project. De-selected material will therefore be retained to supplement AW's research files. A copy of the complete digital working archive incl. the preserved archive is stored on AW's server.

Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

Materials

No archaeological materials will be recovered as part of the building survey.

Data Management Plan

Section 1: Project Administration

Project ID / OASIS ID
Project number 3155 Site code: ARC/24/BR
Project Name
228 Abergele Road
Project Description
Level 3 Building Survey to be undertaken by Archaeology Wales Ltd at the request of Beech Developments. The work responds to Condition 3 of planning application 0/48964
Project Funder / Grant reference
Beech Developments
Project Manager
Irene Garcia Rovira – AW project manager Irene@arch-wales.co.uk
Principal Investigator / Researcher
Same as above
Data Contact Person
Rhiannon Philp, AW Post-excavation Manager rhiannon.philp@arch-wales.co.uk
Date DMP created
11.6.24
Date DMP last updated
18.03.25
Version
Version 2
Related data management policies
This DMP is guided by the Project Brief, CifA Standards and guidance, trusted digital repository guidelines (RCAHMW) or other best practice guidance (see brief for details)

Section 2: Data Collection

What data will you collect or create?		
The table below provides a summary of the data types, formats and estimated archive volume for data collected / created as part of this project. As the project progresses, more detail regarding files will be added to this DMP.		
Type	Format	Estimated volume (Data Archived)
Spreadsheets	Excel (.xlsx)	0
Text/documents	PDF (.pdf and .pdf/a)	1
Images	Photographs (.jpg)	115 plates (HER); 209 total (RCAHMW)
GIS	Shapefiles (.shp plus associated files)	1 group

How will the data be collected or created?

Data Standards / Methods

- Standard methods of data collection will be applied throughout the project, working to best practice guidance where applicable / available. In general, data acquisition standards are defined against RCAHMW Guidelines. Specific or additional guidance relevant to this project are listed below and will be updated as the project progresses.
- Methods of collection are specified within the Project Design (see Archaeology Wales 2024) and will meet the requirement set out in the Project Brief, the organisation recording manual and relevant CIfA Standards and guidance.
- Where appropriate, project contributors external to the organisation will be required to include data standards, collection methodology and metadata with individual reports and data.
- Specific guidance:
 - Chartered Institute for Archaeologists, 2019. Toolkit for Selecting Archaeological Archives.
 - Chartered Institute for Archaeologists, 2020. Standards and guidance for the creation, compilation, transfer and deposition of archaeological archives.
 - Chartered Institute for Archaeologists, 2020. Standards and guidance for the collection, documentation, conservation and research of archaeological materials.
 - Chartered Institute for Archaeologist's *Standard and Guidance for Archaeological Building Investigation and Recording* (2020)
 - Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

Data storage / file naming

- The data produced will be uploaded at regular intervals during the project as a way of backing up the information.
- The working project archive will be stored in a project specific folder on the internal organisational server. The internal organisation server is backed up to a cloud based storage system to maintain an up to date security copy of the organisation wide data.
- Project folders are named following established organisational procedures and the folder hierarchy and organisation devised will be understood by all members of staff involved in the project.
- Data collected will be downloaded and raw data will be stored in the appropriate folder.
- File naming conventions following established organisational procedures, based on RCAHMW file naming guidance, and include version control management.
- The data stored will be checked by the project manager regularly as a means of quality assurance.

Section 3: Documentation and metadata

What documentation and metadata will accompany the data?

- Data collected will include standard formats which maximise opportunities for use and reuse in the future (see Section 2, above).
- A RCAHMW metadata document will be included with the digital archive and include all data types included within the archive. A working copy will be kept on the

organisational server in the Project Folder. A copy of the form containing HER required data will also be created.

- Data documentation will meet the requirement of the Project Brief, Digital Repository Guidelines and the methodology described in the Project Design methodology.
- An archive catalogue documenting both physical and digital archive products will be maintained and submitted to the Trusted Digital Repository.

Section 4: Ethics and legal compliance

How will you manage any ethical, copyright and Intellectual Property Rights (IPR) issues?

