

**Results of Archaeological Works at**

**Deganwy Castle Hotel, Station Road, Deganwy**



**NGR SH 7774879208**

**Report Number CR23-2013**



**C.R Archaeology**

Compiled by C. Rees & M. Jones

On Behalf of Coastal & Country Developments

Exterior Photographs by



## **Acknowledgements**

C.R Archaeology wish to thank the staff at Llandudno Archives for all their assistance with our research

## **Results of Archaeological Works at Deganwy Castle Hotel, Station Road, Deganwy**

|                                   |                                |
|-----------------------------------|--------------------------------|
| <b>Planning Reference Number:</b> | DC/0/38578 & DC/0/38579        |
| <b>National Grid Reference:</b>   | SH7774879208                   |
| <b>Client:</b>                    | Coastal & Country Developments |
| <b>Report Author:</b>             | Catherine Rees & Matthew Jones |
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## **Contents**

|            |   |           |
|------------|---|-----------|
| <b>1.0</b> | <b>Introduction</b>                                       | <b>7</b>  |
| <b>2.0</b> | <b>Project Aims &amp; Objectives</b>                      | <b>10</b> |
| <b>3.0</b> | <b>Scheme of Works – Methodology</b>                      | <b>11</b> |
| 3.1        | Desk Based Research                                       | 11        |
| 3.2        | Level 3 Historic Building Recording                       | 12        |
| 3.2.1      | Written Account   | 12        |
| 3.2.2      | Drawn Survey  | 12        |
| 3.2.3      | Photographic Survey                                       | 12        |
| 3.2.3.1    | Equipment   | 13        |
| 3.3        | Archaeological Watching Brief                             | 14        |
| 3.3.1      | Recording   | 14        |
| 3.3.2      | Additional Mitigation/ Contingency Measures               | 15        |
| 3.3.3      | Recovery, Processing and Curation of Artefactual Material | 15        |
| 3.3.4      | Archive Compilation                                       | 15        |
| 3.4        | Timetable for Proposed Works                              | 16        |
| 3.5        | Staffing  | 16        |
| 3.6        | Monitoring  | 16        |
| 3.7        | Health and Safety   | 16        |
| 3.8        | The Report  | 17        |
| 3.8.1      | Copyright   | 18        |
| <b>4.0</b> | <b>Geographical and Geological Context</b>                | <b>19</b> |
| 4.1        | Topography  | 19        |
| 4.2        | Geology   | 19        |
| <b>5.0</b> | <b>Historical Background</b>                              | <b>20</b> |
| 5.1        | The Development of the Deganwy Castle Hotel               | 20        |

|            |   |            |
|------------|---|------------|
| <b>6.0</b> | <b>Results of Archaeological Works</b>                                | <b>51</b>  |
| 6.1        | Results of Building Analysis, Drawn Record & Photographic Survey      | 51         |
| 6.1.1      | Pre-Hotel Era. Construction – 1871                                    | 63         |
| 6.1.2      | Historic Building Core Pre-1748 Farmhouse (Element 1)                 | 63         |
| 6.1.3      | Farm Outbuildings Thought to be of a Pre-1846 Date (Elements 2a & 2b) | 72         |
| 6.1.4      | Structures Built Pre-1857 (Elements 3a, 3b & 3c)                      | 76         |
| 6.1.5      | Stone Built Additional Ranges (Elements 4a, 4b & 4c)                  | 82         |
| 6.1.6      | Structure Built Between 1857 & 1871 (Element 5)                       | 85         |
| 6.1.7      | Structure Built 1860's (Element 6)                                    | 87         |
| 6.2.1      | Deganwy Castle Hotel Era 1871-2010                                    | 91         |
| 6.2.2      | Structure Built c.1898 (Element 7)                                    | 92         |
| 6.2.3      | Structures Built Between 1889 & 1919 (Elements 8a, 8b, 8c, 8d & 8e)   | 92         |
| 6.2.4      | Structures Built Between 1901 & 1912 (Elements 9a, 9b & 9c)           | 98         |
| 6.2.5      | Structure Built 1919 (Element 10)                                     | 98         |
| 6.2.6      | Structures Built Between 1919 & 1936 (Elements 11a, 11b & 11c)        | 98         |
| 6.2.7      | Structures Built 1960's or 1970's (Elements 12a, 12b, 12c & 12d)      | 100        |
| 6.2.8      | Additional Photographic Record: The Hotel Grounds                     | 100        |
| 6.3        | Results of Archaeological Watching Brief                              | 105        |
| <br>       |   |            |
| <b>7.0</b> | <b>Conclusion</b>   | <b>107</b> |
| <br>       |   |            |
| <b>8.0</b> | <b>Bibliography</b>   | <b>109</b> |

## **Illustrations**

|                   |  |
|-------------------|--|
| <b>Figure 1.</b>  | Deganwy Castle Hotel Location Map                                      |
| <b>Figure 2.</b>  | 1748 Map of the Area Surrounding Deganwy                               |
| <b>Figure 3.</b>  | 1800 Reissue of the Above Map of the Area Surrounding Deganwy          |
| <b>Figure 4.</b>  | 1846 Tithe Map Schedule Showing Deganwy House                          |
| <b>Figure 5.</b>  | 1846 Tithe Map Portion Showing Deganwy House                           |
| <b>Figure 6.</b>  | 1849 Accompanying Map to Auction Catalogue for Gloddaeth Estate        |
| <b>Figure 7.</b>  | 1857 Accompanying Map to Railway Purchase                              |
| <b>Figure 8.</b>  | 1871 Map from Auction Catalogue for Deganwy Estate                     |
| <b>Figure 9.</b>  | Architects Plans c.1892  |
| <b>Figure 10.</b> | Proposed Modifications to the Deganwy Castle Hotel 1898 (Ground Floor) |



- Figure 11.** Proposed Modifications to the Deganwy Castle Hotel 1898 (First Floor)
- Figure 12.** Proposed Modifications to the Deganwy Castle Hotel 1898 (Second Floor)
- Figure 13.** Proposed Modifications to the Deganwy Castle Hotel 1898 (Elevations)
- Figure 14.** 1889 First Edition Ordnance Survey Map Extract
- Figure 15.** 1901 Second Edition Ordnance Survey Map Extract
- Figure 16.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 17.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 18.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 19.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 20.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 21.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 22.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 23.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 24.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 25.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 26.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 27.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 28.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 29.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 30.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 31.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 32.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 33.** Photographs From Hylde Tritton's Family Albums Dated c.1900-1912
- Figure 34.** Watercolour from 1892 Auction Catalogue Showing Deganwy Castle Hotel
- Figure 35.** Map Extract from 1892 Auction Catalogue Showing Deganwy Castle Hotel
- Figure 36.** Map Extract from 1903 Auction Catalogue Showing Deganwy Castle Hotel
- Figure 37.** Map Extract from 1899 Right of Way Grant Showing Deganwy Castle Hotel
- Figure 38.** 1904 Advertisement for the Deganwy Castle Hotel
- Figure 39.** 1919 Architects Plan of Deganwy Castle Hotel Prior to Remodelling (Ground Floor)
- Figure 40.** 1919 Architects Plan of Deganwy Castle Hotel Prior to Remodelling (First Floor)
- Figure 41.** 1919 Architects Plan of Deganwy Castle Hotel Prior to Remodelling (Second Floor)
- Figure 42.** 1919 Architects Plan of Deganwy Castle Hotel 1919 Extension
- Figure 43.** 1919 Architects Elevations of Deganwy Castle Hotel Extension Wing
- Figure 44.** 1912 Ordnance Survey Map Extract

- Figure 45.** 1936 Ordnance Survey Map Extract
- Figure 46.** 1932 Architects Plans of Veranda and Sun Porch
- Figure 47.** Architects Plans for Additions to the Deganwy Castle Hotel c.1935
- Figure 48.** Architects Plans for Additions to the Deganwy Castle Hotel c.1935
- Figure 49.** Selection of Early Twentieth Century Pictures of the Deganwy Castle Hotel
- Figure 50.** Selection of Early Twentieth Century Pictures of the Deganwy Castle Hotel
- Figure 51.** Selection of Early Twentieth Century Pictures of the Deganwy Castle Hotel
- Figure 52.** Front Elevation of the Deganwy Castle Hotel Believed to Have Been Taken During The Early 1960's
- Figure 53.** Front Elevation of the Deganwy Castle Hotel Believed to Have Been Taken During The Early 1960's
- Figure 54.** 1936 Picture of the Deganwy Castle Hotel Dining Room
- Figure 55.** 1936 Picture of the Deganwy Castle Hotel Lounge
- Figure 56.** 1949 Picture of the Deganwy Castle Hotel Dining Room
- Figure 57.** 1949 Picture of the Deganwy Castle Hotel Lounge
- Figure 58.** 1949 The Castle Hotel, Deganwy Logo
- Figure 59.** Deganwy Castle Hotel Building Phasing
- Figure 60.** Basement Plan of the Deganwy Castle Hotel
- Figure 61.** Ground Floor Plan of the Deganwy Castle Hotel
- Figure 62.** First Floor Plan of the Deganwy Castle Hotel
- Figure 63.** Second Floor Plan of the Deganwy Castle Hotel
- Figure 64.** Deganwy Castle Hotel Existing Elevations
- Figure 65.** Deganwy Castle Hotel Existing Elevations
- Figure 66.** Deganwy Castle Hotel Building Materials
- Figure 67.** Watching Brief Excavation Areas

**Appendix A.** CR21-2012 Specification for Archaeological Works

**Appendix B.** Photograph Locations & Directions

## **1.0 Introduction**

C.R Archaeology were instructed by Coastal & Country Developments to conduct archaeological works at the above property in compliance with planning conditions placed on the development (Planning Reference DC/0/38578 & DC/0/38579, GAPS reference 0119je01/D1637).

Specifications for these works (CR19-2012 & CR21-2012) were written following a discussion with Development Control Archaeologist Jenny Emmett of GAPS (6<sup>th</sup> July 2012) as a methodology for a programme of works relating to a “Design Brief for Archaeological Building Record D1637” prepared by GAPS on the 6<sup>th</sup> July 2012. The agreed specification for this phase of works (CR21-2012) has been included as Appendix A.

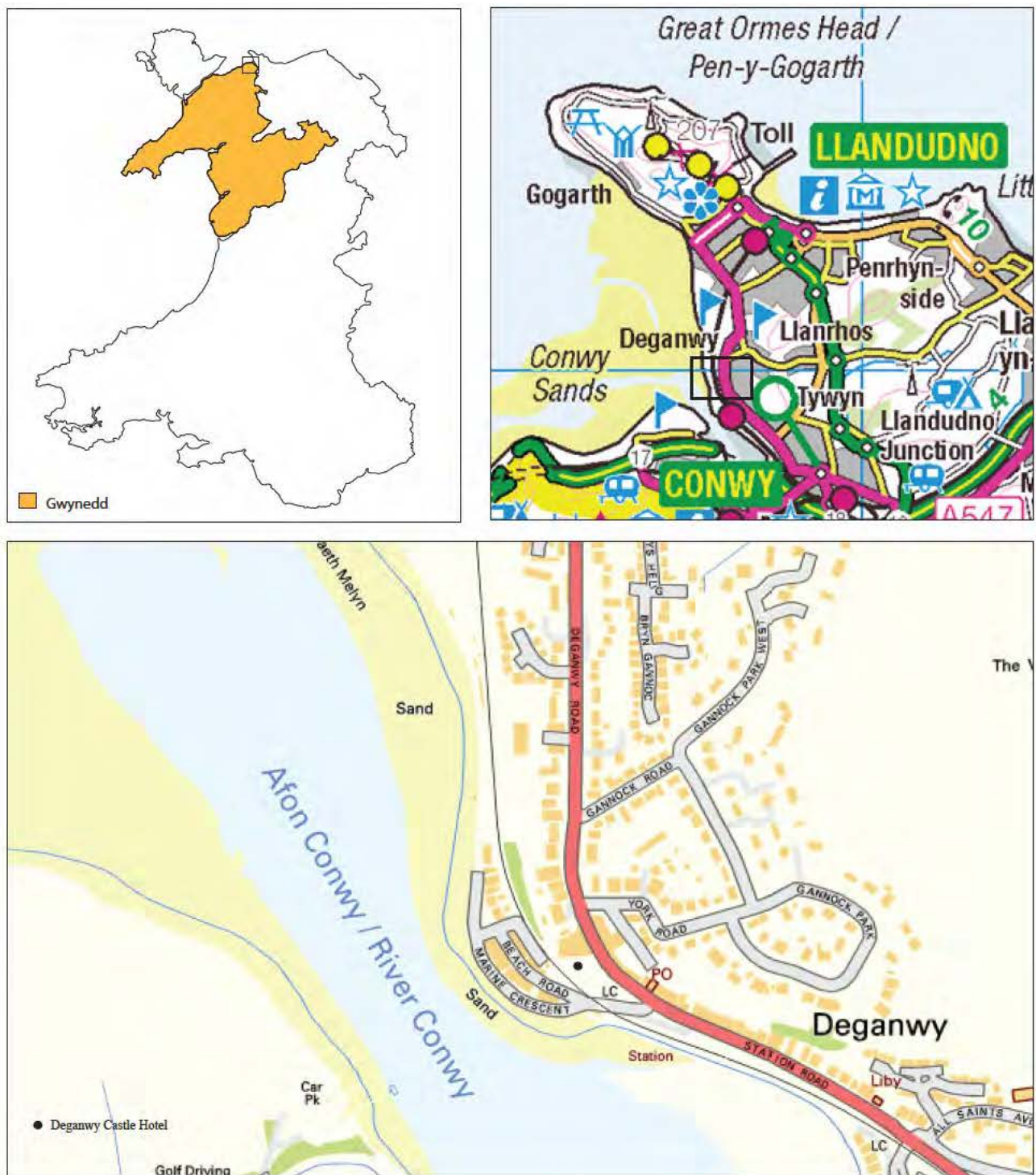
The Deganwy Castle Hotel appears to have been originally built as a private house in the 17<sup>th</sup> Century although it has been suggested that the building may have even earlier origins. Elements of the original structure do survive although the building has been heavily modified (Lloyd Morris 2011: 01). Research has shown that the building remained as a private dwelling until 1864 and by 1871 the building had been converted into a hotel. The structure underwent several phases of redevelopment and expansion between 1871 and 1935. Deganwy Castle Hotel closed in 2010 and has been empty ever since.

Deganwy Castle Hotel is a Grade II listed building (Cadw building ID 3358) and is recorded on the RCAHMW database (NPRN 26202).

The building is situated within the urban centre of Deganwy with a vista overlooking the Conwy Estuary (Figure 1). Planning permission was granted to allow the redevelopment of the site. The proposed scheme consisted of the demolition of part of later buildings along with the conservation and expansion of the remaining structure to provide residential apartments, a hotel, restaurant and public bar with associated car parking, services areas, amenity space and landscaping.

Archaeological works have been conducted alongside building works, recording previously concealed features as the interior area is stripped out and exterior render is removed. A watching brief has also been conducted on service trenches although following the discovery of detailed service plan from the Victorian era the excavation of these trenches was more limited than originally envisaged as less exploratory work was required and existing services reused.

Following the Level 3 Building Recording of a 1919 accommodation wing the wing was demolished and the redevelopment of the structure commenced. A record of the exposed building elements was made following this demolition. This document records the results of a Level 3 Building Recording of the remaining parts of the Deganwy Castle Hotel and the results of watching briefs conducted during the excavation of service trenches.



**Figure 1.** Deganwy Castle Hotel Location Map (Source OS Open Data Mapping)

## **2.0 Project Aims and Objectives**

The aim of the programme of works proposed for the Deganwy Castle Hotel was to create a comprehensive record of the archaeology, history, development and current status of the site.

The first aim of this scheme of works was to undertake desk based historical research exploring the history and development of the hotel. This information included a map progression, photographic illustrations and archival research in order to compile a coherent narrative of the site.

The second aim of this archaeological investigation was to create a supplementary photographic record of the site with particular emphasis on the structural elements which were to be demolished.

A basic photographic record had been compiled by Anne Morris (2011) and this record was enhanced through the production of a comprehensive set of photographs with scales and through the use of low level aerial photography. This was particularly important in placing the building in its landscape context and in studying the roof area. The exterior elevations of the Deganwy Castle Hotel Buildings were photographed (with scales where possible) and where possible a basic record of each room in the hotel was made. Where surviving original or historic features are identified the position of the features was noted on the site plan and a photographic record with scales made.

The subsequent phases of archaeological works aimed to further enhance this record through the monitoring of demolition works and the stripping of interior/exterior render. When structural elements have been removed the remaining building exposed was photographed with scales and any blocked architectural features/ building joints/ alterations or changes in fabric recorded.

This scheme of works also aimed to monitor groundworks in order to identify, assess the survival of and to excavate/record any archaeological remains uncovered.

The final aim of the programme of works was to annotate the architects plans/elevations to provide information on the building phases. A colour-coded system was used to illustrate the buildings development.

### **3.0 Scheme of Works – Methodology**

The Deganwy Castle Hotel works were comprised of three elements: Desk Based Research, Level 3 Historic Building Recording and Archaeological Watching Briefs. Each is detailed separately below.

The methodologies employed conformed to The Institute for Archaeologists: *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Revised 2008), The Institute for Archaeologists: *Standard and Guidance for Archaeological Desk-Based Assessment* (Revised 2009), The Institute for Archaeologists: *Standard and Guidance for Archaeological Watching Brief* (Revised 2008) and the requirements of a level 3 analytical building record as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

#### **3.1 Desk Based Research**

A complete and coherent history of the site was compiled utilising information sourced from Conwy and Caernarfon Archives, local libraries and the National Library, Aberystwyth. A full map progression was undertaken along with a search of tithe records and census returns. Trade directories for relevant periods were also examined.

The Gwynedd Historic Environment Record was consulted and a search was conducted encompassing the area within a 1000m radius of the hotel. Selective sites falling outside of this area were included when necessary to place the site within a local and wider context.

The works were carried in accordance with the IfA Standards and Guidance for historic environment desk-based assessment (IfA 2009) and include the information required to fulfil points 1-3, 5-9, 11-13 & 22 as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

The material forming the general historical background for archaeological report CR20-2012 will not be duplicated in this document but the section specifically relating to the hotel is included and has been enhanced to include additional sources not available during the compilation of report CR20-2012. This report will include the results of the photographic survey and an additional compact disc containing all site images in Tiff format.

### **3.2 Level 3 Historic Building Recording of the Deganwy Castle Hotel**

The following points are detailed in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

The record created for Deganwy Castle Hotel consists of:

|                 |                                 |
|-----------------|---------------------------------|
| Written Account | Points 1-3, 5-9, 11-13, 18 & 22 |
| Drawings        | Points 2, 3-4, 7-9              |
| Photography     | Points 1-9                      |

#### **3.2.1 Written Account**

The written account was conducted as specified in Section 3.1 Desk Based Research.

#### **3.2.2 Drawn Survey**

Architects drawings of the elevations and plans have already been produced for the property and it was not felt necessary to replicate existing works. Copies of these documents will be incorporated into and discussed in the text. These documents will be annotated to aid interpretation of the building phasing. These drawings will fulfil points 2-7 as specified in “*Understanding Historic Buildings: A Guide to Good Recording Practice*” (English Heritage 2006). Location plans and historical material will be produced/sourced by C.R Archaeology to fulfil criteria 8-9 in the aforementioned document.

#### **3.2.3 Photographic Survey**

A photographic survey of Deganwy Castle Hotel was undertaken by Catherine Rees & Matthew Jones of C.R Archaeology and by professional photographer Adam Stanford of Aerial-Cam. This work consisted of:

- 1) A photographic survey of the hotel (interior & exterior)
- 2) Low level aerial photography of the site and surrounding area
- 3) A photographic record where necessary to show the building materials/techniques used in the construction of later building additions as they are demolished
- 4) A photographic record of exposed building elements following the demolition of specified building additions



Where possible exterior elevations of the building were photographed with scales from ground level. Additional photographs were taken detailing important architectural features. Particular emphasis was placed on the areas which were demolished. This record is supplemented by a series of photographs taken using telescopic masts. These photographs illustrate the landscape setting of the site and the relationships between the the hotel and neighbouring buildings. Mast photography also allowed a detailed record of the upper building elements to be created. It also allowed the roof area to be viewed from above and from a variety of different angles which will aid interpretation of this complex structure.

A basic photographic record of the building interior was compiled and photographs (with scales) were taken of each room in the hotel. Detailed photographs of original or historical architectural details were taken with scales and the positions of these features are marked on the site plans. All photographs are included on an accompanying disc but only a selection are be included in the report due the lack of original features and recent changes to the building layout. The photographic record of the 1919 extension is included in report CR20-2012 and will not be replicated in this report.

C.R Archaeology/Aerial-Cam revisited the Deganwy Castle Hotel as works progressed and as stated in the “*Design Brief for Archaeological Mitigation*” conducted intensive observation of the “stripping out of the building, removal of the building fabric and features and other significant structural work”. A photograph record was compiled of exposed elevations following the demolition of later additions and the removal of areas of interior/exterior render. Particular emphasis was placed on understanding the phasing of the different structural phases. Due to Health & Safety Concerns and the methodology employed it was not possible to take photographs during the demolition process.

The methodology employed conformed to the requirements of photographic recording to the equivalent of a Level 3 Survey, as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006) and includes works specified in points 1-9.

### **3.2.3.1 Equipment**

A photographic survey of the hotel was undertaken using both a 16 mega-pixel Nikon D7000 and a 14 mega-pixel Sony Alpha 350 digital camera. Both utilised a variety of standard and other lenses. Images were captured in RAW format and processed into high resolution JPEG and TIF files.

### **3.3 Archaeological Watching Brief**

Groundworks were required in the landscaping of the hotel grounds and the excavation of additional service trenches were required. The exact location of certain service trenches excavated is shown on the accompanying plan in Section 6.3. The scope of these works was greatly reduced as a plan of the hotel with the location of the Victorian service trenches marked was found in Conwy Archives and excavation was therefore minimal.

It was been agreed during a site visit with Steve Ratcliffe of Coastal & Country Developments & Jenny Emmett of GAPS on the 12th July 2012 that a C.R Archaeology staff member will be present during the initial ground breaking of all works and an assessment will be made of the archaeological potential of the area. Where bedrock/natural is reached or when modern destruction of any remains is evident further monitoring will not be necessary. This will be confirmed with GAPS before C.R Archaeology ceases monitoring. The location of all trenches whether negative or otherwise was recorded.

No archaeological features were uncovered during the excavation of the service trenches. All areas which were excavated either contained no archaeological material or features or were seen to be made ground backfilled with brick rubble from the later phases of the development of the Deganwy Castle Hotel.

#### **3.3.1 Recording**

The record forms at C.R Archaeology are based on the English Heritage system and full written, graphic and photographic records were made in accordance with the English Heritage *Field Recording Manual*. Sample forms can be provided on request. The written record comprises completed *pro-forma* record sheets.

Plans, sections and elevations were produced on gridded, archive standard stable polyester film at scales of 1:10, 1:20 or 1:50, as appropriate. Representative measured sections were prepared as appropriate showing the sequence and depths of deposits. All drawings were numbered and listed in a drawing register, these drawing numbers being cross-referenced to written site records.

A high-resolution 13mp Sony Alpha digital camera was used to create a photographic record of the site. Due to the negative results of this work this is comprised of record photographs of the open trenches. All photographic records have been indexed and cross-referenced to written site records. Details concerning subject and direction of view will be maintained in a photographic register, indexed by frame number. Images from photography will be stored in a loss-less digital format in this case ‘\*.TIF’.

### **3.3.2 Additional Mitigation/Contingency Measures**

No archaeological remains requiring additional mitigation/contingency measures were present on-site.

### **3.3.3 Recovery, Processing and Curation of Artefactual Material**

No archaeological artefacts were recovered during the archaeological watching brief phase of works.

### **3.3.4 Archive Compilation**

All records created during the fieldwork will be checked for consistency and accuracy and will form part of the *Primary Site Archive (P1)* (EH 2006). The archive will contain all data collected, including records and other specialist materials. It will be ordered, indexed, adequately documented, internally consistent, secure, quantified, conforming to standards required by the archive repository and signposted appropriately to ensure future use in research, as detailed in the English Heritage *Management of Research Projects in the Historic Environment* (MoRPHE) methodology.

The archive will be assembled in accordance with the guidelines published in, *Standards in the museum care of archaeological collections* (Museums & Galleries Commission 1994), *Guidelines for the preparation of excavation archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (AAF 2007).

All materials contained within the *Primary Site Archive (P1)* that are subsequently identified by the *Assessment Report (P2)* as appropriate for analysis will be processed by suitable specialists and the resultant *Research Archive (P3)* will be checked and ordered according to *MoRPHE* criteria.

Conwy Archives, Llandudno hold the majority of records for the Deganwy Castle Hotel and the samples of historic wallpaper which were salvaged during the Building Recording phase of works will be deposited here along with the archive created by this archaeological project including copies of all photographs taken in JPEG and TIFF format and a copy of the finished report.

### **3.4 Timetable for Proposed Works**

Works at Deganwy Castle Hotel commenced on the 11<sup>th</sup> July 2012 when a photographic survey of the 1919 Extension Wing, which has since been demolished, was undertaken. Following the completion of this phase of works an Intermittent Watching Brief was undertaken on a day-rate basis. C.R Archaeology were informed a minimum of 48 hours in advance of any excavation, demolition or stripping out works taking place and returned to the site to undertake recording of any features uncovered.

### **3.5 Staffing**

The project was managed by Catherine Rees (BA (Archaeology), MA (Archaeology), PgDip (Historic Environment Conservation). All staff will have a skill set equivalent to the IfA AIfA level. C.Vs for all staff employed on the project can be provided on request. Certain elements of the photographic survey were undertaken by professional archaeological photographer Adam Stanford of Aerial-Cam (MifA). All projects are carried out in accordance with IfA *Standard and Guidance* documents.

### **3.6 Monitoring**

The project was subject to monitoring by Gwynedd Archaeological Planning Services. The monitor was given prior notice of the commencement of the fieldwork.

GAPS were notified in writing of the commencement dates for archaeological site work. An interim report for the recording of the 1919 wing to be demolished was submitted (Document CR20-2012) and GAPS were updated with the results of all further works conducted as watching briefs. This was initially as an email with attached JPEG photographs.

### **3.7 Health and Safety**

A risk assessment was conducted prior to the commencement of works and site staff were familiarised with its contents. A first aid kit was located in the site vehicle.

All staff were issued with appropriate Personal Protective Equipment (PPE) for the site work. This is consisted of:

- Safety Helmets (EN397)
- Hi-visibility vests (EN471)
- Safety footwear – steel toecap and mid-sole boots and Wellingtons (EN345-47)

All staff have passed at least a CITB health and safety test at operative level and will carry a Construction Related Organisation (CRO) White Card for Archaeological Technician (Code 5363) or a Site Visitor card.

C.R Archaeology staff also comply with any Health and Safety Policy or specific on-site instructions provided by the client or their appointed Principal contractor or H&S coordinator.

### **3.8 The Report**

This report clearly and accurately incorporates information gained from the programme of archaeological works. It presents the documentary evidence gathered in such a way as to create a clear and coherent record. This report contains a site plan showing the locations of photographs taken.

As specifically detailed in the Design Brief supplied by GAPS this report includes:

- A copy of the design brief and agreed specification
- A location plan
- A descriptive and interpretive written account of the building, building history and building phases
- Architects and historical plans and elevations
- A plan illustrating the location and direction of any photographs or drawings
- Full dimensional and descriptive detail
- All identified features and significant finds plotted on an appropriately scaled site plan
- Full dimensional and descriptive detail of all identified finds and features
- A full bibliography of sources consulted
- An archive compact disc

An interim report was prepared for the 1919 extension which has since been demolished and this report combines the results of the building recording and the watching brief.

A copy of the report in Adobe PDF format will be sent to the appropriate monitoring archaeologist for approval before formal submission. A bound paper copy and PDF digital copy of the report will be submitted as part of the formal submission. A digital Adobe PDF version and a bound paper copy of the final report and will be lodged with the Gwynedd Historic Environment Record within six months of completion of fieldwork, and following consultation with Conwy Archives a PDF version will be sent for deposition in their Llandudno offices.

A short article will be submitted to the Archaeology in Wales Journal and the site archive including copies of all photographs in RAW and Tiff format will be deposited at Conwy Archives.

### **3.8.1 Copyright**

C.R Archaeology and sub-contractors shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides a licence to the client and the local authority for the use of the report by the client and the local authority in all matters directly relating to the project as described in the Project Specification.

## **4.0 Geographical and Geological Context**

### **4.1 Topography**

The site of Deganwy Castle Hotel, Station Road, Deganwy (Grid Reference SH 77748 79208 ) is located within the Parish of Llanrhos (also referred to as Eglwys Rhos) in the Hundred of Creuddyn. It is positioned on a fertile low-lying area overlooking the Conwy Estuary.

### **4.2 Geology**

The superficial geology of the site is described as “Tidal Flat Deposits - Clay, Silt And Sand. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by shorelines”. The bedrock is described as “Conwy Castle Grit Member - Sandstone. Sedimentary Bedrock formed approximately 443 to 444 million years ago in the Ordovician Period. Local environment previously dominated by shallow seas” ([www.bgs.ac.uk](http://www.bgs.ac.uk)).

## **5.0 Historical Background**

A comprehensive historical background was compiled as an element of interim report (CR20-2012). The general historical/archaeological background section from this site has not been duplicated and aforementioned document should be consulted with reference to this element of work. The historical background for the Deganwy Castle Hotel has been reproduced in this report and, where relevant, information gathered has been discussed in greater detail to aid our understanding of the building phasing. Additional sources which were not available during the preparation of the previous document have been added to this section.

### **5.1 The Development of the Deganwy Castle Hotel, Station Road, Deganwy**

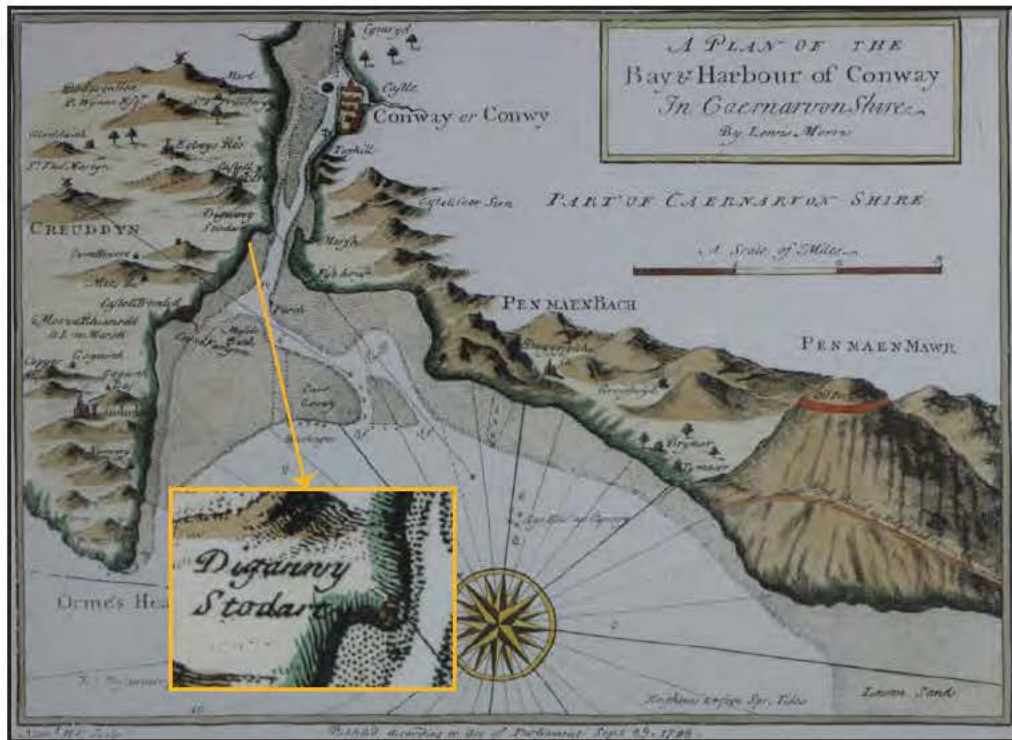
The Deganwy Castle Hotel is a complex multiphase structure, the core of which is a farmhouse which is believed to date from at least the mid 17<sup>th</sup> century. This structure has substantial stone walls and three massive chimney stacks which are indicative of a high status property (Lloyd Morris 2011: 1). Records of the origins of the farmhouse phase of the buildings history could not be sourced and it is impossible to date the structure on anything other than a stylistic basis.

The earliest reference to the house at Deganwy is recorded on “A Plan of the Bay & Harbour of Conway in Caernarfonshire” by Lewis Morris (Figure 2 (Doc C Maps & Plans 59). This map is detailed as having been “published according to an Act of Parliament Sept 29 1748” and a house labelled “Diganwy Stodart” is positioned on the site now occupied by the Deganwy Castle Hotel. The houses on this document are drawn in a schematic manner and no information about the house layout in this period can be derived from the plan.

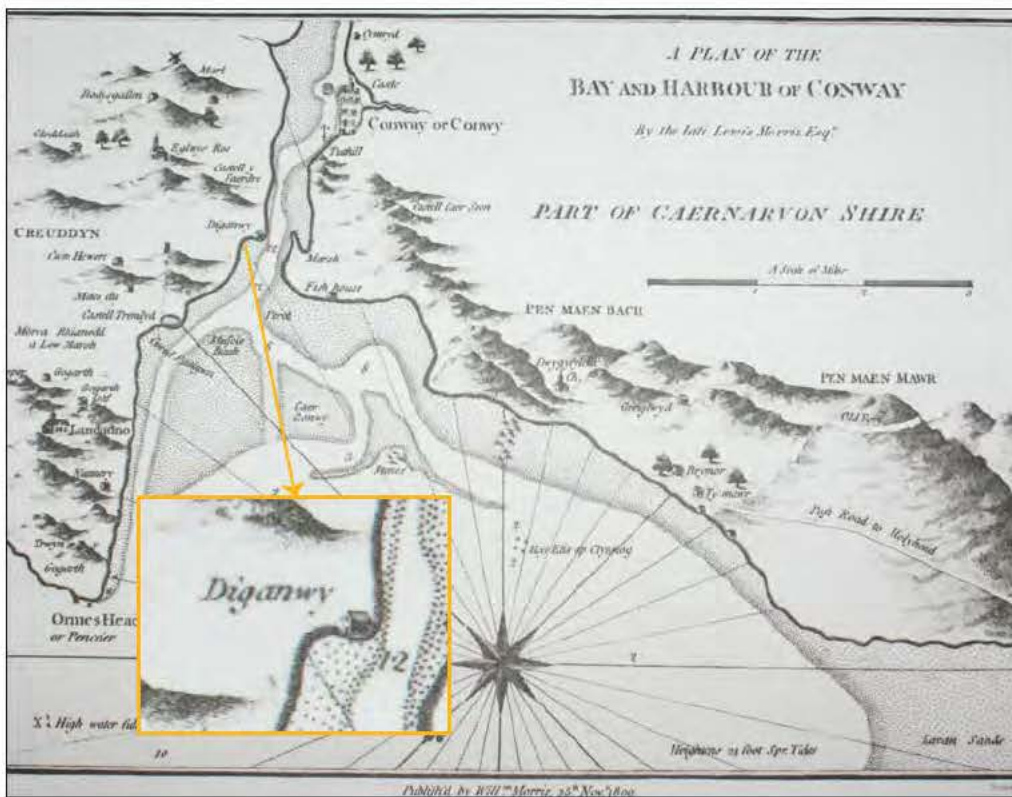
In the “Annals & Antiquities of the Counties and County Families of Wales” the register of Sheriffs of Caernarfonshire is reproduced (Nicholas 1875: 346). This role confirmed the Stodarts as the residents of Diganwy with Samuel Stoddart of “Diganwy” listed as Sheriff in 1755 and Hugh Stoddart of “Diganwy” in 1775. The Stoddarts are clearly an important family in the district during this period but is unclear what became of them and whether the estate passed out of the family through marriage, death or if there was a debt to be paid which necessitated the sale.

A second edition of the Lewis Morris map was published in 1800 (Figure 3) by William Morris but this map no longer has the Stodart family listed alongside the “Diganwy” name. This is confirmed by the 1797 Land Tax Records for the Parish of Eglwys Rhos (XQA/LT/1/3). The spelling of the building name in this document is Deganwy and the owner is recorded as Mrs Williams.





**Figure 2.** 1748 Map of the Area Surrounding Deganwy  
Source: Conwy Archives C Maps & Plans 59



**Figure 3.** 1800 Reissue of the Above Map of the Area Surrounding Deganwy. Source: Conwy Archives Edition

The farm may well appear in previous Land Tax Records but unfortunately the records for both previous and subsequent years list many properties simply as “farm” rather than detailing individual property names and it is therefore not possible to identify the farmstead in these records. This is a little strange given that Deganwy was clearly of an elevated status and it is unclear why it would not be referred to by name.

Two sources written in the 1830's & 40's provide us with a little more information about the inhabitants of Deganwy House. “A Topographical Dictionary of Great Britain and Ireland: Compiled from Local Information, and the Most Recent and Official Authorities” (Gorton 1833: 707) records that “Diganwy House is the seat of John Lloyd Jones, Esq” & “Cambrian Mirror or North Wales Tourist” states that “A little further on along the shore we reach Diganwy, a genteel mansion, formerly occupied by Lord Kirkwall, but of late years it has been the residence of Sir John Hilton” (Parry 1843: 46). The description of the house as a “mansion” would imply that by this date the property has been expanded as the original range is unlikely to warrant such a description and the titles of the occupants would indicate a structure of considerable status.

The Tithe Map and schedule for the Parish of Eglwys Rhos were recorded in 1846. “Dyganwy” and “Dyganwy Tyddyn” are owned and occupied by John Lloyd Jones who is also listed as owning a considerable amount of land in the surrounding area (Figures 4 & 5). Lloyd Jones is not listed as resident in the Parish in the 1841 census and there is no record for this census which can be identified as relating to the property. As we know that John Lloyd Jones owns the property in 1833 it is thought that the property is rented out for a period of time between then and 1846.

An 1849 guidebook to Llandudno provides a detailed description of the neighbouring Deganwy Castle and mentions that “*Near the foot of these rocks, and close upon the shore, is a mansion belonging to and occupied by John Lloyd Jones, Esq., built some years ago, probably in a great measure out of the ruins. To this structure the name Treganwy, or Deganwy was given to perpetuate that of the place*” (Conwy Archives Atkinson 1998 Photocopy). This guidebook also includes a map of the area which is adapted from an 1849 Map (C Maps/7) produced to accompany an auction catalogue for lands belonging to the Gloddaeth Estate (Figure 6).

|         |                       |         | 9   | 3 | 39 | 10 | 14 |
|---------|-----------------------|---------|-----|---|----|----|----|
| Himself | Dyganwy Hyddyn        |         |     |   |    |    |    |
| 113     | Warrin                | Arable  | 17  |   |    | 19 | 6  |
| 114     | Warrin                | Pasture | 20  | 1 | 3  | 1  | 2  |
| 115     | With maen llyydd      | Pasture | 17  |   | 23 | 1  | 9  |
| 174     | With maen llyydd      | Arable  | 40  | 2 | 15 | 2  | 5  |
| 175     | With maen llyydd      | Meadow  | 26  |   |    | 2  | 10 |
| 188     | bae hy hwnt u borthan | Arable  | 5   | 3 | 34 | 17 | 4  |
| 189     | bae hy hwnt u borthan | Arable  | 5   | 3 | 35 | 18 | 6  |
| 190     | bae glan y mor        | Arable  | 8   |   |    | 1  | 4  |
| 191     | bothagi & garden      |         |     |   | 5  |    |    |
| 194     | Aen borthan           | Arable  |     | 3 | 36 | 2  | 8  |
| 195     | bae tan y poadre      | Arable  | 8   |   | 30 | 1  | 3  |
|         |                       |         | 138 |   | 21 | 13 | 9  |
|         | Dyganwy               |         |     |   |    |    |    |
| 192     | Tant yr odyr          | Pasture | 1   | 3 |    | 2  |    |
| 193     | bae drws              | Meadow  | 5   |   |    | 12 | 8  |
| 196     | bae ucha              | Arable  |     | 2 | 12 | 1  | 3  |
| 197     | Hy                    |         |     |   | 32 |    | 4  |
| 199     | Garden                |         |     |   | 8  |    | 1  |
| 200     | Yard                  |         |     | 2 | 26 | 3  |    |
|         |                       |         | 8   |   | 38 | 16 | 4  |

**Figure 4.** 1846 Tithe Map Schedule Showing Deganwy House  
Source: Conwy Archives



**Figure 5.** 1846 Tithe Map Portion Showing Deganwy House  
Source: Conwy Archives

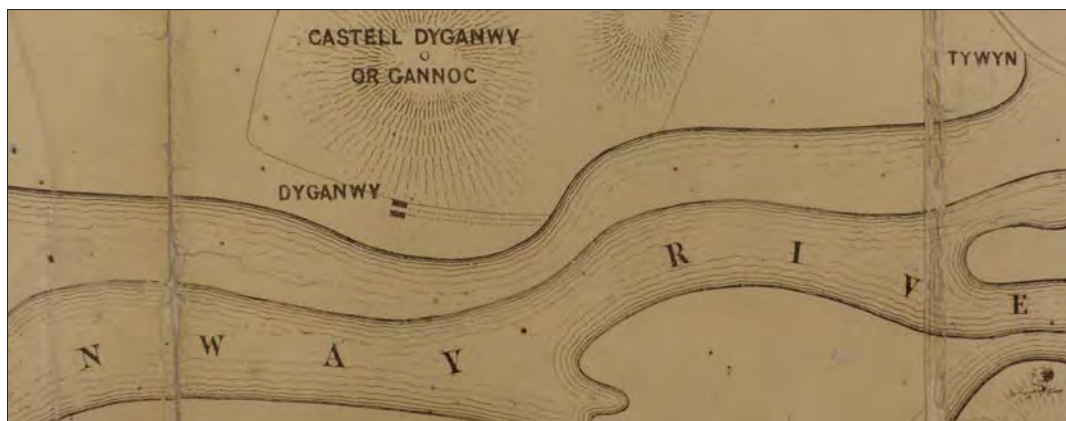
This is the earliest document which provides a plan of the building footprint at Deganwy House, albeit of a schematic nature. It shows two parallel ranges of buildings, one of which is likely to now form the original core of the Deganwy Castle Hotel and the other was possibly demolished during later building works. There is also the possibility that the second range is that which lies between the core and the river (labelled as Element 4a) as an examination of the building materials and style of this wing indicate it would likely have been built prior to the mid nineteenth century.

John Lloyd Jones is listed in the Slater's Directory of both 1849 and 1850 in the Nobility, Gentry & Clergy as resident at Treganwy. The 1851 census provides more information about the Lloyd Jones family. The occupation of the John Lloyd Jones (aged 45), the head of the household is listed as "*landed proprietor*". He lives at Deganwy with his wife Charlotte (42) and their eight children aged between 5 and 17. Also resident at the house were six servants including a governess, nurse, house maid, cook and waiter demonstrating that the family were wealthy enough to employ a range of household staff.

Of interest in our understanding of the role of the family in the history of the house is the places of birth listed for all family members. It is clear that the family have moved into the area from elsewhere and this move must have taken place relatively recently when the Tithe was recorded. John Lloyd Jones was born in Denbighshire and his wife in Lancashire and the births of all eight children are recorded as having been in Heston, Cheshire. As the youngest child is 5 in 1851 she must have been born in 1846 just prior to the relocation of the family to Deganwy. No records could be found which detail whether the family purchased or inherited the estate or at what date before 1833 this occurred.

In 1857 the Lloyd Jones family were to benefit from the building of the Chester and Holyhead Railway to Llandudno. Documents held in the Conway Archives record a sum of £2600 being paid for the purchase of the portion of the Deganwy Estate necessary to build the train line, with the option to purchase additional land at a cost of £200 per acre (CX66/2/17).

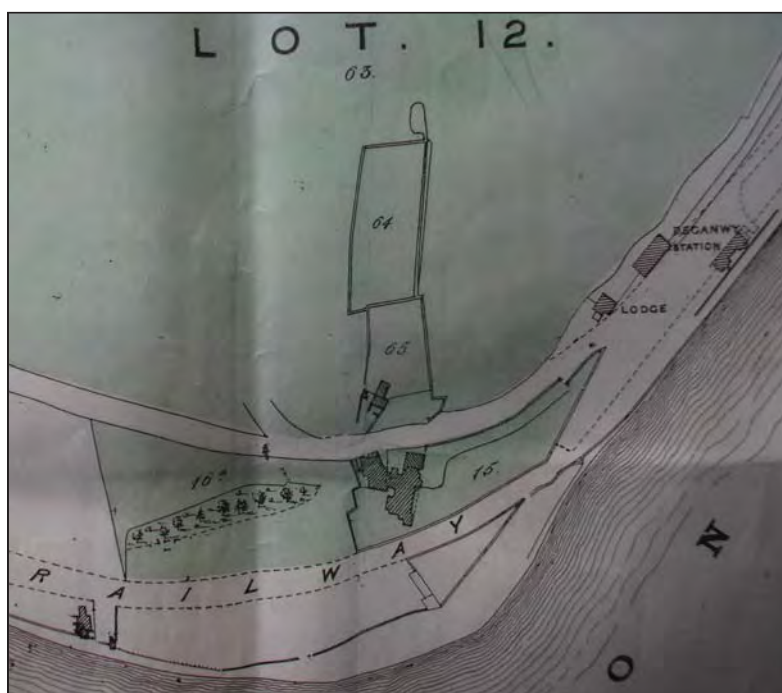




**Figure 6.** 1849 Accompanying Map to Auction Catalogue for Gloddaeth Estate.  
Source: Conwy Archive C Maps/ 7



**Figure 7.** 1857 Accompanying Map to Railway Purchase Document Showing  
Front Elements of Deganwy Mansion. Source: Conwy Archive CX66/2/17



**Figure 8.**  
Accompanying  
Map for  
Auction Catalogue

Source: Caernarfon  
Archives Doc  
XD2/14374

This document also included a map which shows a partial plan of the Deganwy mansion (Figure 7). This does not show the rear portion of the buildings and the corner tower which is a prominent feature of the current building is not shown on this plan. It is therefore assumed that the tower was built using the monies raised by the sale of the land to the railway company. The front elevation of the building has however been expanded and the ballroom element has been added.

This map also shows a range of buildings at a right angle to the building frontage, along the main road. Nothing of these structures survives although they appear to be shown in a modified form on later maps.

The 1861 census shows an increase in the standing of the family and, in addition to Landed Proprietor, the occupation of John Lloyd Jones is now listed as Magistrate and Deputy Lieutenant. Four daughters are listed as living at home, and the brother-in-law, sister, nephew and a visitor are also recorded. The family employ four live in servants with the reduction in number presumably reflecting the fact that as the youngest child is 17 and there is no longer a need to employ a governess or nurse.

The Lloyd Jones family sell Deganwy Mansion and Estate in 1864 and a document detailing with the sale is preserved in the Conwy Archives (COB2/667/186). The property and lands are bought by a "*Mr. Robert James Sissons of Saint Asaph in the County of Flint Gentleman in conjunction with Richard James of Llanrwst in the County of Denbigh Gentleman*". This purchase may have been a speculative venture and the estate is split into lots and resold by auction in 1871. At this date neither of the aforementioned Gentlemen are resident at the house and the 1871 census records two women, Bessie Finlay and Kate Edwards the housekeeper and domestic servant as the only occupants.

A copy of the 1871 auction catalogue was sourced from the Caernarfon Archives (Document Reference XD2/14374). The aforementioned Miss Finlay was listed as the person who would show the property on production of a ticket from Mr Felton the auctioneer. This document provides a detailed record of the property in the final phase of its use as a private house prior to the use of the property as a hotel. The section relating to the mansion house is as follows:

*“The Extremely Desirable and Very Commodious Family Residence or Mansion House of “Deganwy”.*

*Charmingly situated on the banks of the River Conway, commanding delightful views of the Vale of the Conway, Conway Castle and Bridges, Penmaen Mawr, the Great and Little Ormshead, the Irish Sea, Puffin Island, the Island of Anglesey, &c., &c.*

*The House is in the best possible state of repair, and contains numerous large and small Sitting, Reading, and Entertaining Rooms, Housekeeper's Room, Butler's Pantry, Smoke Room, Coat and Knife Rooms, Kitchens, Pantry, three Water Closets, Lavatory, &c., &c., on the ground floor, with excellent Wine and Ale Cellars in the basement; sixteen excellent Bed and Dressing-rooms, Sitting-room, Bath-room, and two Water Closets on the first floor; and in the Tower (from which most extensive Land and Sea Views are obtained) there is a small bedroom and Observatory.*

*The Out-Offices comprise six-stalled Stable and Harness Room, with Billiard-room over; large Coach House, Wash House, Laundry, well-ventilated Larder, &c., &c.*

*The House is approached by a carriage drive through tastefully laid-out Pleasure Grounds; there are a Croquet Lawn, and two large productive Kitchen Gardens, one of which is walled, and contains many valuable full bearing Fruit Trees.*

*The whole Premises are admirably drained, and abundantly supplied with excellent spring and rain water.*

*The Lands immediately surrounding the House, and which extend to nearly 50 ACRES, are of superior quality, and admirably adapted for the erection of Villa Residences”.*

Also provided with the auction catalogue is a plan of the estate, house, outbuildings and gardens (Figure 8). This will be discussed in detail along with the developing house plans in Section 6.

This document is the earliest source which specifically mentions that the building is a hotel and states that “*Within one mile from the Railway Stations at Llandudno and Llandudno Junction, and close to the Deganwy Station, at which upwards of thirty trains per day pass and repass; WHICH WILL BE SOLD BY AUCTION, by MR. GEORGE FELTON at the Deganwy Castle Hotel, close to the Station*”.

The documents recording who the hotel is sold to have unfortunately not survived and it is unclear as to whether the occupants listed in the 1881 census purchased the property in 1871, at a later date or were tenants. An extract from a trade directory of 1877 lists Robert R. Barber as a school master in the area and it has been suggested (Lloyd Morris 2011) that the Deganwy College (formerly St. Oswald's College) was located at the Deganwy Castle Hotel. Whilst this is possible it cannot be confirmed and place name evidence and later advertisements for Deganwy School place the college nearer to Llandudno Junction (Richards 2010: 25).

The 1881 census lists the aforementioned Robert Barker and family as resident and hotel keeper at the Deganwy Castle Hotel. The building is definitely being run as a hotel and not a school at this date. The family have moved on from the hotel by 1885 as a lease document dated 25<sup>th</sup> March 1885 lists Mr. Henry Stewart Tritton as the new hotel proprietor (CD4/10/25/5). The owner of the building is listed as Mr William Thomas, but it is unknown when Mr Thomas took ownership. The hotel was listed in the 1886 “*North Wales Trade Directory*” with Henry Stewart Tritton as hotel proprietor at the Deganwy Castle Hotel. The 1889 Sutton's Chester and North Wales Trade Directory shows that Henry Tritton is still proprietor at this time.

The 1891 census once again shows that the Tritton family were resident at the Deganwy Castle Hotel. Archive documents show that Henry Tritton takes out a mortgage of £2,500 plus interest to purchase the hotel in May 1891. Henry Tritton died on the 15<sup>th</sup> May 1892 at the age of 52 and the hotel passed to his wife Helen Maria Tritton (CD4/9/23/13). Helen continues to run the hotel as a successful business until at least 1901 as can be seen on the census for this date. A number of records held in the Conwy Archives provide further details of the hotel during this period.



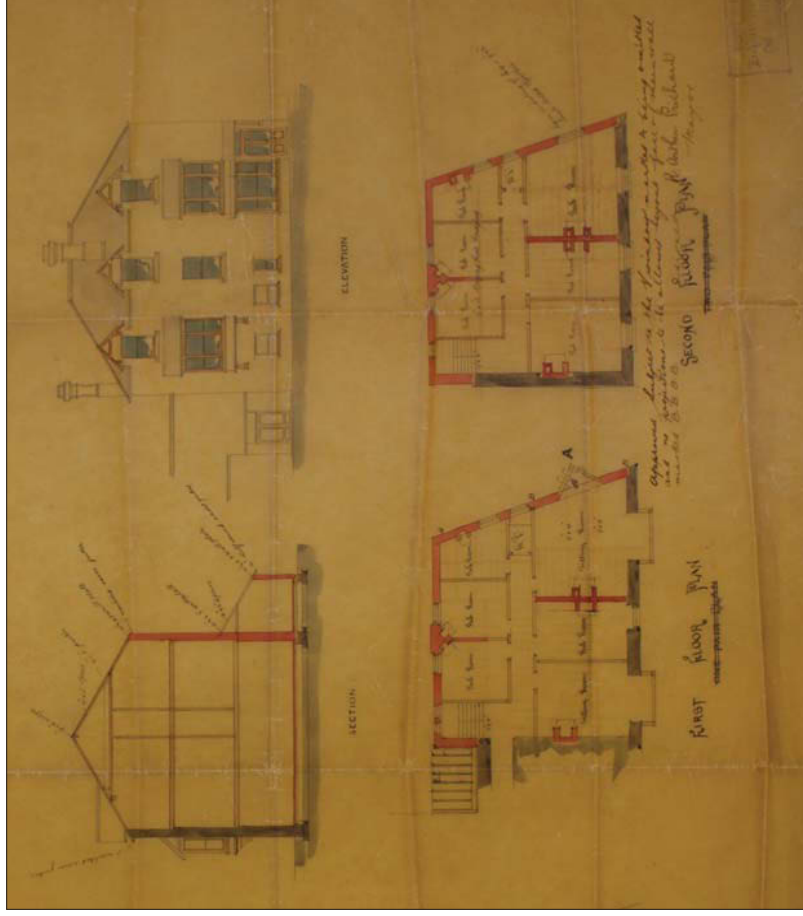
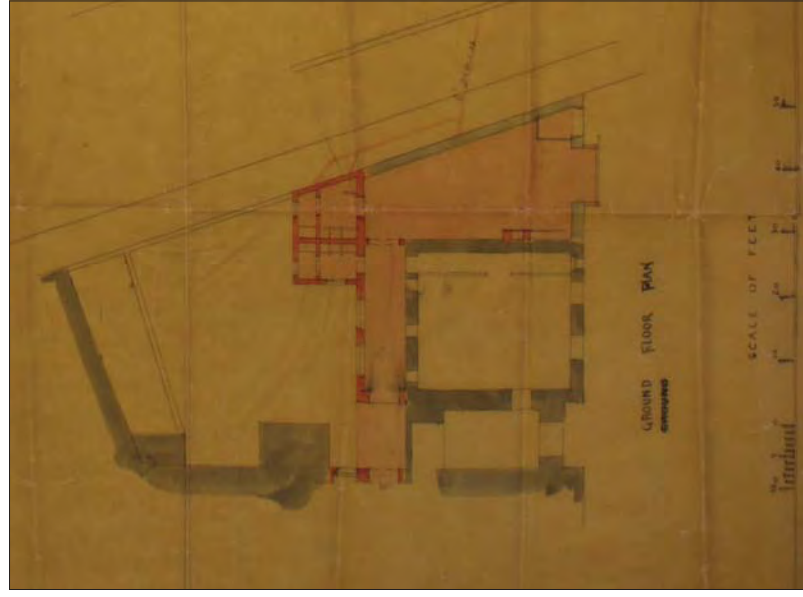
The designs for modifications to the hotel commissioned around 1892 and further works commissioned in 1898 (Figures 9 & 10-13) still survive. The earlier works were designed by George Felton of Llandudno and the later by James Prescott of Liverpool. Some of these alterations are evident when one compares the First and Second Ordnance Survey Maps (Figures 14 & 15) although not all of the proposed works were carried out. This will be discussed in greater detail in Section 6.

The 1901 Ordnance Survey Map shows that in the spot later occupied by the 1919 extension wing is a glass structure shown which does not appear on the First Edition. A later source labels this as a single story recreation room. This level of expansion over a relatively short period of time is a strong indication of the success of the hotel.

By the 1911 census the hotel has passed to Helen Tritton's eldest daughter Grace. Grace is a spinster and has been living at the hotel with her mother and has presumably been involved in the running of the hotel for a considerable period of time. A number of photograph albums belonging to Grace's sister Hylda Tritton (later Griffiths) are held at the Conway Archives and these are an invaluable document of how elements of the hotel frontage would have looked during the period roughly dating from the early 1900's until c.1912. A selection of these pictures have been included as Figures 16 - 33.

There are two sales catalogues for the sale of the Deganwy Estate in 1892 (CONWY/SC/1) and 1903 (CSC/5) and these offer further evidence for how the Deganwy Castle Hotel would have looked during the period covering the Tritton's occupation. These documents may however be a little unreliable as they were not specifically produced to show the Deganwy Castle Hotel as it was no longer part of the estate at this time.

The 1892 catalogue includes a number of watercolour paintings of the area including one which clearly shows the Deganwy Castle Hotel (Figure 34) and the façade is somewhat different to that now seen. This may be a glimpse of the building before the modifications to the roadside elevation or a artistic interpretation of the building. Both of these documents also include ground plans of the Deganwy Castle Hotel (Figures 35 & 36) which will be used for comparison with other sources to phase the building.



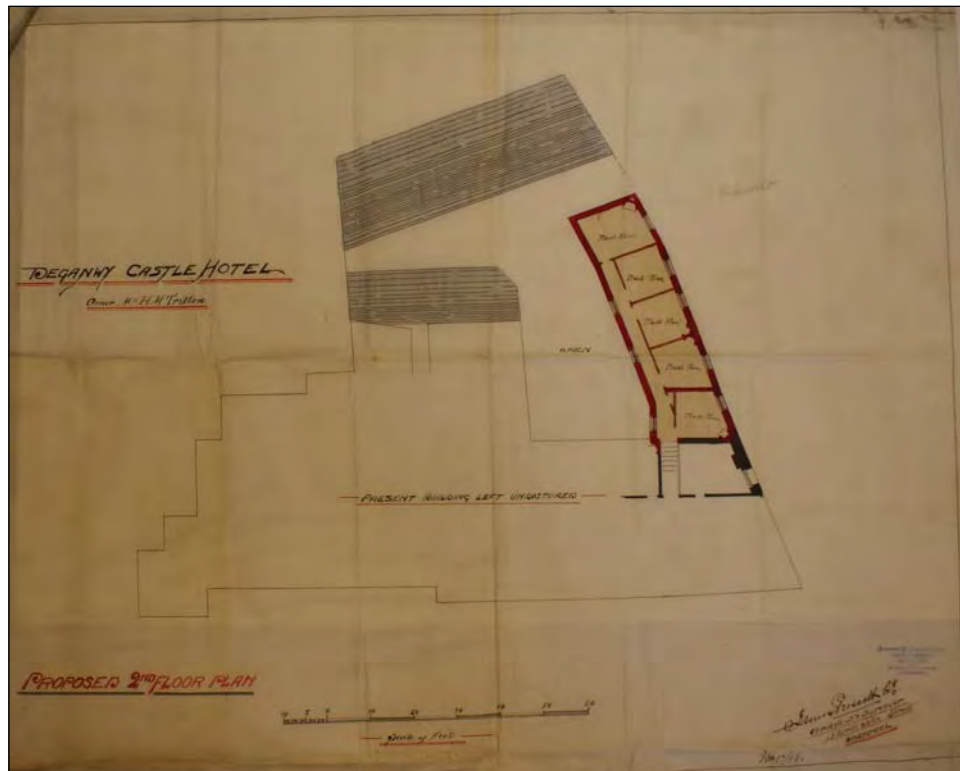
**Figure 9.** Architects Plans Drawn Up Around 1892 and Showing Alterations to the Roadside Area of the Deganwy Castle Hotel. Source: Conwy Archives Doc C Maps & Plans 23/1/21



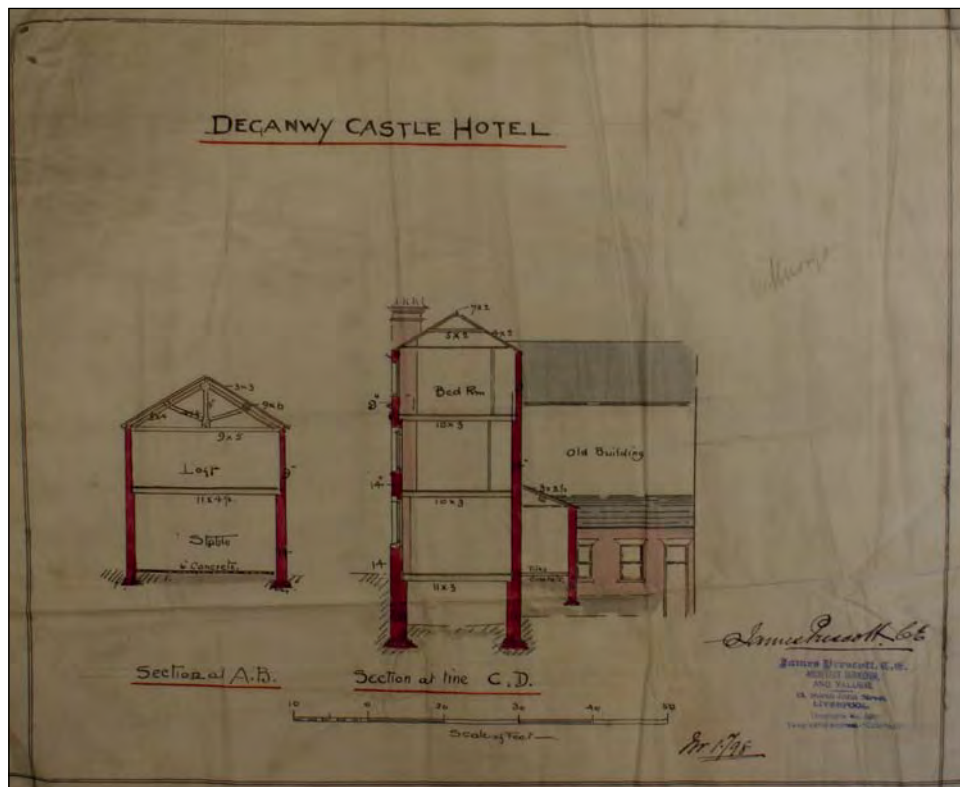
**Figure 10.** Proposed Modifications to the Deganwy Castle Hotel 1898.  
 Note the Existing Building in the Footprint of the 1919 Wing.  
 Source: Conwy Archives Doc C Maps & Plans 23/1/131



**Figure 11.** Proposed Modifications to the Deganwy Castle Hotel 1898.  
 Source: Conwy Archives Doc C Maps & Plans 23/1/131



**Figure 12.** Proposed Modifications to the Deganwy Castle Hotel 1898.  
Source: Conwy Archives Doc C Maps & Plans 23/1/131



**Figure 13.** Proposed Modifications to the Deganwy Castle Hotel 1898.  
Source: Conwy Archives Doc C Maps & Plans 23/1/131





**Figure 14.** 1889 First Edition Ordnance Survey Map Extract Showing Deganwy Castle Hotel

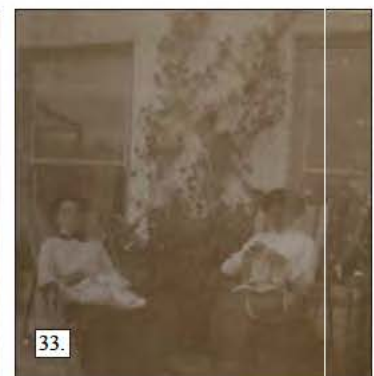


**Figure 15.** 1901 Second Edition Ordnance Survey Map Extract Showing the Deganwy Castle Hotel

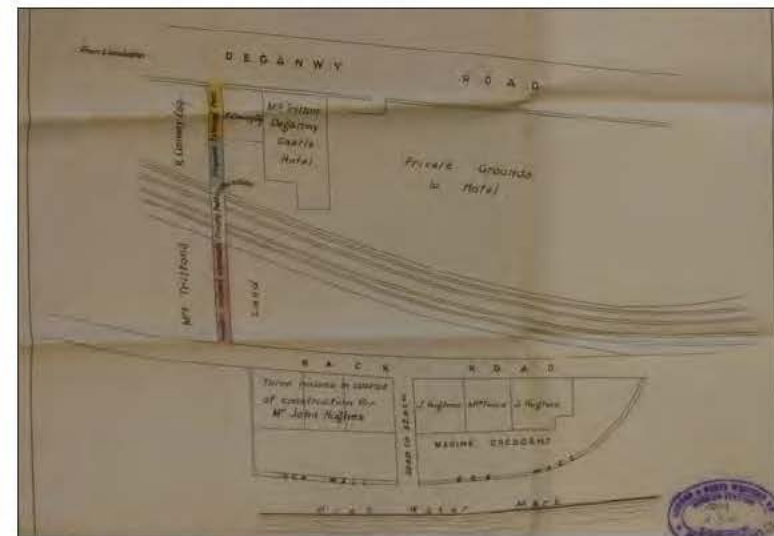
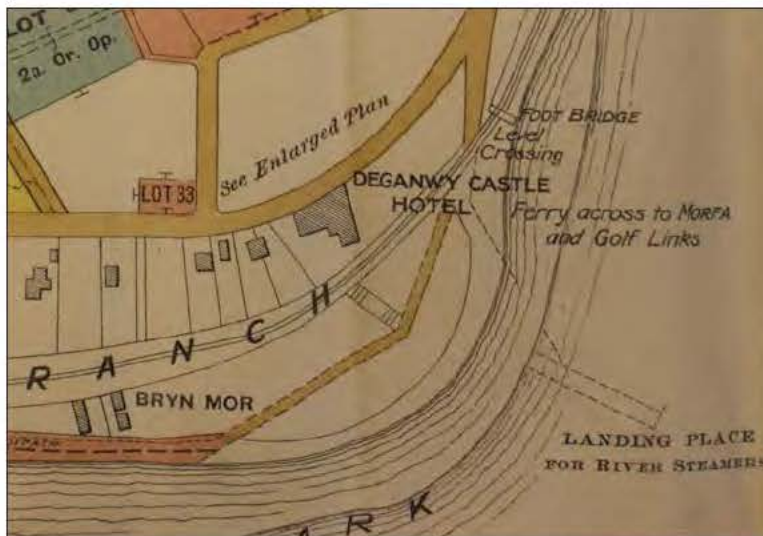


**Figures 16 - 24.** Photographs From Hylda Tritton's Family Albums Dated c.1900-1912.  
Source: Conwy Archive Docs CP247/2, CP247/1, CP247/71-100, CP247/26, CP247/57





**Figures 25 - 33.** Photographs From Hylda Tritton's Family Albums Dated c.1900-1912.  
Source: Conwy Archive Docs CP247/2, CP247/1, CP247/71-100, CP247/26, CP247/57





There is also a schematic plan of the Deganwy Castle Hotel dated 1899 produced in conjunction with a “*Grant of Right of Way Over a Footpath*” (COB2/664/186) which runs alongside the rear boundary of the property and over the railway bridge (Figure 37) and is still in use today.

Two editions (dated 1891 and 1904) of the “Gossiping Guide to Wales” containing advertisements were sourced from Bangor University Library. The earlier advertisement is not illustrated but contains a fascinating insight into the services provided by the hotel. It is as follows:

*“Deganwy Castle Hotel, Near Llandudno. Directly facing Conway Castle and Bridges. One of the most beautifully situated Hotels in North Wales; it faces South and West and is protected from North and East Winds, and is close to the sea Shore.*

*HOME COMFORTS. MODERATE CHARGES.*

*LAWN TENNIS, BILLIARDS, BOATING, FISHING.*

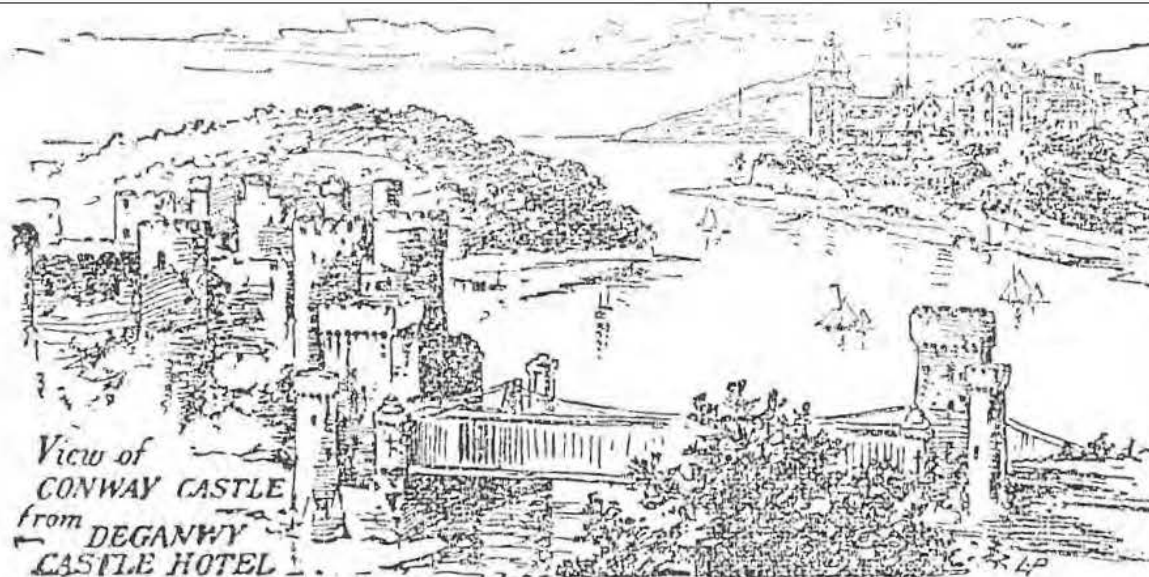
*Miss Tritton, who is a certified Masseuse (from the National Hospital, London), attends Ladies at their Homes, or undertakes their treatment at the above Hotel, where she is resident.*

*The New Sanitary Arrangements are on the most improved modern principle.*

*Within easy reach of all Coaching and Railway Excursions. Under the personal supervision of Mr. and Mrs. Tritton Proprietors”* (Roberts & Woodall 1891: 62).

The 1904 advertisement is illustrated and this sketch shows the eastern ranges of the building, a view which is seldom shown on pictures which have previously concentrated exclusively on the front or Southern elevation (Figure 38). The text mentions very little about the hotel itself other than allowing us to date the creation of the tennis court at the front of the building to the winter of 1903 (Roberts & Woodall 1904: 40).

As mentioned above the Tritton family are recorded on the 1911 census with Grace as proprietor and ten servants employed in the hotel. This is the last census which is available and alternative documents have been sourced to follow changes in hotel ownership.



## DEGANWY CASTLE HOTEL, Nr. Llandudno.

*Directly facing Conway Castle and Bridges.*

One of the most beautifully situated Hotels in North Wales. It faces South and West and is protected by hills North and East. Within five minutes of the Carnarvonshire Golf Links, and fifteen of the Llandudno Links. A Tennis Ground has been added this winter. Within easy reach of all Coaching and Railway Excursions. Billiards, Boating, Bathing, Fishing. Good Accommodation for Cyclists. Terms on application. National Telephone No. 11.

**Mrs. TRITTON, Proprietress.**

**Figure 38.** 1904 Advertisement for the Deganwy Castle Hotel  
(Source Roberts & Woodall 1904: 40)

Trade directories for the area show that Grace is listed in 1911 as running the hotel but by 1913 Bennett's Trade Directory lists a Mrs Oakley as manageress. It is unclear if Mrs Oakley is managing the property on behalf of the Trittons or is a new owner but by 1914 Mr John Taylor is listed as the proprietor of The Castle Hotel and the Castle Hotel Garage on Deganwy Road. Further directories dated until 1936 record Mr Taylor as the owner of the hotel and garage and in later years his ownership is listed as being joint with E.L Taylor.

A document (C Maps & Plans 23/2/339) held in the Conwy Archives is tentatively dated as 1912, and would therefore date to the earliest phase of the Taylor's ownership. It relates to modifications to the garage area and outbuilding although at least part of this work was not carried out as the garage building has two storeys rather than three as is shown in the drawing. It is more likely that this document actually dates to 1935 when other works on this area of the building were commissioned and the document has therefore been included with these architects drawings.

It was during the ownership of the Taylor's that the extension which has been demolished as part of the current scheme of works was erected and the original architects drawings for these works survive, interestingly along with the alternative building designs which were never built. This documents also provide us with an idea of what the building floor plan was prior to the new works being carried out.

The first phase of works was carried out in 1919 and the wing which overlooks the railway line was added. The architects commissioned were R. Thelwall Longden & J. Arfon Jones, architects and surveyors from Mostyn Street, Llandudno. The existing plans are included as Figures 39 - 41 whilst the plans & elevations for the 1919 wing are included as Figures 42 – 43. The alternative building designs have not been included in this report but are included in CR20-2012. The addition of this wing is not evident on the 1920 Ordnance Survey Map but is present by the 1936 edition (Figures 44 & 45).

The Taylors also modified the front of the Deganwy Castle Hotel, adding a sun porch and veranda in the 1932. These structures were designed by Manchester architect John Knight and the original drawings are shown in Figure 46. These features partially survive and will be restored to their original design in the forthcoming works.



**Figure 39.** 1919 Architects Plan of Deganwy Castle Hotel Prior to the Remodelling of That Year (Source: Conwy Archives C Maps & Plans 22/3)

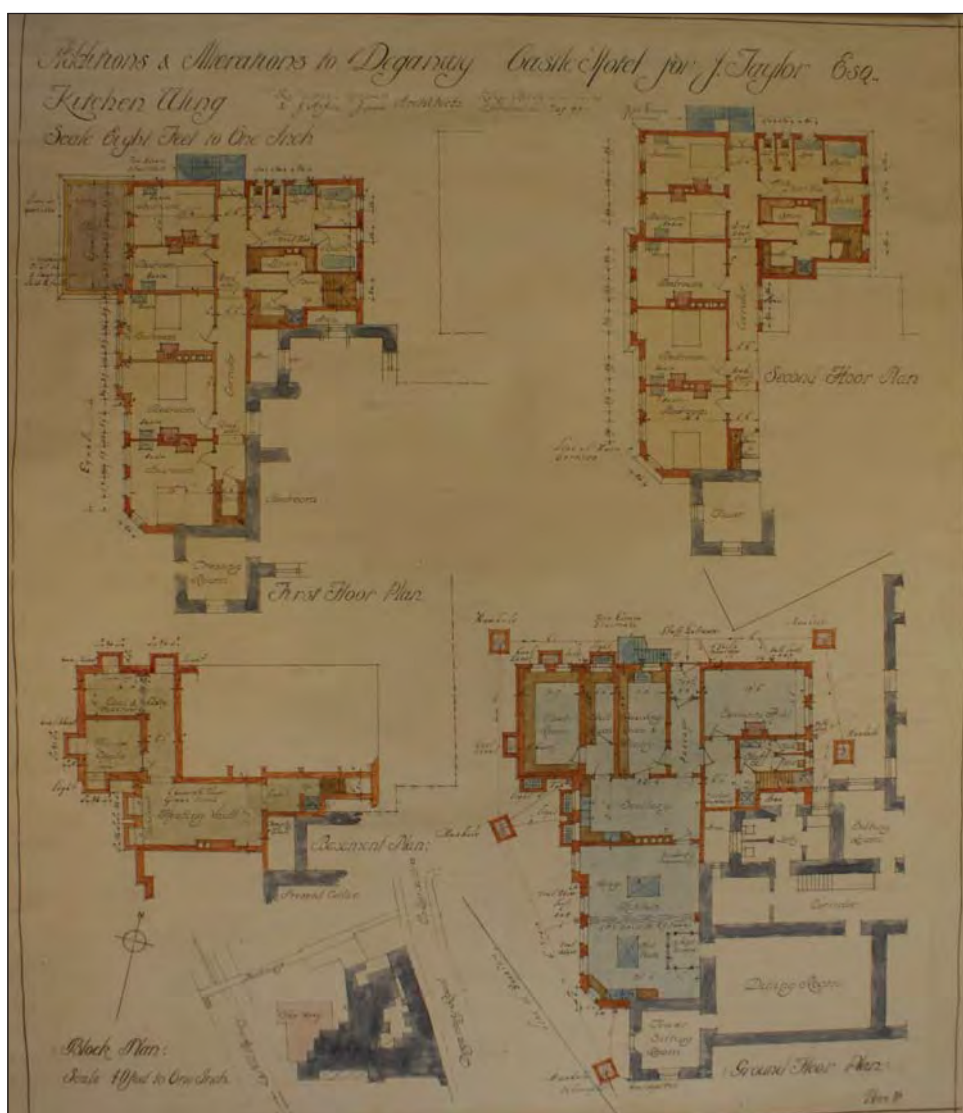


**Figure 40.** 1919 Architects Plan of Deganwy Castle Hotel Prior to the Remodelling of That Year (Source: Conwy Archives C Maps & Plans 22/3)





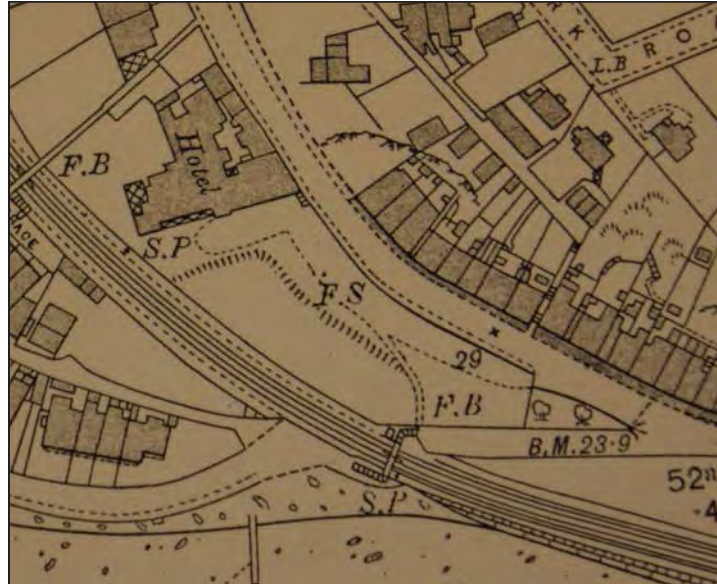
**Figure 41.** 1919 Architects Plan of Deganwy Castle Hotel Prior to the Remodelling of That Year (Source: Conwy Archives C Maps & Plans 22/3)



**Figure 42.** 1919 Architects Plan of Deganwy Castle Hotel 1919 Extension (Source: Conwy Archives C Maps & Plans 22/3)



**Figure 43.** 1919 Architects Elevations of Deganwy Castle Hotel Extension Wing  
(Source: Conwy Archives C Maps & Plans 22/3)

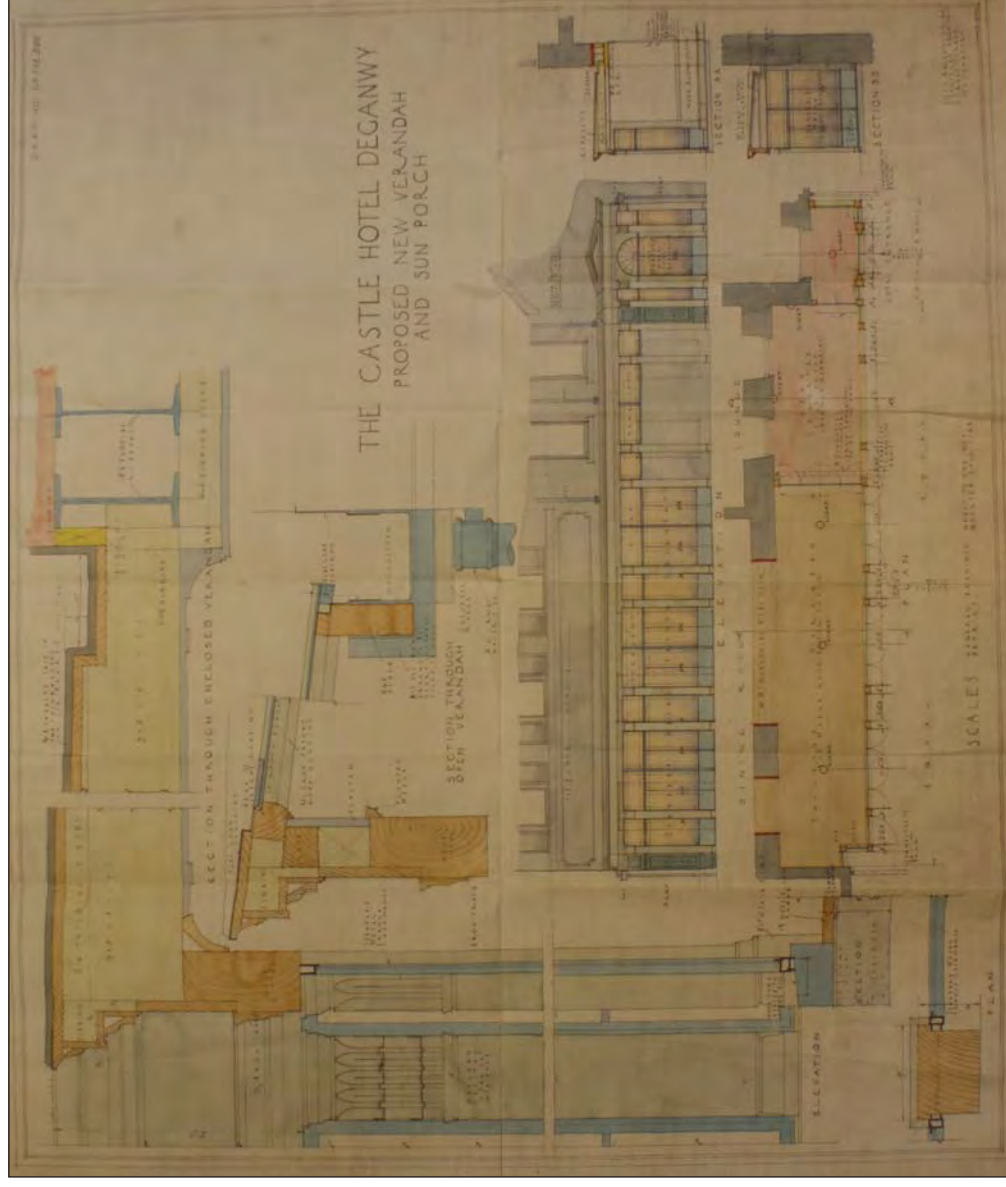


**Figure 44.** 1912 Ordnance Survey Map of Deganwy Showing the Castle Hotel



**Figure 45.** 1936 Ordnance Survey Map of Deganwy Showing the Castle Hotel





**Figure 46.** 1932 Architects Plans of Veranda and Sun Porch.  
Source Conwy Archives: C Maps & Plans 22/42



As mentioned above part of the Deganwy Castle Hotel was utilised as a garage from 1914 at the latest although it is possible that the garage was operational for a year or two before this date. The garage appears to have been a lucrative enterprise and the garage building at the far end of the roadside elevation is modified in the 1930's (Figures 47 - 48) and a large area has been given over for use as a garage as can be evidenced on the 1919 plans of the hotel. The full extension works were not carried out as the garage structure was never extended to three storeys.

A number of postcards/photographs of Deganwy have been deposited in the Conwy Archives which show how the hotel appeared during the first half of the Twentieth Century and a selection of these are included in this report (Figures 49-53). There are other examples but they show the tower rather than the hotel as a whole.

Two advertising booklets, the first produced in 1936 and the second in 1949 were held in Conwy Archives. Interestingly these documents show two of the downstairs rooms – the dining room and the lounge - allowing us to see how they would have been decorated at this time. These are added as Figures 54-57 and will be discussed in greater detail along with the appropriate building element in Section 6. A description of the hotel is also included showing that the hotel is clearly aimed at a well to do clientèle.

The 1949 booklet has re-branded the Deganwy Castle Hotel at The Castle Hotel, Deganwy and also produced a new logo which has been included as Figure 58. The booklet describes the hotel as follows:

*“In the beauty and charm of its exquisite situation, the Castle Hotel is among the finest in Wales. It stands close to the sea, facing south, and the approach to the Hotel is through its own lovely gardens of nearly two acres. The Hotel is only three minutes from the station and beach and facilities for Bathing and Boating are excellent. Adjacent are three excellent Golf Links, and it is only two minutes walk to the Bathing Pool.*

*Comfortably furnished throughout, the Hotel is fitted with all modern improvements. It has Central Heating, and all the Bedrooms have running Hot and Cold Water. A plentiful supply of bathrooms.*

*Electric Light; Electric Radiators in all rooms.*

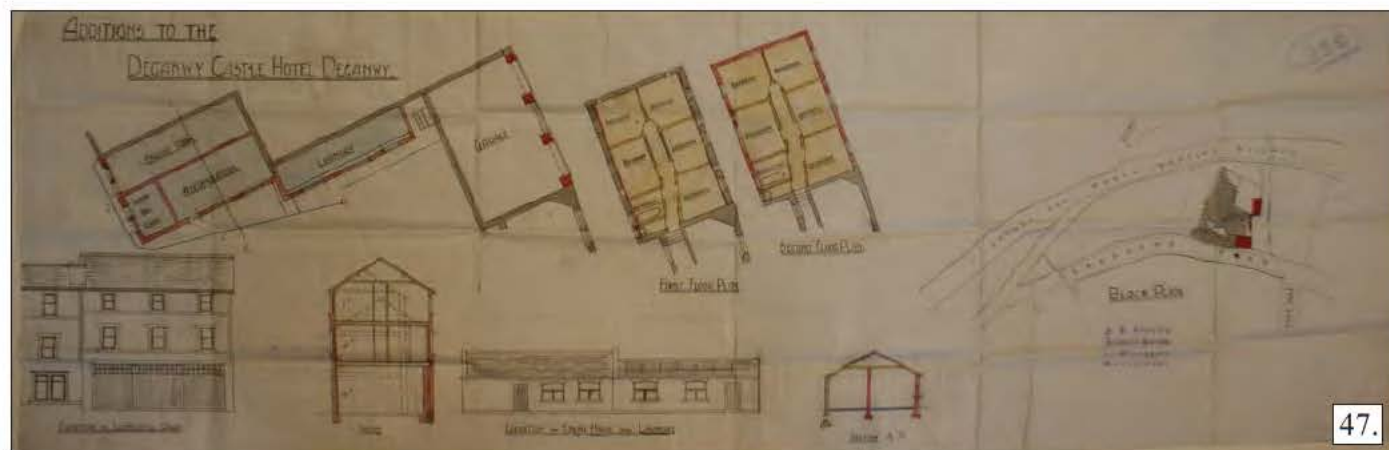
*Special care is devoted to the cuisine, which is really excellent. A spacious Kitchen Garden ensures a constant supply of fresh vegetables in all seasons.*

*The Public Rooms are cheery, yet restful. The Dining Room faces due South, has separate tables, and is capable of accommodating about 60 visitors.*

*There are two Lounges, a Card Room and cosy Smoke Room, all extremely comfortable.*

*The Hotel has been under the same proprietorship since 1912. Public Garage close to Hotel”.*

The more recent history of the Deganwy Castle Hotel is less well documented than that of the early Twentieth Century and the archive holds almost no information for this phase. A handful of photographs survive from the 1960's allowing the dating of a sun-room and porch to the front of the building. The sun-room must have been added after the latest photograph was taken in the late 1960's. An internet search of hotel reviews does offer a glimpse of the how the hotel fared in it's final days before finally closing in 2010. The Deganwy Castle Hotel is a prominent building within the community and gaps in the later history of the building could be filled by an oral history project.



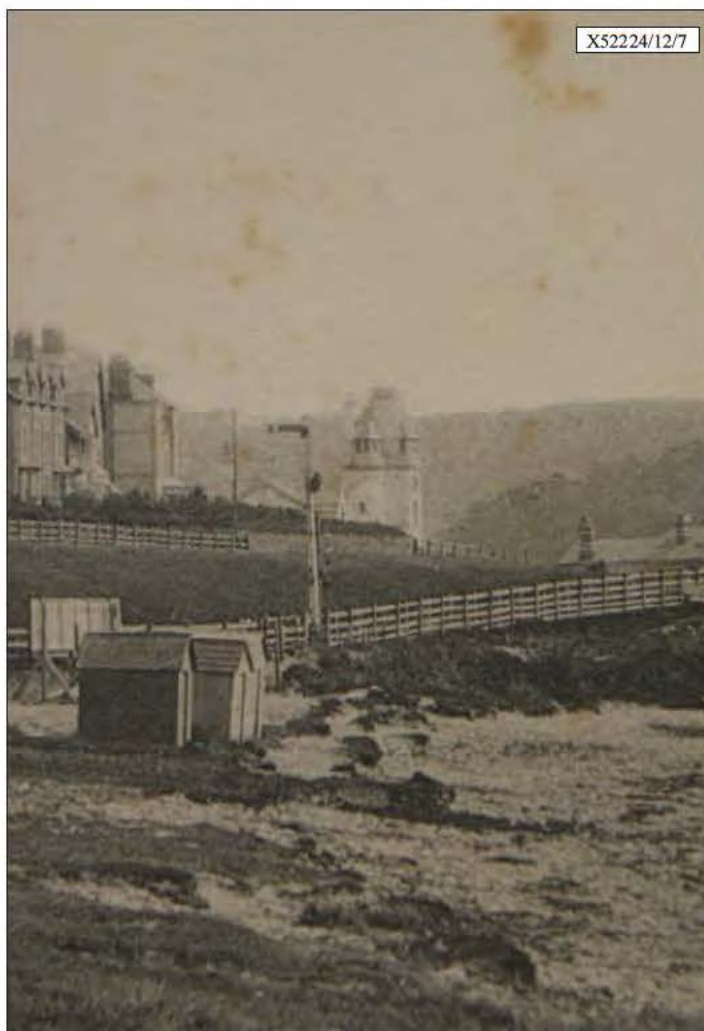
**Figure 47.** Architects Plans for Additions to the Deganwy Castle Hotel 1935.

Source: Conwy Archives  
C Maps & Plans 23/2/339



**Figure 48.** Architects Plans for Additions to the Deganwy Castle Hotel 1935.

Source: Conwy Archives  
C Maps & Plans 23/2/1031



**Figures 49 - 51. Selection  
Of Early Twentieth Century  
Pictures of the Deganwy  
Castle Hotel**  
Source: Conwy Archives



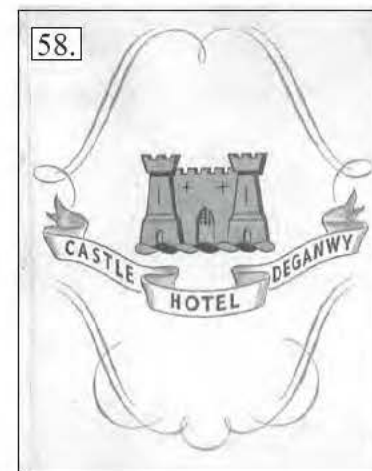
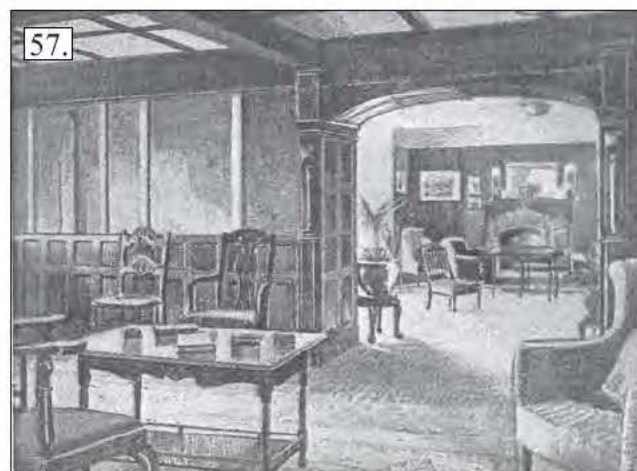
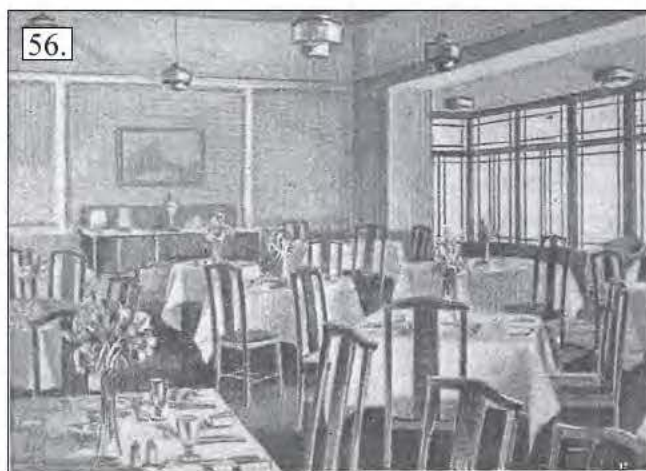
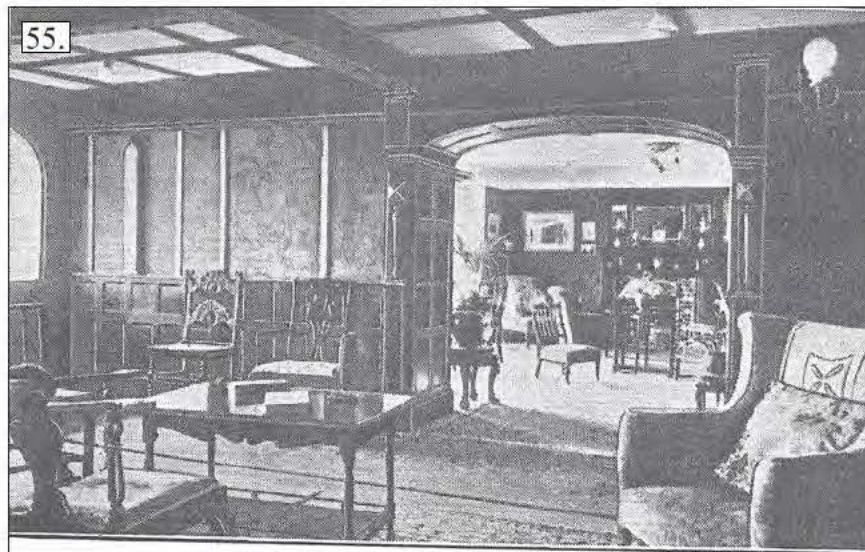
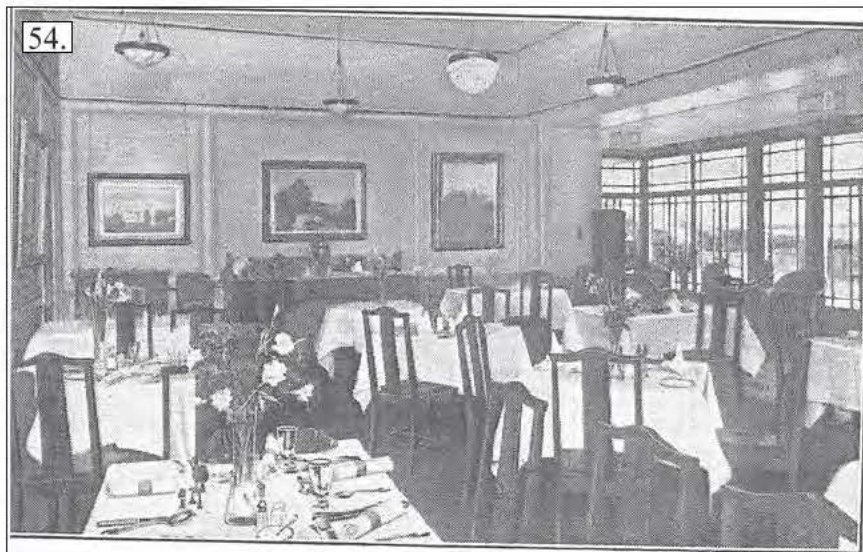


**Figure 52.** Front Elevation of the Deganwy Castle Hotel Believed To Have Been Taken During the Early 1960's.  
Source: Conwy Archives CP286/6/2



**Figure 53.** Front Elevation of the Deganwy Castle Hotel Believed To Have Been Taken During the Late 1960's. Note the Addition of The Porch. Source: Conwy Archives CP92/14/2





**Figure 54.** Deganwy Castle Hotel Dining Room Taken from 1936 Advertising Booklet. Source: Conwy Archives

**Figure 55.** Deganwy Castle Hotel Lounge Taken from 1936 Advertising Booklet. Source: Conwy Archives

**Figure 56.** Deganwy Castle Hotel Dining Room Taken from 1949 Advertising Booklet. Source: Conwy Archives CX223/2/5/6

**Figure 57.** Deganwy Castle Hotel Lounge Taken from 1949 Advertising Booklet. Source: Conwy Archives CX223/2/5/6

**Figure 58.** The Castle Hotel, Deganwy Logo Taken from 1949 Advertising Booklet. Source: Conwy Archives CX223/2/5/6

## **6.0 Results of Archaeological Works**

The results of the archaeological works conducted at the Deganwy Castle Hotel have been divided between this document and report CR20-2012. The general historic background and the detailed photographic record of the 1919 Extension Wing (which has now been demolished) are detailed in report CR20-2012 and this work has not been reproduced in this document.

This report (CR23-2013) details the results of the documentary research relating to the building, building analysis, photographic survey, drawn record and the watching brief conducted on the service trenches.

### **6.1 Results of the Building Analysis, Drawn Record and Photographic Survey**

The results of the building analysis, drawn record and photographic survey have been integrated into a single section for ease of discussion and interpretation.

An examination of historic sources, maps, architects plans and the building itself has revealed the Deganwy Castle Hotel to be a complex amalgamation of buildings which have undergone numerous phases of rebuilding and remodelling over time.

Twelve broad phases of building/remodelling have been identified within the surviving suite of structures (see Figure 59). There are further buildings which have been demolished and these are discussed in Section 5 but not included here:

- 1) Historic Building Core Pre-1748 Farm House
- 2) Farm Outbuildings Thought to be Pre-1846
- 3) Structure Built Pre-1857
- 4) Stone Built Additional Ranges – Post Phase 3
- 5) Structure Built Between 1857 and 1871
- 6) Structure Built 1860's
- 7) Structure Built 1898
- 8) Structure Built Between 1889 and 1919
- 9) Structure Built Between 1901 and 1912
- 10) Built 1919
- 11) Structure Built Between 1919 and 1936
- 12) Structure Built 1960's or 1970's

Within this framework the separate structural elements have been individually numbered and colour coded and this system will be used to identify building areas. This report discusses each element chronologically in build order. Where possible the development of these elements will be discussed as changes can be observed over time.

In her work Anne Lloyd Morris (2011) has identified features of historic interest and the document “*Deganwy Castle Hotel, Station Road, Deganwy – Historic Survey Report*” should be read in conjunction with this report. In this work features of historic interest are identified and their location noted including windows, doors and architectural features. This work is not duplicated although where necessary additional notes have been made.

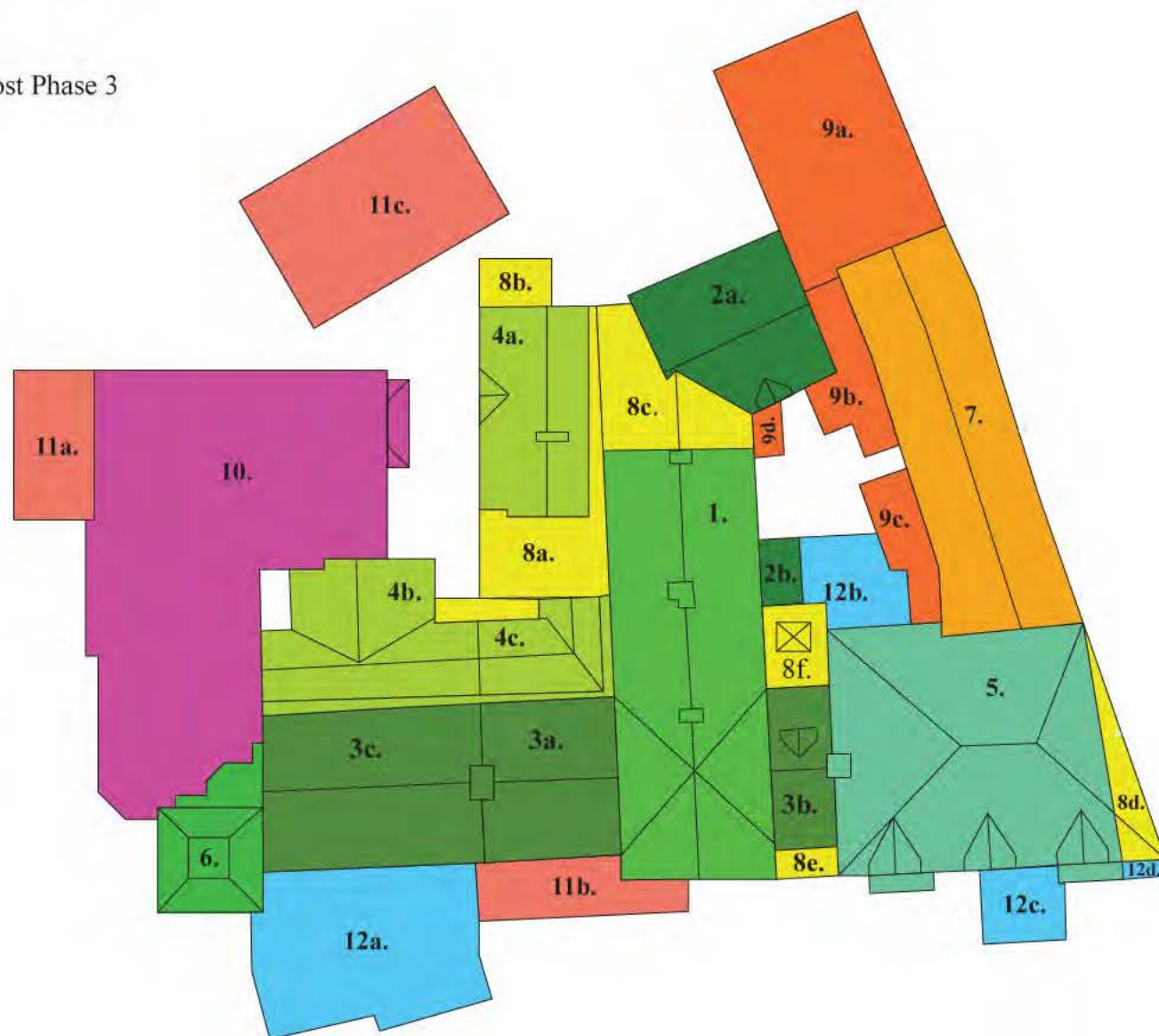
Figures 60-66 are architects drawings of the Deganwy Castle Hotel prior to the commencement of the current phase of works. They are produced by and copyright Bowen Dann Knox Architects and are reproduced with their permission.

Plates 1 – 12 are general shots of the Deganwy Castle Hotel prior to the commencement of works. They show the relationships between different areas of the building. The locations and directions of these photographs and all other included in this report are marked on Appendix B.



- 1) Historic Building Core Pre-1748 Farm House
- 2) Farm Outbuildings Thought to be Pre-1846
- 3) Built Pre-1857
- 4) Stone Built Additional Ranges - Post Phase 3
- 5) Built Between 1857 and 1871
- 6) Built 1860's
- 7) Built c.1898
- 8) Built Between 1889 and 1919
- 9) Built Between 1901 and 1912
- 10) Built 1919
- 11) Built Between 1919 and 1936
- 12) Built 1960's or 1970's

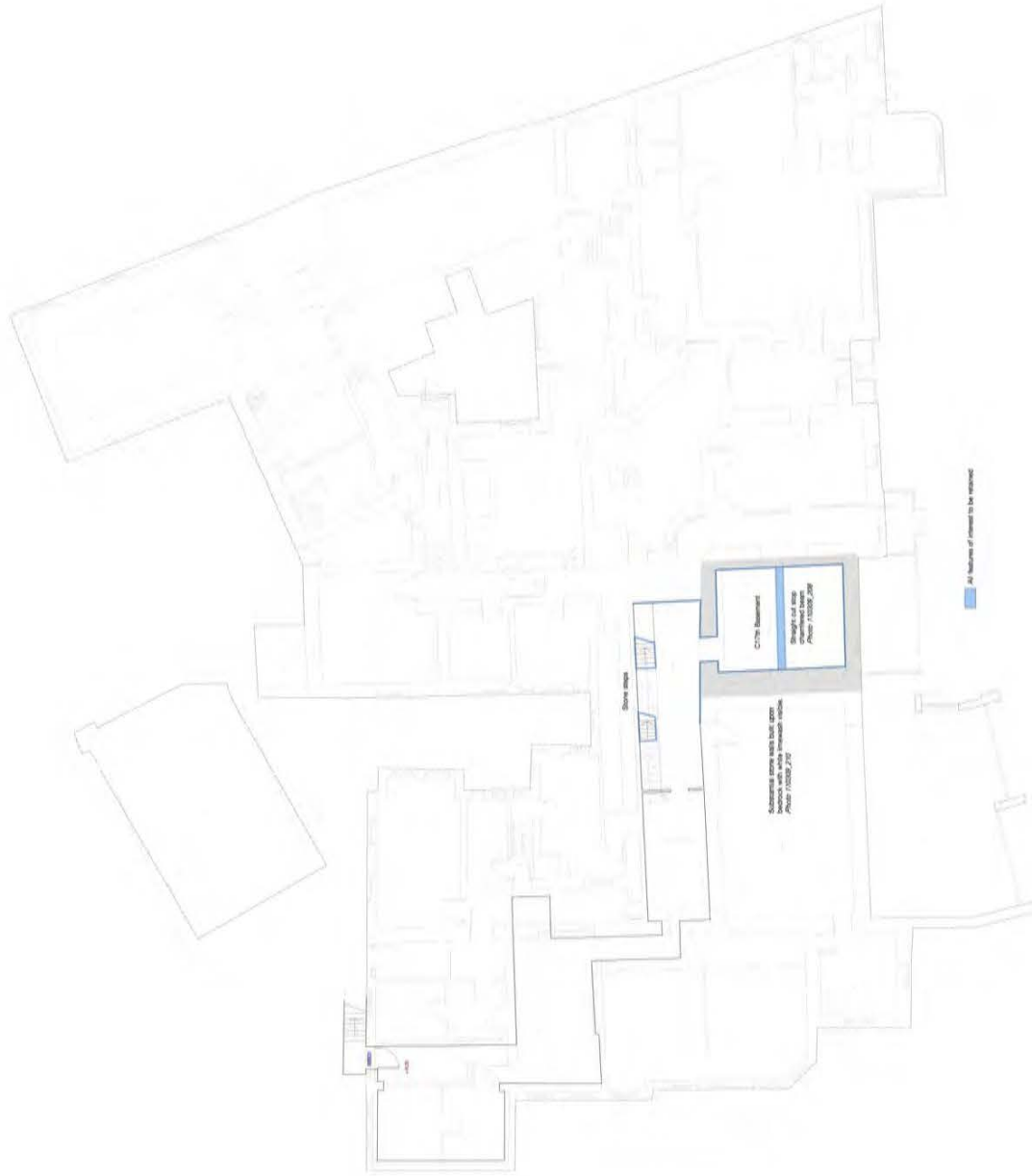
**Note:** The Seperate Structural Elements Have Been Individually Numbered for Ease of Discussion in the Text as Many Undergo a Number of Changes Over Time



**Figure 59.** Deganwy Castle Hotel Building Phasing

NE  
ITS

BASIMENT



**Figure 60.** Architects Plans of the Deganwy Castle Hotel Prior to the Current Works Being Undertaken. Basement

# FIRST FLOOR

NTS



**Figure 61.** Architects Plans of the Deganwy Castle Hotel Prior to the Current Works Being Undertaken. Ground Floor Level

# NEWS

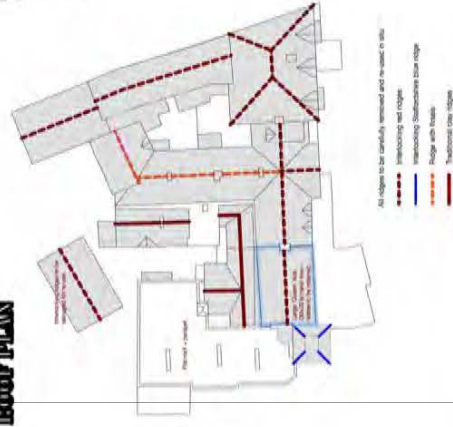


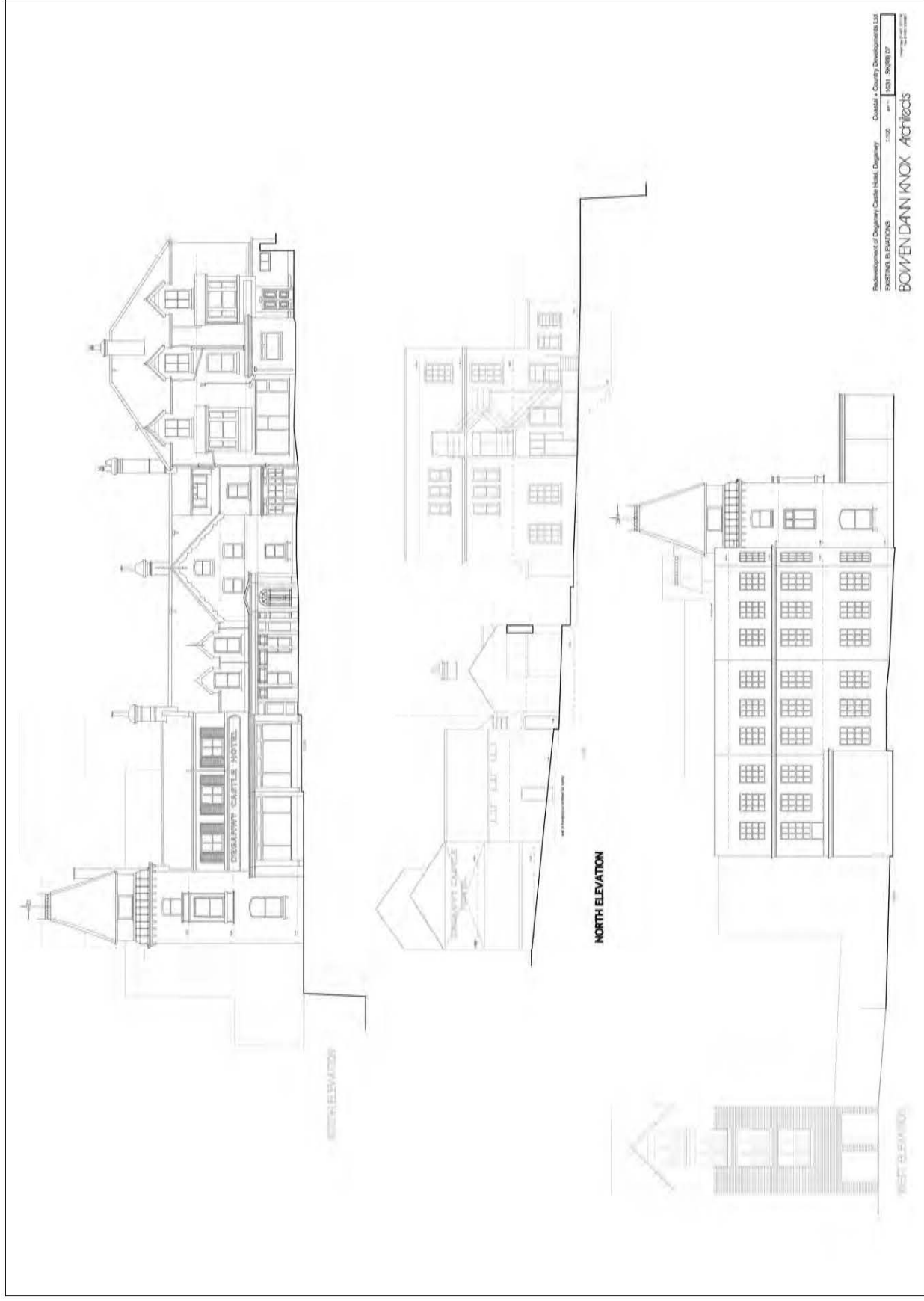




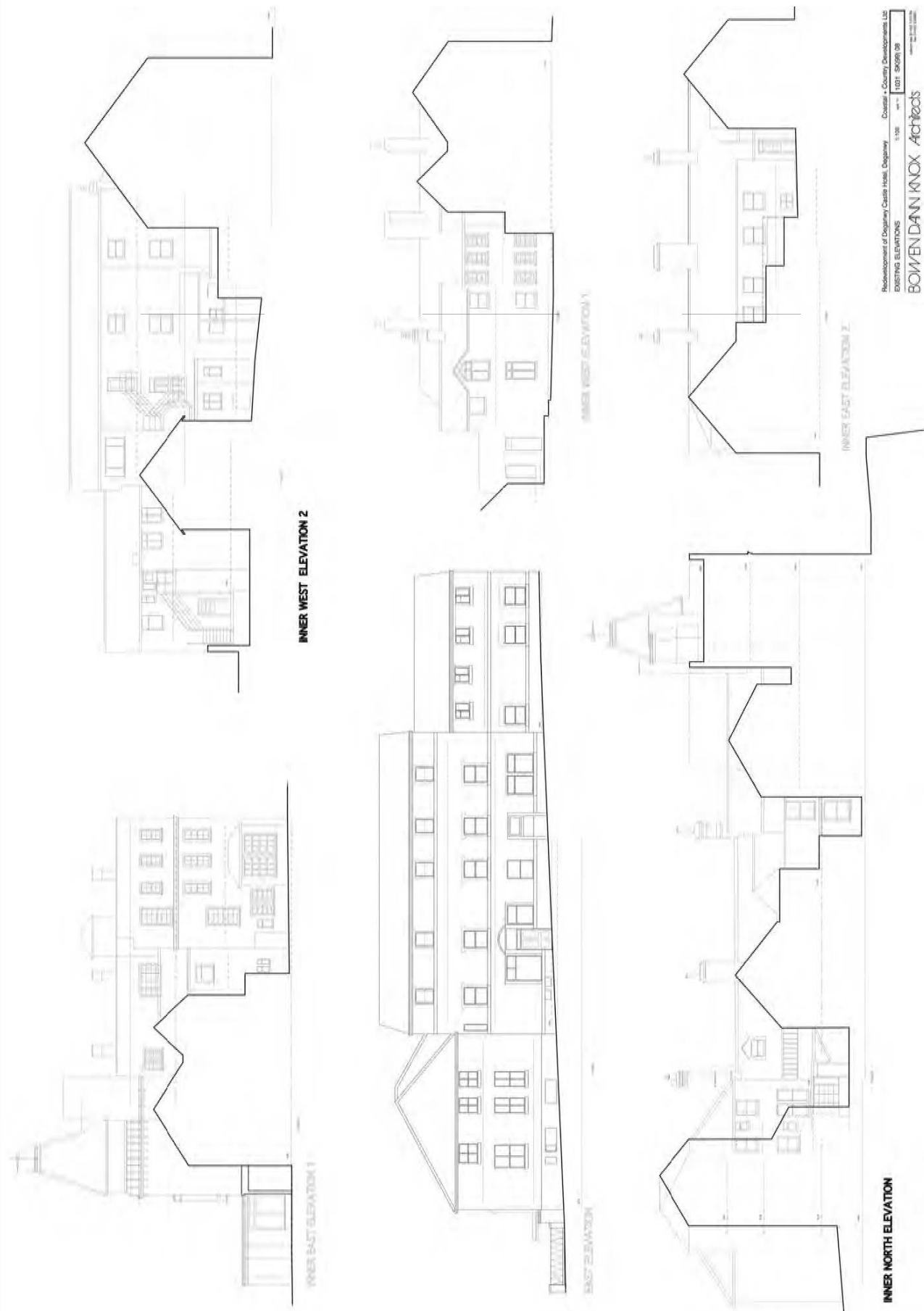
Figure 63. Architects Plans of the Deganwy Castle Hotel Prior to the Current Works Being Undertaken. Second Floor Level

## ROOF PLAN





**Figure 65.** Architects Elevations of the Deganwy Castle Hotel Prior to the Current Works Being Undertaken



Redevelopment of Deganwy Castle Hotel, Deganwy Coastal & Country Developments Ltd  
 EXISTING ELEVATIONS 1:100  
 BOWEN DAN KNOX Architects

**Figure 66.** Architects Elevations of the Deganwy Castle Hotel Prior to the Current Works Being Undertaken





**Plate 1.** Deganwy Castle Hotel Front Elevation  
Showing General Landscape Setting



**Plate 2.** Deganwy Castle Hotel Front Elevation  
Prior to the Commencement of Works



**Plate 3.** Deganwy Castle Hotel Front  
Elevation, Western Area



**Plate 4.** Deganwy Castle Hotel Rear Area  
Prior to the Commencement of Works



**Plate 5.** Deganwy Castle Hotel Front Elevation  
Prior to the Commencement of Works



**Plate 6.** Aerial View Showing Building  
Ranges Behind the Front Elevation





**Plate 7.** Rear Area of Hotel Showing 1919 Extensions and Area Occupied by Laundry



**Plate 8.** Area Between Elements 10 & 4 Prior to the Commencement of Works



**Plate 9.** Deganwy Castle Hotel Western Area, Elements 10 & 11c



**Plate 10.** Elements 8d and 7, Roadside Elevation Prior to the Commencement of Works



**Plate 11.** Deganwy Castle Hotel Elements 2a, 7 & 9a Prior to the Commencement of Works



**Plate 12.** Elements 2a, 8b, 4a, 10 & 4b Rear Elevation

### **6.1.1 Pre-Hotel Era – Construction – 1871**

The Deganwy Castle Hotel was originally built as a private residence in the vernacular style. The building core was constructed using local stone reputedly taken from Deganwy Castle and was built using traditional methods of construction and layout.

In his work on the historic architecture of Wales, John Hilling (1976: 90) states that: “*Many of the cottages and farms still existing today were built during the the Tudor and Renaissance periods, although their floor plans may have derived from earlier medieval models. The buildings we think of today as ordinary farms and minor country houses were often, when first built, the homes of the gentry and consequently the most important houses in the district*”. In the absence of dendrochronological dates we cannot conclusively prove that the core building elements are of this early a date, although on stylistic grounds the structure would broadly fit this early origin.

Circumstantial evidence from later periods also hints at this as a possibility as we know that the house was used by members of the gentry between 1748, the earliest recorded date for the property which could be sourced, and the sale of the estate in 1871. The extensive estate which accompanied the property would also demonstrate a high status for the early building beyond a mere farmstead.

The house remained a private residence until 1864 and the buildings and outbuildings erected prior to this date can be seen to combine the function of agricultural/farm buildings with a later dramatic increase in the fortune of the resident family. This is demonstrated through the addition of substantial accommodation and entertainment elements to the building range. Figure 67 details the construction materials used in the different phases of the buildings construction and there is a clear change from the earlier local stone used in the pre-hotel building elements to brick being used in later phases. This change coincides with the coming of the railway and the reduction of the cost of transporting bricks making them a more popular construction material.

### **6.1.2 Historic Building Core Pre-1748 Farmhouse (Building Element 1) Plates 13-37**

The earliest area of the Deganwy Castle Hotel is a central linear building labelled as Element 1 on the phased plan (Figure 59). It is constructed using the local stone, reputedly taken from Deganwy Castle. This structure is a single, straight, north-south orientated building range which is later extended. Over the years this central portion becomes surrounded by later buildings and is now almost unrecognisable as a farmhouse.

The exact construction date is unknown and all that can be determined with any certainty is that this portion of the Deganwy Castle Hotel was built pre-1748. Based on stylistic comparisons this core area has been assigned a mid 17<sup>th</sup> century date (Lloyd Morris 2011:1) although as noted above it may have even earlier origins. In her work Lloyd Morris also notes that the substantial stone walls and three massive chimney stacks are indicative of a high status building. No records could be sourced from this early phase of the buildings development but this area of the building is believed to have been built as a farmhouse for a wealthy landowning family.

The shape of this building could indicate that it may have originally been built as a traditional long-house although the three chimneys would indicate that either one of the end chimneys would have to be a later addition in order to leave part of the building to be inhabited by animals. The remodelling of the building over time has obscured many of the earlier details and this cannot be proven either way.

An examination of the roof area clearly shows that although the building is currently predominantly two storeys in height (the remodelling of the gable end of the building has allowed for an additional attic level to be inserted at the current front of the property) the roof level has clearly been raised (Plates 25 & 26). It is likely that originally there would have been a ground floor level and a loft. There are a number of openings at ground floor level and presumably some of the smaller windows are original. It is however not possible to determine with absolute certainty the location of the front elevation of the structure as built due to the level of modification that the building has undergone and the use of render which conceals the original stonework.

The current front elevation of the building which incorporates the gable end of this range is clearly a later modification and circumstantial evidence does indicate that the original building would have overlooked the Conwy Estuary. The 1846 Tithe Map details that the yard and garden associated with the house are both on the estuary side of the building range and later developments to this area of the building (see Phase 4) are also orientated to take advantage of this vista.

The western side of the building is incorporated within the hotel interior and the substantial stone walls of the farmhouse can be seen in the corridors (Plates 19 & 20). The walls are curved on the corners showing that they were once outside courtyard walls. The curve was used to protect the flesh of horses as they were manoeuvred around the yard (Lloyd Morris 2011: 9).

To the eastern side of the building are two other building elements which are associated with its use as a farm, a stable (possibly originally a barn) and a small stone kitchen extension which may have once served as a pigsty or hen house. These are situated around a further yard area which later becomes in-filled with additional building elements. Following the removal of one of these later extensions the north-eastern corner of the building was exposed showing that this corner was also curved as seen elsewhere (Plates 15 & 18). There are a number of windows in this elevation with those at second floor level being one over one horned sash windows dating from the mid-late Nineteenth Century (Plates 13 & 14).

Of particular interest is the ground floor window which is of a much earlier style and date (Plate 14). This small window is a Yorkshire or horizontally sliding sash, with the glass panes arranged as two sets of four. This form of window would have been in use in a domestic context until the mid-Eighteenth Century (Morris 2004:117, [www.tewkesbury.gov.uk](http://www.tewkesbury.gov.uk)) and it is therefore likely that this is the earliest surviving window in the building.

The historic core of the building with its large fireplaces and cooking areas (Plates 26-7 & 32) would have formed the heart of the house and as the building develops the northernmost area is retained as a kitchen until between 1898 and 1919 (see Figures 10 & 32). The 1898 plan of the building also details that at ground floor level the central portion of the building is in use as an office and the southern element forms part of the entrance hallway. By 1919 the northern area is in use as stores whilst the office area has been converted into a corridor.

There are no later plans showing this part of the hotel but there is an interesting series of pictures of the lounge area showing that it was used as such until at least the 1950's (Figures 55 & 57). These pictures demonstrate that despite appearances, the glazed screen which provides a corridor through to the reception area is a modern addition. The fake beams etc. discussed in Lloyd Morris 2011 (pages 12 & 14) which have been added to give this area an “olde world pub feel” are shown in these pictures, along with the wooden panelling which survives around the wide entranceway to the adjoining lounge area. It is therefore believed that this phase of redecoration was undertaken during the early Twentieth Century.

When the renovation of the Deganwy Castle Hotel was begun this area was used as a corridor (Plate 28) with a small lounge area which led to the adjoining bar (Plate 27). The furniture and most of the wooden detailing in this area, despite its antique appearance, had been brought in and installed in



the late Twentieth Century and was not related to the current property.

The focal point of this room was the large stone fireplace similar to those found in the rear two rooms. It was concealed behind a later timber and copper Art Nouveaux surround. Although in-keeping with the historic wood panelling mentioned above it is noted that this feature is fixed in place using screws and glue and is believed to once again an older element brought from elsewhere rather than a surviving historic decoration (Lloyd Morris 2011: 12).

Following the stripping out of this area of the building a number of additional features of archaeological/architectural interest were recorded. In the southern area an interesting discovery was made when the modern glazed screen was removed. Behind this was preserved the original farmhouse wall which had been encased in lathe and plaster, and between the wall and the lathe and plaster the gap had been filled up with mussel shells (Plate 30). The Conwy Estuary is famous for its mussel fishing for food and pearls and this material would have been available in abundance although it is a little unclear what its function would have been in this context.

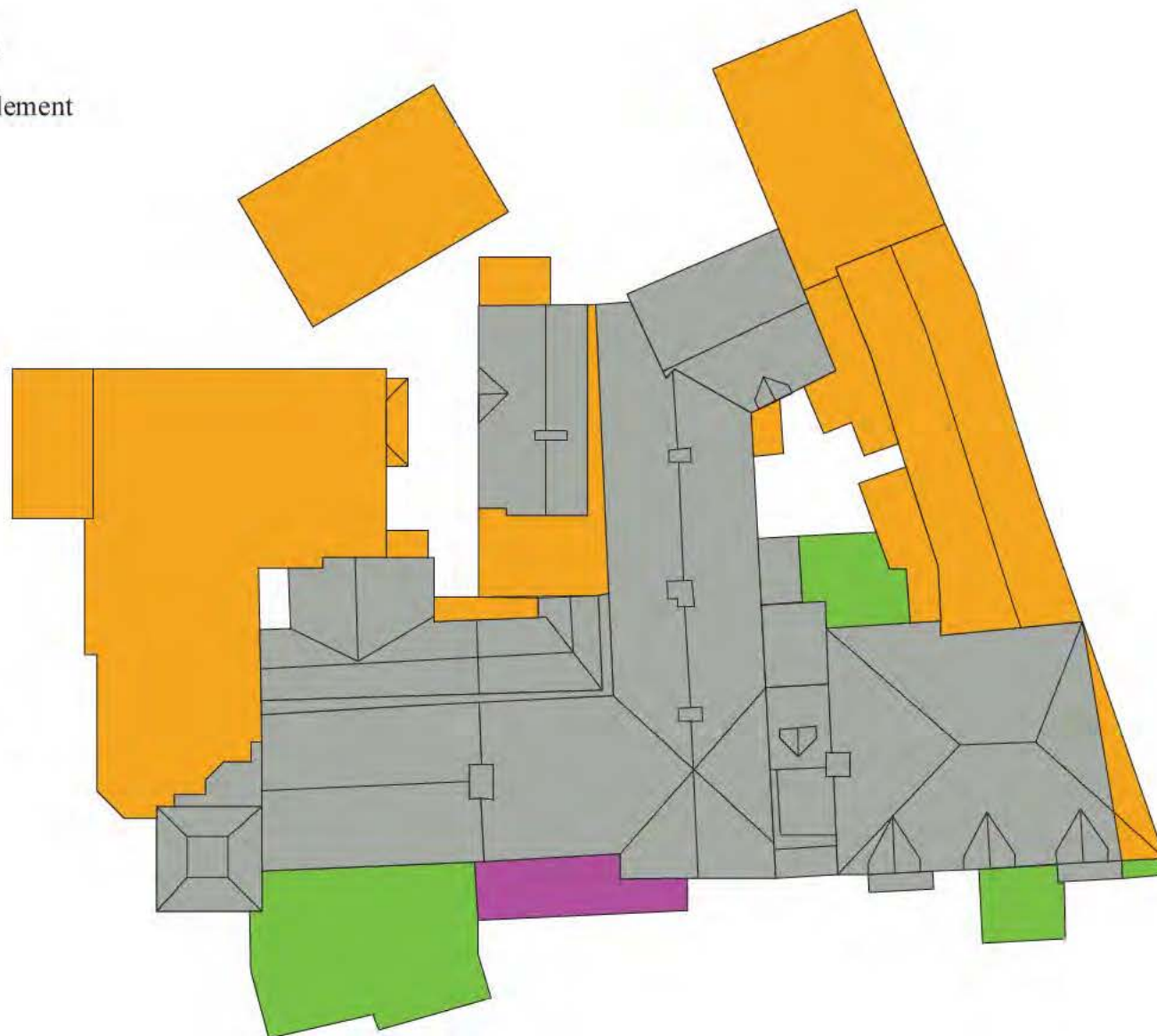
The removal of the screen also revealed an area of surviving Victorian wallpaper which gives an idea of an earlier scheme of decoration (Plate 29). Remnants of this paper also survived at first floor level. There was a surviving portion of the original farmhouse wall concealed behind a later internal division (Plate 31).

The central portion of the ground floor area was also used as a corridor/ bar seating area at the time of the hotels closure. The room is dominated by a large stone inglenook fireplace which would have formed part of the original building (Plate 27). The northern portion of the building also contained an original large stone fireplace (Plate 32), in this case with an accompanying bread oven or base for a copper pan concealed behind modern seating (Plate 32a). The faux beams continue to be used in these areas.

A first floor level the rooms were guest bedrooms with en-suite bathrooms (Plates 33-36). When compared to the 1919 plan (Figure 39) of the hotel it is evident that relatively few changes have taken place. The layout of the two front bedrooms is largely unchanged although an en-suite has been added to each. The linen closet and bathroom which previously occupied the central room have been converted into a further bedroom and bathroom and in the northern area of the building an en-suite bathroom has been inserted into the maid's bedroom.

- Brick Built Structural Element
- Stone Built Structural Element
- Wood/Glass Built Structural Element
- Later Twentieth Century Structural Element

**Note:** The Seperate Structural Elements Have Been Individually Numbered for Ease of Discussion in the Text as Many Undergo a Number of Changes Over Time



**Figure 67.** Deganwy Castle Hotel Building Materials





**Plate 13.** Elements 1 East Facing elevation Prior To the Commencement of Works



**Plate 14.** Elements 1 East Facing elevation Prior To the Commencement of Works



**Plate 15.** NE Corner Of Building Following Removal of Porch



**Plate 16.** Aerial View of Element 1 Facing North Showing Roof Pitch and Large Chimney Stacks



**Plate 17.** Aerial View of Element 1 Facing East Showing Roof Pitch and Large Chimney Stacks



**Plate 18.** NE Corner Of Building Following Removal of Porch





**Plate 19.** Flagstone  
Flooring Ground Floor



**Plate 20.** NW Corner of  
Element 1 Ground Floor



**Plate 21.** NW Corner of  
Element 1 Ground Floor



**Plate 22.** NW Corner of  
Element 1 Ground Floor



**Plate 23.** NW Corner of  
Element 1 First Floor



**Plate 24.** Curve in  
First Floor Corridor



**Plate 25.** Chimney Breast  
Showing Raising of  
Roof Level



**Plate 26.** Fireplace at  
Ground Floor Level





**Plate 27.** Ground Floor Central Room  
Showing Fireplace



**Plate 28.** Ground Floor  
Modern Screen in  
Element 1



**Plate 29.** Ground Floor  
Wall Behind  
Modern Screen



**Plate 30.** Ground Floor  
Wall with Mussels  
Following Stripping Out



**Plate 31.** Ground Floor  
Original Wall Previously  
Hidden Behind Division

**Plate 32 & 32a.**  
Ground Floor  
Rear Room  
Fireplace (Above)

And Void Which  
Contained  
Large Copper Pot  
(Below)







33.



34.



35.



36.



37.

**First and Second Floors  
Have Been Heavily  
Modified and Only Sample  
Photographs Have Been  
Included in this Section**

**Plate 33.** Front Bedroom  
Showing Modern Room  
Layout (First Floor)

**Plate 34.** Bedroom Showing  
Modern Room Layout. Note  
Late 19th Century Sash  
Windows (First Floor)

**Plate 35.** Six-Panel Door  
Identified by Lloyd Morris  
As Being of Early 18th -  
Mid 19th Century Date

**Plate 36.** Front Bedroom  
Showing Modern Room  
Layout (First Floor)

**Plate 37.** Element 1

There are no earlier plans of this area of the building and it is unclear as to when the roof height of this building was raised. In the 1871 Auction Particulars for the property it states that there were “*sixteen excellent Bed and Dressing-rooms, Sitting-room, Bath-room, and two water Closets on the first floor*” and as we know from map evidence that the roadside ranges had yet to be built at this time we can at least be certain these bedrooms were in existence by this date. The raising of the roof must therefore have occurred prior to this date to allow the insertion of the rooms.

At second floor/ attic level there were two bedrooms with en-suite bathrooms. These rooms have been substantially enlarged from those shown on the 1919 plan.

### **6.1.3 Farm Outbuildings Thought to be of a Pre-1846 Date (Building Elements 2a and 2b) Plates 38-54.**

As with building Element 1 it is not possible to determine the exact date of these buildings as the earlier plans of the property are schematic. They have been assigned a pre-1846 date as the Tithe of this date reveals substantial lands associated with the property are in use as pasture, arable and meadow and a farm of this date with these lands would require additional out-buildings. It is however believed that these buildings considerably pre-date this and may be of a similar date to the original farmhouse.

Two outbuildings have been assigned to this phase – 2a the old stable (Plates 38-41), and 2b a small outhouse attached to the farmhouse building (Plate 44). The stable is constructed using the same substantial stonework with thick walls as the main farmhouse and was originally a detached element which is later modified and incorporated into the hotel. The structure as survives today has been heavily modified and is much smaller than during earlier building phases. The 1871 auction particulars list amongst the out-offices a “*six-stalled stable and harness room, with Billiard-room over; large Coach House*” and the building can be seen to extend towards the road. From an 1898 plan of proposed works to the hotel we can see that the coach house was located next to the stables and these works would have doubled the number of horses which could be accommodated. This would have required the rebuilding of the structure and the work was not carried out. The coach house was demolished between 1901 and 1919 to make way for a garage reflecting changing modes of transport. During this same period the stables are converted into a kitchen and the billiards room is in use as a maids bedroom (see Figures 39 - 40).

The window openings to the surviving stable block are of a later date than the build itself and the original roof level has been raised. The small windows beneath the eaves of the northern elevation were likely to have been added when this space was converted for use as a billiard room (Pre-1871) and the dormer window on the southern elevation is a little later. The front elevation of the stable would have been the southern elevation and would have faced out onto a yard area. This area later became enclosed and other structural elements were added which obscured the doorway. The 1919 plan of the building shows a small ground floor extension which has since been demolished.

In the latest phase of the Deganwy Castle Hotel the ground floor was divided into two rooms and used as toilets and a treatment room (Plates 45-48) whilst the first floor space was a sitting room (Plates 49-51). The first floor of this room is of great interest. Although if there was originally a floor at this level it would likely have been a hay loft, the materials used in the later insertion of the floor of this room are of considerable antiquity. The floorboards (Plate 49) in this room are untreated timber up to 0.5m in width and are fixed using tongue and groove. This technique was first utilised in the Georgian Period (1714-1811) although the size of the floorboards are very wide for this period, when in general the widths had been standardised to 20-30cm. The width of the floorboards is in itself indicative of an even earlier date ([www.buildingconservation.com/articles](http://www.buildingconservation.com/articles)). As the floor itself is not believed to be as early as the boards and represent reuse of earlier timber, possibly from elsewhere in the building.

Element 2b was a small structure in the yard to the front of the stable which is currently an extension to the farmhouse range. Render and later buildings obscure the elevations of this structure and it was not possible to determine if the entrance into the bar area originally led the yard area. It was also not possible to determine whether this structure was built as a lean-to with no access to the main building and later knocked through or if it was built as a small extension. Either is possible and the building functioned as a pigsty/hen-house within the yard area and kitchen scraps could have been used to feed the animals. Alternatively it could have functioned as a pantry/ storage area within the main kitchen. The area is shown as a store room on the 1919 plan of the hotel (Figure 39) and during our survey had been used as a bar area (Plates 53-54).





**Plate 38.** Building Element 2a and Surrounding Buildings 7, 9a, 8c & 4a



**Plate 39.** North Facing Elevation of Building Element 2a



**Plate 40.** Building Elements 2a, 8c (Hidden By Ivy) & 4a



**Plate 41.** Building Element 2a and Surrounding Buildings 9a, 8c & 4a Following Works



**Plate 42.** South Facing Elevation of Element 2a



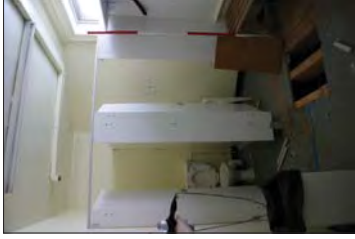
**Plate 43.** Ibid Following Removal Of 9d



**Plate 44.** North Facing Elevation of Element 2a Showing Enclosed Location Within Yard Area



**Plate 45.** New Passageway Through 2a



**Plate 46.** Toilet Block 2a Ground Floor



**Plate 47.** Linking Element Between 1 and 2a



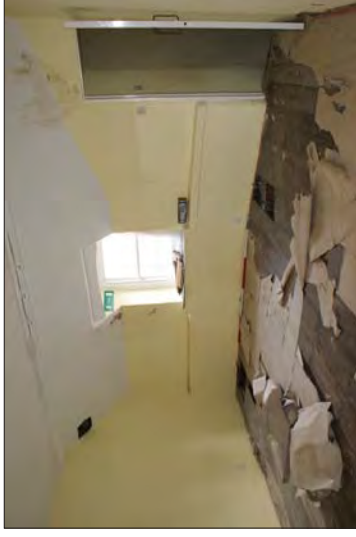
**Plate 48.** Linking Passageway. Wall of 2a is Visible



**Plate 49.** Large Floorboards in First Floor Room



**Plate 50.** Element 2a First Floor Room (Photograph Facing North)



**Plate 51.** Element 2a First Floor Room (Photograph Facing South)



**Plate 52 (Far Left).** Roof Support and Attic Entrance



**Plate 53 (Centre).** Element 2b Interior



**Plate 54 (Left).** Element 2b Interior



#### **6.1.4 Structures Built Pre-1857 (Building Elements 3a, 3b and 3c) Plates 55-84.**

As with Phases 1 & 2 which are discussed above it is not possible to determine the exact build date of this range and based on the available documentary evidence we can only date the building to before the 1857 plan of area in which these two structures are shown. Stylistically buildings 3a and 3b are of the same build phase with Element 3c built a little later.

Elements 3a and b are part of an east-west orientated range located either side of Element 1. They are of substantial stone construction and are thought to be of a late eighteenth/early nineteenth century date and mark the initial phase of building elaboration and an increase in status above that of a functional farmhouse. The dormer windows (Plate 58) which dominate the front elevation are of a later, Victorian date and create a sense of continuity and uniformity between this range and Element 5.

The building is two storeys in height with a cellar, and given that the roof is at the same level as the roof in Element 1 must have been built after it was raised. In Element 3b there is a second floor bedroom which has been inserted following the addition of a dormer window.

The cellar (Plates 61-68) is as described in the 1871 auction particulars and there are no changes between the current layout and the layout shown on the 1919 plan. The cellar was enlarged when the 1919 extension wing was added and extensive cellars were dug beneath the new structure. The divisions etc. within the large cellar room are believed to be of an early but not original date.

Historic plans allow us to identify the uses of this area of the Deganwy Castle Hotel in 1898 and 1919 (Figures 10-12 & 39-41). Only Element 3b is shown on the 1898 plan and this area of the ground floor is in use as a bar and in 1919 the room was a smoke room. This downstairs area continued to be used as a sitting room for the bar until the closure of the hotel. The first floor ground plan is only shown on the 1919 hotel plan which shows that all three building elements are in use as bedrooms. It is likely that this range was being used as was intended although not all the room divisions shown are original and the room would presumably have been a single space.

The ground floor of Element 3a is shown on two pictures, one dated 1936 (Figure 55) and the other dated 1949 (Figure 57). These two pictures clearly show that the prominent stone fireplace currently occupying the room is not present and confirms Lloyd Morris' theory that it is a Victorian fireplace imported into the hotel at a late date. The fireplace (Plate 73) bears the inscriptions "Welcome Ever

Smiles” and “E & AB 1885” and research by the aforementioned Lloyd Morris has linked the item to Pabo Hall where the monogram EB is found on outbuildings (Lloyd Morris 2011: 12)

The ground floor of Element 3c (Plates 69-70) was described as an entertaining room in the 1871 auction particulars and was marked as a dining room on the 1919 hotel plan. This room is named the “Georgian Ballroom” in Lloyd Morris' building report and attention is drawn to the surviving in-situ Georgian plaster coving (Lloyd Morris 2011: 16). The southern wall of this room was removed in the 1960's to allow the addition of a sun room but other than this the space is largely intact. Beneath the modern carpet was a surviving parquet flooring. This technique was widely used during the Georgian Period ([www.buildingconservation.com/articles](http://www.buildingconservation.com/articles)) and it is probable that this is the original floor.

The louvred shutters which are retained at first floor level (Plate 55) in the front elevation can be seen to have been continued at ground floor level. This is shown in an Early Twentieth Century photograph which shows the shutters in the background. Also on this elevation is an Earlier Twentieth Century “Deganwy Castle Hotel” sign which was concealed behind a later 1960's example.

At first floor level this area of the building was used as two bedrooms with a bathroom in between (Plates 77-84). The 1919 hotel plan shows the area as two bedrooms with much more substantial dividing walls. When this plan is compared with the current (pre-renovation) plans it is evident that the eastern bedroom dimensions have not altered and the western bedroom has been subdivided.

There is a surviving curved lathe and plaster ceiling in these rooms which is original and it is believed that when built the first floor level of this building was designed to be a large single room, more than likely the sitting room described in the 1871 auction particulars as being on the first floor. The subdivision of this space was therefore undertaken when the building was altered for use as a hotel, presumably to increase occupancy capacity. A number of features of note survived within this room. The first was the use of straw and lime plaster beneath the floor boards (Plate 80) to act as sound insulation to minimise the noise from the entertaining room below which was an original feature. Later items of note are a tiled hearth of Victorian date (Plate 84) and a surviving remnant of early twentieth century floral wallpaper (Plate 79). Although a different colour scheme, the same pattern was found on wallpaper in Element 7 and it would appear that at around the time this structure was built other areas of the hotel underwent refurbishment.



**Plate 55.** Front Elevation Showing Element 3c  
And Relationships with 3a, 6, 12a & 11b



**Plate 56.** Deganwy Castle Hotel Front Elevation  
Element 3c Showing Modern Extension 12a



**Plate 57.** Deganwy Castle Hotel Front Elevation  
Showing 3a and 1930's Extension 11b



**Plate 58.** Deganwy Castle Hotel Front Elevation  
General Shot of Elements 3a, 3b & 3c



**Plate 59.** Deganwy Castle Hotel Front Elevation  
Showing Elements 3c, 3a & 11b



**Plate 60.** Aerial View Showing Roof  
Line of Buildings 3a, 3b & 3c





**Plate 61.** Cellars  
Beneath Building  
Element 3



**Plate 62.** Cellars  
Beneath Building  
Element 3



**Plate 63.** Cellars Beneath Building Element 3



**Plate 64.** Cellars Beneath Building Element 3



**Plate 65.** Cellars Beneath Building Element 3



**Plate 66.** Cellars Beneath Building Element 3



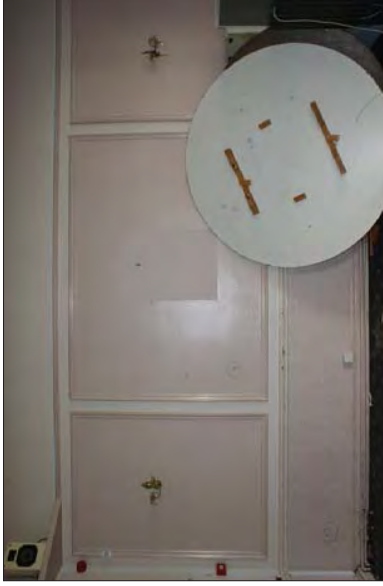
**Plate 67.** Cellars  
Beneath Building  
Element 3



**Plate 68.** Cellars  
Beneath Building  
Element 3



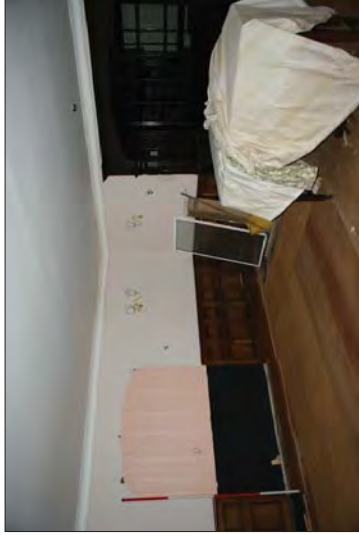
**Plate 69.** Georgian Ballroom  
Ground Floor Element 3c



**Plate 70.** Georgian Ballroom  
Ground Floor Element 3c



**Plate 71.** Ground Floor Lounge Area  
Element 3a



**Plate 72.** Ground Floor Lounge Area  
Element 3a



**Plate 73.** Fireplace  
In Lounge Area  
Element 3a



**Plate 74.** Ground Floor Seating Area  
Element 3b. Faux Jacobean Over mantle  
Is a Modern Addition



**Plate 75.** Element  
3b Modern  
Fireplace



**Plate 76.** Element  
3b Modern  
Furniture





77.



78.



79.



80.



81.



82.



84.



83.

**Plate 77.** Room 8. First Floor  
Element 3c Showing Curved  
Ceiling & Modern Replacement  
Hinged Windows

**Plate 78.** Bathroom. First Floor  
Element 3c Showing Curved  
Ceiling & Modern Replacement  
Hinged Windows

**Plate 79.** Room 8. First Floor  
Element 3c Showing Late 19th  
Century Wallpaper

**Plate 80.** Room 8. Sample of the  
Straw and Lime Plaster used as  
Sound Insulation - Found in all Rooms  
In Element 3c First Floor

**Plate 81.** Corridor. First Floor  
Element 3c Showing Curved Ceiling

**Plate 82 & 83 .** Room 7. First Floor  
Element 3c Showing Curved  
Ceiling & Modern Replacement  
Hinged Windows

**Plate 84.** Room 7. Fireplace Hearth

### **6.1.5 Stone Built Additional Ranges – Also Believed to be Pre-1857 (Building Elements 4a, 4b and 4c) Plates 85-100**

Building Elements 4a, 4b and 4c are once more undated and all that can be said with certainty is that buildings 4b and 4c postdate buildings 3a and 3c. This is based on the correlation between the changing roof heights of the different elements, and the positions of the internal walls of elements 3b and 3c which can be seen to belong to the front (southern) rather than rear (northern) structures. An Early Nineteenth Century date has been assigned to these buildings although Element 4a may actually pre-date building range 3.

Elements 4a, 4b and 4c are all of rather plain design and have a more utilitarian appearance than range 3, presumably because they are located to the rear of the building. Despite later modifications these buildings are of a symmetrical, well proportioned Georgian character. The addition of these structures allowed spectacular views over the Conwy Estuary and created a private space behind the more elaborate, public front range which is seen by visitors approaching Deganwy House.

The structures were all constructed using the local stone and it is evident from the elevations where the render/ additional structures have been removed that these buildings have been heavily modified as the hotel has been developed. Windows were blocked or converted into doorways and where the elevations were still concealed the proportions of the buildings hint at concealed openings. The three buildings were almost completely obscured by the addition of the 1919 wing.

Building Element 4a is likely to have been constructed as a detached building and it is hypothesised that as the farm developed and prospered this structure was added as family accommodation, leaving the rear of the older section and the outbuildings as kitchens and servants quarters. As the building develops Element 4a is amalgamated with other free standing elements by the addition of linking structures which create covered passageways through what was once outdoor space.

Element 4a was a two storey structure and the internal layout is shown on hotel plans dated 1898 and 1919. It remains unchanged between these two dates with the ground floor in use as a corridor/ staircase, and servants quarters – later renamed staff dining room, and the first floor was used as a bedroom. The modern room uses were as a corridor, managers office and sun-bed room at ground floor level and bedrooms at first floor level. The curved plaster ceiling (Plates 98-99) in what was later to become the maids bedroom demonstrates that this room was not intended to be used by servants and supports the theory that this was originally a room for the family.





**Plate 85.** Element 4a North Facing Elevation



**Plate 86.** Elements 4a & 8a West Facing Elevation



**Plate 87.** Link Between 8a & 4c



**Plate 88.** Element 4b North Facing Elevation



**Plate 89.** Element 4a Showing Position in Relation to Neighbouring Elements Prior to The Commencement of Works



**Plate 90.** Element 4a First Floor Window

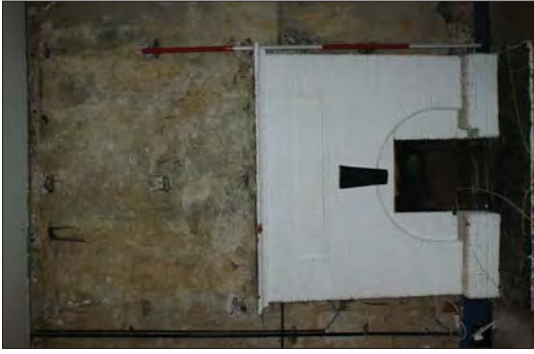


**Plate 91.** Elements 4a & 4b Ground Floor Level



**Plate 92.** Elements 4a & 4b Ground Floor Level

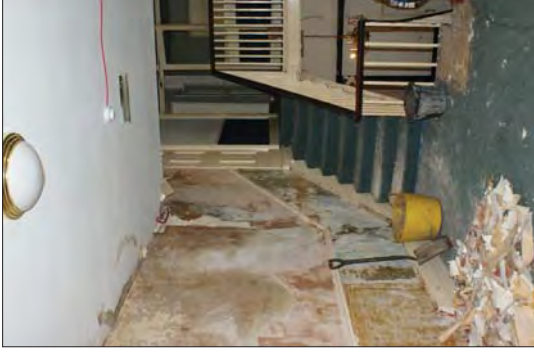




**Plate 93.** Element 4a Fireplace Manager's Office Ground Floor



**Plate 94.** Element 4a Manager's Office Ground Floor Level. Door Re-blocked as Leads to Outside



**Plate 95.** Works To Staircase



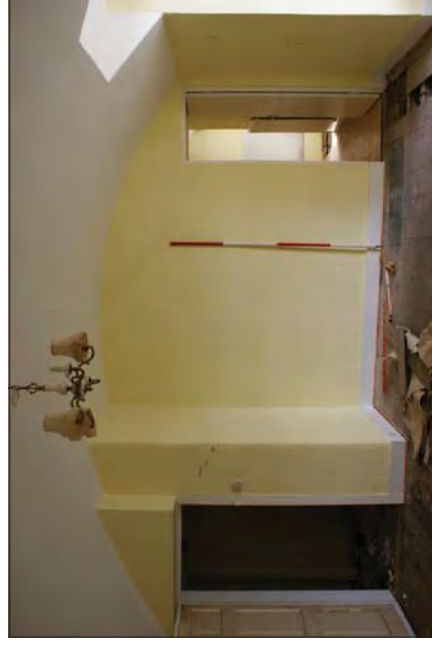
**Plate 96.** Works To Staircase



**Plate 97.** Glass Partition Leads to Element 10



**Plate 98.** Curved Ceiling Element 4a First Floor Level



**Plate 99.** Curved Ceiling Element 4a First Floor Level



**Plate 100.** Early 18th - Mid 19th Century Door

At ground floor level Element 4b and 4c houses the corridor, staircase and a bathroom. The 1919 hotel plan shows a sitting room adjoining this area and the blocked openings into this area were evident following the stripping of exterior render. When the 1919 plan is compared against the modern hotel plans it is evident that the staircase modification discussed in Lloyd Morris 2011 (24-25) was undertaken after 1919. The earlier plan shows that the original staircase in this area could be approached from the east or west whereas the stairs as currently laid out are climbed from the west. A second staircase at a 90 degree angle to this is shown on the 1919 plan but has been later completely removed.

At first floor level these building elements are used as a landing to provide access to other parts of the building. This is evident on both the 1919 and current building layout. Prior to the addition of the 1919 wing element 4b also housed a bedroom and bathroom but the bedroom was knocked through to provide access to the extension wing. It is likely that the original use for building 4c was as a linking element, designed to house a stairway and landing.

#### **6.1.6 Structure Built Between 1857 and 1871 (Building Element 5) Plates 101-115.**

Building Element 5 (Plate 101) is the first of the Deganwy House structures which can be dated to within a narrow timeframe. This Victorian structure can be shown to have been erected between 1857 and 1871 as it is not shown on the 1857 plan of the front of the building range (Figure 7) but does appear on the 1871 auction plan (Figure 8). It is therefore postulated that, like the tower, this building was funded by the sale of part of the estate land for the construction of the railway into Llandudno.

This structure is a three storey stone built range, the eastern elevation of which was later modified to run flush with the road. In 1898 the ground floor of this building was in use as a billiard-room and passageway whilst although not shown it is thought likely that the first and second floor would have been used as guest bedrooms and bathrooms as is shown on the 1919 hotel plan. The billiard-room is still in use in 1919 but it has been greatly reduced in size to allow for the insertion of a club room.





**Plate 101.** Element 5 Front Elevation  
**Plate 102.** Element 5- Roof Detail  
**Plate 103.** Element 5 Rear Elevation

**Plates 104 - 106.** Ground Floor Lounge Area  
**Plate 107.** Remnant of Victorian Tiled Floor  
**Plate 108.** Ground Floor Rear Corridor  
**Plate 109.** Eastern Area Remodelled with Addition of 8d

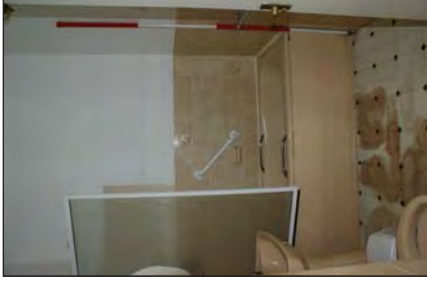




**Plate 110.** Element 5 Bay window Detail



**Plate 111.** Early Twentieth Century  
Wallpaper Remnant



**Plate 112.** Element 5 Modern Bathroom



**Plate 113.** Element 5 Second Floor Bedroom



**Plate 114.** Element 5 Second Floor Bedroom



**Plate 115.** Second Floor Following Stripping  
Out of Building Showing Concealed Openings

### **6.1.7 Structure Built 1860's (Building Element 6) Plates 116-129**

Building Element 6 is the most prominent structure in the Deganwy Castle Hotel building range, and unlike with many of the earlier elements it is possible to date the erection of this tower to a narrow timeframe and to link this to a key time in the history of the building.

Figure 7 shows the front range of the building in 1857 when the Lloyd Jones family were paid £2600 for part of the Deganwy Estate on which the railway into Llandudno was built. The tower is not shown on the plan included in this document but is described in the 1871 auction particulars when the estate is sold. The description details that the rooms on the first and second floor level “from which most extensive Land and Sea Views are obtained” were a small bedroom and an observatory. The ground floor is likely to have been utilised as a sitting or reading room. The 1919 plan of the Deganwy Castle Hotel records the ground floor as still being in use as a sitting room whilst the upper levels are simply recorded as “tower room”.

The windows and shuttering at ground and first floor levels (Plates 125, 128-9) are original although the windows in the second floor are relatively modern replacements and as part of the current scheme of works these will be restored to their earlier appearance as shown on historic elevations and photographs. The stairway leading to the second floor and roof of the tower are contemporary with the 1919 extension rather than the tower itself (Plate 127).

At first floor level a wallpaper remnant (Plate 126) was uncovered when removing later fittings. Art Historian Dr Helen Pierce (Aberdeen University) examined the wallpaper and described the decoration as a Late Nineteenth/ Early Twentieth Century pastiche of French Rococo paintings showing pastoral scenes and such like. She notes that the little cherubs seem to have been lifted from Fragonard's "The Swing". This date is broadly contemporary with the building of the tower and the wallpaper may date from when the building was a private house although it is also possible that this is a glimpse of the early hotel décor.





**Plate 116.** Element 6 Tower  
Front & Side Elevations



**Plate 117.** Element 6 Tower Side Elevations



**Plate 118.** Tower  
Front Elevation



**Plate 119.** Element 6 Tower  
Front & Side Elevations



**Plate 120.** Element 6 Tower Front & Side Elevations  
Tower Windows Replaced to Original Design

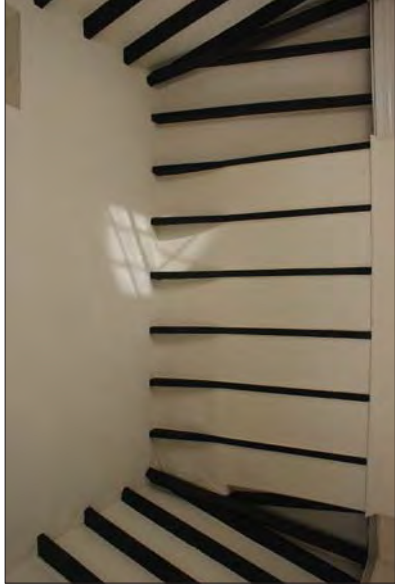


**Plate 121.** Rear Elevation  
Following Demolition of  
1919 Wing





**Plate 122.** Element 6 Tower  
Second Floor Level



**Plate 123.** Element 6 Tower  
Second Floor Level



**Plate 124.** Element 6 Tower  
First Floor Level



**Plate 125.** Element 6 Tower  
First Floor Level



**Plate 126.** Element 6 Tower  
First Floor Level Wallpaper Remnant



**Plate 127.** Staircase  
Contemporary with  
The 1919 Extension



**Plate 128.** Tower  
Ground Floor



**Plate 129.** Tower  
Ground Floor

### **6.2.1 Deganwy Castle Hotel Era 1871-2010**

The Deganwy Estate was sold in 1864 and as mentioned above was likely bought by a property speculator. Following the construction of the railway Deganwy became a desirable area for the construction of villas and when the estate was resold by auction in 1871 the land was subdivided and sold as separate plots to maximise profits.

The coming of the railway and the positioning of a railway station within a few minutes walk of Deganwy House made this a prime location for a hotel. This, coupled with the popularity of Llandudno as a seaside destination, the proximity to other attractions such as Conwy and the sheer size of the house all combined to make this an attractive investment and by the time of the 1881 Census the property is in use as a hotel.

The hotel is clearly a success and there is a sustained programme of construction and modification throughout the late Nineteenth and Twentieth Centuries. The hotel alterations reflect changes in technology and society and it is fascinating to chart the change of room and area uses. Earlier stables are replaced by garages, central heating and hot water are introduced and shared bathrooms at the end of corridors are replaced by en-suite bathrooms as standard. Bars and smoking rooms also change and in later years the ground floor of the later wings is converted into a spa with swimming pool in an attempt to increase revenue as an increasing number of tourists choose to holiday abroad.

The hotel continues to develop and it is hoped that the current phase of redevelopment will provide a sustainable future, becoming a further historical element which altered the structure to suit the needs of occupants and visitors.

### **6.2.2 Structure Built c.1898 (Building Element 7) Plates 130-142.**

Building Element 7 is a three storey, brick built range located alongside the road into Llandudno (Plates 130-132). It is orientated in an approximate north-west – south-east direction. The original architects drawings for this building are retained in Conwy Archives, Llandudno and are included as Figures 10-13. The work was commissioned by Hylda Tritton and the architect was James Prescott of Liverpool.

The architects drawings show that the ground floor was built as a public bar and refreshment room which could be accessed either via the hotel itself or via an entrance from the road. The roadside entrance has the title “Conway suite” above the door. This level was in use as part of the spa/gym/swimming pool area prior the renovation of the hotel and all original ground floor features had been removed (Plates 134-135).

The first and second floor levels were built with a corridor to the western side with four bedrooms to the east and one to the north. This layout was the same on both floors. The first floor had been heavily modified to house toilets and treatment areas during the aforementioned spa phase and nothing of the original layout survived. At second floor level the corridor is retained in its original position (Plate 140) although only one of the rooms is of the original dimensions and layout. There are however a number of surviving original features (Plates 136-142) including cast iron fire places, tiles hearths, light fittings and sash windows. Also of interest in this range of rooms are fragments of Late Nineteenth/ Early Twentieth Century wallpaper. This paper is a pink based floral design, and is the same pattern but different colour scheme to that found in Element 3.

### **6.2.3 Structures Built Between 1889 and 1919 (Building Element 8a, 8b, 8c, 8d, 8e & 8f) Plates 143-159**

Elements 8a – 8c are linking structures built to amalgamate building elements 1, 2 and 4 into the main range of hotel buildings. They are of brick construction and allowed covered access between the different areas of the building.

Element 8a (Plates 143-146) linked Elements 4a and 4c and completed the enclosure of the western side of Element 1. The extension is two storeys in height with six symmetrically arranged windows arranged as two rows of three. It is not shown on the 1898 hotel plan as the document does not show this part of the building. It does however appear on the 1919 plan where the ground floor is a corridor and pantry and the first floor level a bedroom. This structure has been dated on the basis of

a comparison between the 1889 and 1901 First and Second Edition Ordnance Survey Maps. It does not appear that this area is enclosed on the earlier map.

Element 8b (Plate 147-8) is a small, brick built, single roomed, lean-to shed built into the small walled garden in this area of the hotel. The small size of the structure makes it difficult to identify on the earlier O.S Maps and although there is a building shown in that location it appears to be too large to be this shed. The first clear evidence for Element 8b is when it is shown on the 1919 hotel plan.

Element 8C (Plate 152) has been assigned to this date range as the stable block (Element 2a) is shown as separate from the main building on the proposed plans of 1898 but is in existence by the production of the 1919 hotel plans. This structure essentially fills the gaps between buildings 1, 2a and 4a. It is two storeys in height and along with housing stairs and corridors it also contains two small rooms - a pantry at ground floor level, complete with slate fittings and an original cupboard door (Plates 154-7) and a modern bathroom at first floor level (Plate 153). The 1919 hotel plan records that the room was also in use as a bathroom at this time.

Element 8d (Plate 149-151) was a modification of Element 5 and cartographic evidence dates this to between 1889 (the date of the First Edition Ordnance Survey Map) and the production of architects plans in 1898. This alteration to Element 5 enlarged the building, maximising the use of space by occupying the plot flush with the roadside. The entire roadside elevation was replaced in this period.

Structural element 8e (Plate 149 & 158) is a small cast iron and glass porch located in front of building 3b. The structure has been tentatively assigned to this period as the porch is shown on the hotel plan of 1898 and is visible in the background of certain of the Tritton family photographs dated 1900-1912. There does however appear to be a separate structure shown in this position on the First Edition 1889 Ordnance Survey Map and if this is the case then the porch slightly pre-dates this, although stylistically it appears broadly contemporary and has therefore not been assigned to its own phase.

Element 8f (Plate 159) is shown as a proposed modification on the 1898 hotel plan and shown as a room with a skylight on the 1919 hotel plan. The structure is a small single storey addition which was used as the bar area prior to the hotel closure.





**Plate 130.** Element 7  
Roadside Elevation



**Plate 131.** Element 7  
Roadside Elevation



**Plate 132.** Element 7  
Roadside Elevation



**Plate 133.** Element 7  
Roadside Elevation



**Plate 134.** Element 7  
Ground Floor Used as a Gym/Spa



**Plate 135.** Element 7  
Ground Floor Used as a Gym/Spa

**Plates 136 - 142.**  
Element 7 Floors  
Two & Three  
Including Detailed Shots  
Of Surviving Original  
Cast Iron Fireplaces







**Plate 143.** Building Element 8a  
Following Demolition of 1919 Wing



**Plate 144.**  
Element 8a



**Plate 145.** Building Element 8a  
Skylight



**Plate 146.**  
Element 8a



**147.**



**148.**



**149.**



**150.**



**151.**



**152.**

**Plate 147.** Element 8b Rear Elevation  
**Plate 148.** Element 8b Front Elevation  
**Plate 149.** Element 5 Showing  
Additions 8d & 8e  
**Plate 150.** Element 8d Road Elevation  
**Plate 151.** Element 8d Front Elevation  
**Plate 152.** Element 8c Front Elevation



**Plate 153.** First  
Floor Element 8c



**Plate 154.** Ground  
Floor Element 8c



**Plate 155.** Ground  
Floor Element 8c



**Plate 156.** Ground Floor Element 8c



**Plate 157.** Ground Floor Element 8c



**Plate 158.** Ground  
Floor Element 8e



**Plate 159.** Ground Floor Element 8f





**Plate 160.** Element 9a  
Roadside Elevation



**Plate 161.** Element 9a  
Gable Elevation



**Plate 162.** Element 9a  
Rear (West Facing) Elevation



**Plate 163.** Element 9a  
Ground Floor



**Plate 164.** Element 9a Ground Floor  
Note Scar of Garage Roll Door



**Plate 165.** Element 9a Ground Floor

#### **6.2.4 Structures Built Between 1901 and 1912 (Building Elements 9a, 9b, 9c and 9d)**

##### **Plates 160-169.**

These structures have been assigned to this timeframe based on comparisons between the 1901 and 1912 Ordnance Survey Map. Building Element 9a (Plates 160-165) was a two storey brick built roadside extension which replaced part of the stable block (Element 2a). The original use of this wing is not recorded but it is known that the ground floor was in use as a garage by 1919, although the proposed addition of an extra floor which was also included in the plans sourced (Figures 47-48) was never built. The roll doors of the garage were later removed and this area bricked in and rendered to create a uniformity with the neighbouring range. They are evidenced by the surviving pillars at ground floor level which were identified during the building survey (Plate 164).

In the 1919 hotel plans the upper floor of this range was labelled as a spare room although this large area had been subsequently subdivided into five bedrooms and a bathroom leading off a central corridor. The area had been remodelled into a different suite of rooms including two bedrooms, a W.C, a bathroom, a kitchen and a lounge by the time of the hotels closure in 2010.

Three brick built porch areas – 9b, 9c & 9d (Plates 166-169) were built in the yard area during this period. These structures do not appear on the 1901 Ordnance Survey Map but are tentatively identified on the 1912 edition. Elements 9c and 9d are shown as surviving on the 1919 hotel plan although Element 9b was much smaller than its current form which it appears to have reached following modifications in 1935 (Figure 47 - 48).

#### **6.2.5 Structures Built 1919 (Building Element 10)**

An accommodation and kitchen wing added as a single unit in 1919. The development and photographic record of this building phase are discussed in detail in report CR20-2012 and this information will not be duplicated in this section.

#### **6.2.6 Structures Built Between 1919 and 1936 (Building Elements 11a, 11b & 11c)**

##### **Plates 170-182.**

Building Element 11a (Plates 170-171) was a single storey, brick built extension to the ground floor kitchen block of the 1919 extension wing. This extension is not shown on the proposed plans for the 1919 block although it does appear on the 1936 Ordnance Survey Map. This room was in use as a cold store at the time of the hotels closure and it is presumed that this is the intended use for the space.

Building Element 11b was a wooden/glass verandah and sun porch built in 1932 (Plates 172-174). The structure was commissioned by Mr John Taylor and designed by Manchester architect John Knight. The original drawings for this addition along with a colour photograph of the verandah before it was modified in the late 1960's/ 1970's are held at the Conwy Archives and are reproduced as Figure 46. The interior of the verandah is shown in Figures 54 and 56.

The structure remained largely unchanged from when it was built until the late 1960's/ 1970's when a large portion of the verandah which ran across the front of the ball/dining room was removed and an extension added. This extension will be removed as part of the current works and the veranda will be rebuilt to its original design.

Building Element 11c is a single storey brick structure which appears on the 1936 Ordnance Survey Map (Plates 175-182). The plans for the modification of the structure were sourced which were dated to 1935 (Figure 47-48). The exact build date was not determined but it must post-date the 1912 Ordnance Survey Map which does not show the building. It is shown on the 1919 hotel plan as an engine room with separate sections labelled engine room, suction gas plant and accumulators. The 1935 plan shows the same internal layout with an additional laundry building built between the engine house and garage. The remains of this structure were visible during our initial visit.

The aforementioned 1935 document also shows that the front (Southern) elevation was unchanged from this date (and does not appear to have undergone any modifications since it was built) until the demolition of the building as part of the current phase of works. The machinery that was originally housed within this structure had been removed along with the division which once existed between the suction gas plant and the accumulators.

### **6.2.7 Structure Built 1960's or 1970's (Building Elements 12a, 12b, 12c and 12d)**

#### **Plates 183-184.**

A number of modifications were made to the front elevation of the Deganwy Castle Hotel during the 1960's and 70's. The extensions are of brick/breeze block construction and none are of any great note architecturally. The flat roof designs used have generally caused problems with water accumulation and ingress and all are set to be removed.

Building element 12a (Plate 183) is the largest of this phase of extension and the single storey structure approximately doubled the size of the ground floor dining room. It had large windows in order to maximise the light entering the room. Element 12c and 12d are both small porches to provide covered entranceways to the buildings. Building element 12b is located to the rear of building 5 and had been removed prior to our arrival due to collapse. It was a lean-to structure used to enclose part of the courtyard to the rear of the bar and used for additional storage.

### **6.2.8 Additional Photographic Record: The Hotel Grounds Plates 185-190.**

To create as complete a record as possible a photographic record was made of the grounds to the front of the hotel. This was undertaken using an aerial photography mast and photographs were taken at ground level. Due to the intermittent nature of works at the site this record was created in different seasons and various different features are shown at different times.

Many of the garden ornaments are modern although the banks and the flat central area were created in the early twentieth century when a tennis court was made. The tarmac road is in the position of the route to the house which was in existence from at least the mid-nineteenth century.





**Plate 166.** Elements 9b, 9c & 9d



**Plate 167.** Element 9d



**Plate 168.** Elements 9b & 9d



**Plate 169.** Elements 9b, 9c & 9d



**Plate 170.** Building Element 11a



**Plate 171.** Building Element 11a



**Plate 172 - 174.**  
Building Element  
11b





175.



176.



177.



178.

**Plates 175 - 178. Building Element 11c. Note Remains of Laundry at Rear of Structure**



179.



180.



181.



182.

**Plates 179 - 182. Building Element 11c Interior**



183.



184.

**Plates 183 - 184. Building Elements 12a, 12c & 12d**



**Plates 185 - 190.**  
**Deganwy Castle**  
**Hotel Front**  
**Entrance/**  
**Garden**



### **6.3 Results of Archaeological Watching Brief**

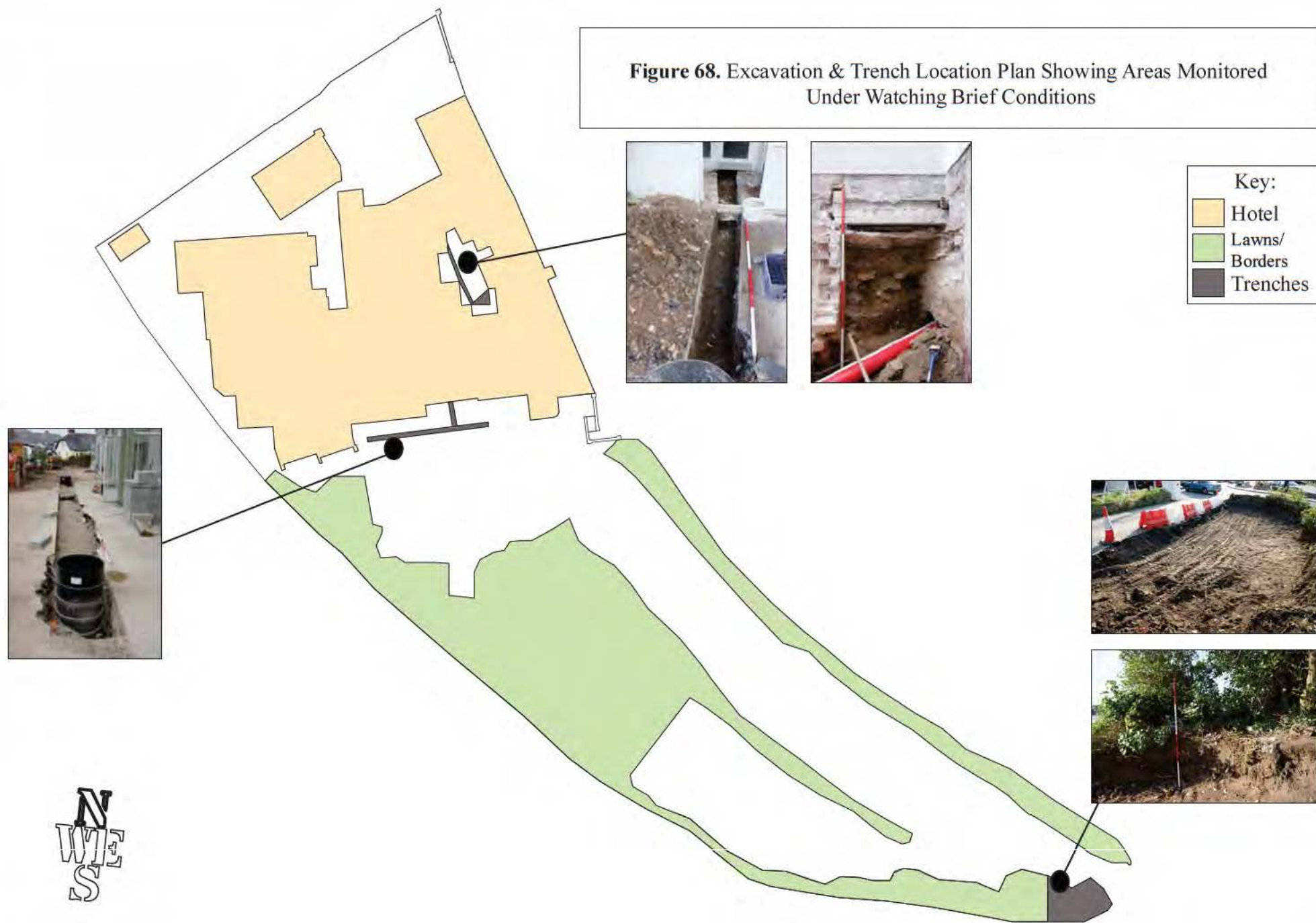
Excavations in three areas of the Deganwy Castle Hotel were monitored (see Figure 68). The first was an area in the entranceway of the hotel grounds where topsoil and sand beneath a concrete feature was removed to a depth of between 0.50m and 1.10m. At this depth the base of the sand had not been reached and it was not clear whether the sand was the natural in this area or if it had been redeposited to make up the ground level although the later interpretation is favoured. No archaeological material or features were uncovered during this phase of works.

The second area to be monitored was a service trench along the front of the hotel. The trench was approximately 6m in length, 0.5m in width and 0.45m in depth. This area was made ground and below the tarmac modern material and hard core was present beyond the excavation depth. No archaeological material or features were uncovered during this phase of works.

The third excavation was a service trench in the yard area enclosed by the stable, historic core and roadside building range. This trench ran through the stable building. No archaeological material or features were uncovered during this phase of works and the trench depth of 0.5m did not exceed the level of modern made ground containing brick rubble.



**Figure 68.** Excavation & Trench Location Plan Showing Areas Monitored Under Watching Brief Conditions



## 7.0 Conclusion

The Deganwy Castle Hotel is a complex, multi-phase range of buildings which developed in a piecemeal fashion over a minimum period of 265 years (likely to have been considerably longer) to reach its current form. The initial construction phase was a single linear stone farmhouse which formed the core of the current building range. The precise date of the erection of this earliest phase was not possible to determine and the earliest documentary material which could be sourced was dated 1748. This date is not believed to be representative of the true antiquity of the building which, based on stylistic grounds, appears to be of 17<sup>th</sup> Century or possibly even Early Post-Medieval origin. This will only be clarified through dendrochronological dating of early features such as ceiling beams and fireplaces in area 1 and the cellar beams in area 3.

It is not known when this building becomes the homestead for the Deganwy Estate but presumably the farm held at least some of the surrounding lands from the time of its construction which grew over time as the occupants fortunes increased.

The central house was developed into a farmstead with a yard and outbuildings, although once more it is impossible to ascertain the exact construction dates of the range. This appears to have been a prosperous farm and the farmhouse is enlarged several times and additional structures added. These additions are not purely functional and they create a much more ostentatious home which demonstrates the status of the family.

The Eighteenth Century occupants of the property were the Stoddarts who were Sheriffs of Conwy for two generations, a role held by high status landowners including the owners of the Benarth Estate. In the Mid Nineteenth Century the head of the household, John Lloyd Jones, describes himself as a “*landed proprietor*” on the census and an account of the area written in 1843 describes the property as a “*genteel mansion*”.

The coming of the railway in the 1860's was fortuitous for the Lloyd Jones family and £2600 was paid to purchase the portion of the Deganwy Estate necessary to build the train line. This money is initially invested back into the house and there is a final phase of building, including the erection of the prominent tower, prior to the sale of the estate in 1864. This is the last phase of the house as a family residence.

The estate is purchased by speculators, divided into separate plots for development and resold at auction in 1871. The house has been converted for use as a hotel by this time and the catalogue records that the auction was to be held at the Deganwy Castle Hotel. The 1871 auction catalogue is an invaluable resource in understanding how the Deganwy Castle Hotel appeared at this crucial stage in its history.

The phases of the building development during its use as a hotel are far better documented than the earlier stages and a wealth of material including correspondence, architects plans, estate catalogues and photographs is held at Conwy Archives, Llandudno. These allow a much more accurate building chronology to be established and the additional ranges which boarder the road and the railway can be assigned a Late Nineteenth and Early Twentieth Century date. Repeat visits to the hotel during the stripping out of the building and the demolition of later building elements provided further insights into the buildings construction, decoration and phasing.

The archaeological watching brief conducted during the widening of the hotel entrance did not yield any archaeological features or remains and following the removal of the topsoil a layer of sand was reached. The base of this deposit was not reached and it was not established whether this was the natural or redeposited drainage material although the later interpretation is favoured.

Archaeological watching briefs were also conducted during the excavation of service trenches. This excavation was much more limited than initially proposed due to the sourcing of a Late Victorian plan of the hotel with the existing services marked from Conwy Archives. It was therefore not necessary to conduct exploratory excavation to local and link up these pipes etc. Trenches were excavated in two areas – the front of the hotel and in the rear yard. These trenches uncovered no archaeological remains and the ground level in both areas had clearly been raised. Previous ground works such as the laying of tarmac had clearly disturbed any underlying deposits.

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C Maps & Plans 22/42 (1932 New Veranda and Sun Porch)  
C Maps & Plans 23/1/131 (1898 Bundle of Plans)  
CX254/1 (Extract from Tritton Family Bible)  
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COB2/667/5 (1864 Sale of Deganwy Estate)  
CONWY/SC/1 (1892 Deganwy Estate Sales Catalogue)  
CSC/5 (1903 Deganwy Estate Sales Catalogue)  
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XQA/LT/1/39 Land Tax Assessments Parish of Eglwys Rhos)  
CD4/10/25/5 (1885 Lease Agreement H.S Tritton)

1936 Advertising Booklet for the Deganwy Castle Hotel

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CP247/57  
CP247/179 (Postcard)



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1846 Tithe Map & Schedule

C Maps/ 7 (1849 Map of Area)

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## **Appendix A.**

### **CR21-2012 Specification for Archaeological Works at Deganwy Castle Hotel, Station Road, Deganwy**



**Specification for Archaeological Works at**  
**Deganwy Castle Hotel, Station Road,**  
**Deganwy**

**NGR SH 7774879208**

**Report Number CR21-2012**



**C.R Archaeology**

Compiled by C. Rees & M. Jones

on Behalf of Coastal & Country Developments

# **Specification for Archaeological Works at Deganwy Castle Hotel, Station Road, Deganwy**

|                                   |                                |
|-----------------------------------|--------------------------------|
| <b>Planning Reference Number:</b> | DC/0/38578 & DC/0/38579        |
| <b>National Grid Reference:</b>   | SH7774879208                   |
| <b>Client:</b>                    | Coastal & Country Developments |
| <b>Report Author:</b>             | Catherine Rees & Matthew Jones |
| <b>Report Number:</b>             | CR21-2012                      |
| <b>Date:</b>                      | 06/08/2012                     |

## **Contents**

|                          |   |           |
|--------------------------|---|-----------|
| <b>1.0</b>               | <b>Introduction</b>   | <b>4</b>  |
| <b>2.0</b>               | <b>Project Aims</b>   | <b>5</b>  |
| <b>3.0</b>               | <b>Brief Historical Background</b>                          | <b>6</b>  |
| <b>4.0</b>               | <b>Scheme of Works – Methodology</b>                        | <b>7</b>  |
| 4.1                      | Desk Based Research   | 7         |
| 4.2                      | Level 3 Historic Building recording of Deganwy Castle Hotel | 8         |
| 4.2.1                    | Written Account   | 8         |
| 4.2.2                    | Drawn Survey  | 8         |
| 4.2.3                    | Photographic Survey   | 8         |
| 4.2.3.1                  | Equipment   | 10        |
| 4.3                      | Archaeological Watching Brief                               | 10        |
| 4.3.1                    | Recording   | 11        |
| 4.3.2                    | Additional Mitigation/Contingency Measures                  | 11        |
| 4.3.3                    | Recovery, Processing & Curation of Artefactual Material     | 12        |
| 4.3.4                    | Archive Compilation   | 13        |
| 4.4                      | Timetable for Proposed Works                                | 13        |
| 4.5                      | Staffing  | 14        |
| 4.6                      | Monitoring  | 14        |
| 4.7                      | Health and Safety   | 14        |
| 4.8                      | The Report  | 15        |
| 4.8.1                    | Copyright   | 16        |
| <b>5.0</b>               | <b>Bibliography</b>   | <b>17</b> |
| <br><b>Illustrations</b> |   |           |
|                          | Figure 1. Site Location Map                                 | 19        |

## **1.0 Introduction**

C.R Archaeology have been instructed by Coastal & Country Developments to conduct archaeological works at the above property in compliance with planning conditions placed on the development (Planning Reference DC/0/38578 & DC/0/38579, GAPS reference 0119je01/D1637).

This specification has been written following a discussion with Development Control Archaeologist Jenny Emmett of GAPS (12<sup>th</sup> July 2012) as a methodology for a programme of works relating to a “Design Brief for Archaeological Mitigation (D1637)” prepared by GAPS on the 6<sup>th</sup> July 2012.

Deganwy Castle Hotel appears to have been originally built as a private house in the 17<sup>th</sup> Century although it has been suggested that the building may have even earlier origins. Elements of the 17<sup>th</sup> Century structure do survive although the building has been heavily modified. Research has shown that the building remained as a private dwelling until 1865 and by 1871 the building had been converted into a hotel. The structure underwent several phases of redevelopment and expansion between 1882 and 1935. The Deganwy Castle Hotel closed in 2010 and has been empty ever since (Lloyd Morris 2011: 01).

Deganwy Castle Hotel is a Grade II listed building (Cadw building ID 3358) and is recorded on the RCAHMW database (NPRN 26202).

The building is situated within the urban centre of Deganwy with a vista overlooking the Conwy Estuary (Figure 1). Planning permission is being sought to allow the redevelopment of the site. The proposed scheme will demolish part of the later building and conserve and expand the remaining structure to provide residential apartments, a hotel, restaurant and public bar with associated car parking, services areas, amenity space and landscaping.

This specification has been prepared in advance of the second phase of work at the site. The first phase of works commenced on the 11<sup>th</sup> July 2012 and work was conducted in accordance with Specification for Archaeological Works at Deganwy Castle Hotel, Station Road, Deganwy (CR19-2012). The results of this work have been collated in Interim Report CR20-2012.



## **2.0 Project Aims**

The aim of the programme of works proposed for the Deganwy Castle Hotel is to create a comprehensive record of the archaeology, history, development and current status of the site.

The first aim of this scheme of works is to undertake desk based historical research exploring the history of the hotel. This information will include a map progression, photographic illustrations and archival research in order to compile a coherent narrative history of the site.

The second aim of this archaeological investigation is to create a supplementary photographic record of the site with particular emphasis on the structural elements which are to be demolished. A photographic record has been compiled by Anne Morris (2011) and this record will be enhanced through the production of a set of photographs with scales and through the use of low level aerial photography. This will be particularly important in placing the building in its landscape context and in studying the roof area. The exterior elevations of the Deganwy Castle Hotel Buildings will be photographed (with scales where possible) and a basic record of each room in the hotel will be made. Where surviving original or historic features are identified the position of the features will be noted on the site plan and a photographic record with scales made.

The subsequent phases of archaeological works will aim to further enhance this record through the monitoring of demolition works and the stripping of interior/exterior render. When structural elements have been removed the remaining building exposed will be photographed with scales and any blocked architectural features/ building joints/ alterations or changes in fabric will be recorded.

This scheme of works also aims to monitor groundworks to identify, assess the survival of and excavate/record any archaeological remains uncovered.

The final aim of the programme of works will be to annotate the architects plans/elevations to provide information on the building phases. A colour-coded system will be used to illustrate the buildings development.

### 3.0 Brief Historical Background

The following section is, through necessity, very brief and is intended to merely Deganwy Castle Hotel in context. A more detailed history of the site will form a key element in the proposed works.

Deganwy Castle Hotel is a grade II listed structure located within the parish of Llanrhos, Conwy.

The following section is taken from a report produced by Anne Lloyd Morris Heritage Planning Consultancy (2011: 01).

*“The core of the building dates back to the 17th century, its prominent siting, large cellar, substantial masonry walls and three massive chimney stacks suggest that it was a high status property. The building was a private dwelling up until 1865, then in 1877, it became a school (St Oswald’s College) and by 1882, it had become a hotel, capitalizing upon its location.*

*The opening of the Chester and Holyhead Railway line along the North Wales coast in 1848 meant that area became a popular holiday destination at the height of the Victorian era. In 1858, the St Georges Harbour and Railway Company built a branch line from Llandudno Junction to Llandudno and thereafter, under the influence of the Mostyn Estate, Llandudno developed rapidly as a holiday resort. By 1864, Llandudno was dubbed the “Queen of the Welsh Resorts”.*

*The building has undergone substantial alterations and extensions since its change of use from a dwelling into a school and then a hotel. The hotel use went through several rapid phases of redevelopment and expansion between 1882 and 1935 leaving the principal south elevation with a mixed Georgian/Victorian appearance. Despite this, the architectural phases can still be interpreted, mainly from the roof pitches, eaves heights and gable widths as is shown on the attached annotated photograph.*

*The Deganwy Castle Hotel is a significant building within the town, in terms of its physical size and presence but also in terms of the contribution it makes to the heritage of the area. Sadly it has suffered years of lack of maintenance and investment and finally closed its doors to the public last year. The property has remained empty since then and will deteriorate fast unless a viable new use can be found together with a significant amount of investment and rejuvenation”.*

## **4.0 Scheme of Works – Methodology**

The Deganwy Castle Hotel works will be comprised of three elements: Desk Based Research, Level 3 Historic