- The project archive will include the names and contact details of individuals who intend to volunteer or participate in the excavation and post excavation stages. We have a GDPR compliant Privacy Policy which underpins the management of personal data; any personal data is managed through a secure cloud-based database and not retained on the project specific folders.
- Personal data will be removed from the archaeological project archive and permission to include individual's names in any reporting is gained prior to use.
- Copyright for all data collected by the project team belongs to the organisation, and formal permission to include data from external specialists and contractors is secured on the engagement of the specialist or contractor.
- Where formal permissions and/or license agreements are linked to data sharing, they will be included in the project documentation folders and will accompany the archaeological project archive.

Section 5: Data Security: Storage and Backup

How will the data be stored, accessed and backed up during the research?

- Organisational IT is managed by an external data management provider, who is also responsible for the management and verification of our daily back-ups and who supports access to security copies as needed.
- Sufficient data storage space is available via the organisational server, which includes permissions-based access. The server is accessible by staff on and offsite through a secure log-in.
- Off-site access to the project files on the organisation's server is provided to support back-up of raw data while fieldwork is ongoing. Where internet access for data backup is not possible, the raw data will be backed up to a separate media device (such as laptop and portable external hard drive).
- Project files will be shared with external specialists and contractors directly using the same system, with the wider project team gaining access to only the files needed using permissions-based access

Section 6: Selection and Preservation

Which data should be retained, shared, and/or preserved?

- The Selection Strategy and DMP will be reviewed and updated as part of the Post Excavation Assessment and Updated Project Design and following full analysis. Updated documentation will be included in all reporting stages.

<ul style="list-style-type: none"> • Prior to deposition, the Selection Strategy and DMP will be updated and finalised in agreement with all project stakeholders (including the Local Planning Archaeologist, Client, Museum, RCAHMW). • Selection will be informed by the Project Design, defined against the research aims, regional and national research frameworks, specialist advice and the significance of the project results. • The project will be published as an online technical report (accessible via RCAHMW and as part of this the archive), with full access to research data. • The data archive will be ordered, with files named and structured in a logical manner, and accompanied by relevant documentation and metadata, as outlined in Sections 2 and 3 of this DMP. • Deselection will be undertaken automatically on any duplicate or unusable files, such as blurry or superfluous photographs.
What is the long-term preservation plan for the dataset?
<ul style="list-style-type: none"> • The digital archive will be deposited with the RCAHMW. • The archive will be prepared for deposition by the project team and the costs for the time needed for preparation, and the cost of deposition have been included in the project budget.
Have you contacted the data repository?
<ul style="list-style-type: none"> • RCAHMW are the intended repository for digital data.
Have the costs of archiving been fully considered?
<ul style="list-style-type: none"> • A costing estimate has been produced to allow for the preparation of the archive and has been included in the project budget.

Section 7: Data Sharing

How will you share the data and make it accessible?
<ul style="list-style-type: none"> • The museum and digital archive repository will be updated as the project progresses. • The investigations are likely to result in the following documents: Building Recording Report • The final report is expected to be completed within 3 months of the completion of fieldwork. • A final version of the project report will be supplied to the Historic Environment Record, and any data which they request can also be provided directly. • The location (s) of the final Archaeological Archive will be included in the final report
Are any restrictions on data sharing required?
<ul style="list-style-type: none"> • A temporary embargo may be required on the sharing of the project results. If this is the case, specific details once agreed will be included in the updated version of this DMP and will be documented in the overarching Project Collection Metadata. • Data specific requirements, ethical issues or embargos which are linked to particular data formats will be documented within the relevant metadata tables accompanying the project archive.

Section 8: Responsibilities

Who will be responsible for implementing the data management plan?

- The Project Manager and Post Excavation Manager will be responsible for implementing the DMP, and ensuring it is reviewed and revised at each stage of the project.
- Data capture, metadata production and data quality is the responsibility of the Project Team, assured by the Project Manager and Post Excavation Manager.
- Storage and backup of data in the field is the responsibility of the field team.
- Once data is incorporated into the organisations project server, storage and backup is managed by an external company.
- Data archiving is undertaken by the project team under the guidance of the Post Excavation Manager, who is responsible for the transfer of the Archaeological Project Archive to the agreed repository.
- Details of the core project team can be found in the Project Design.

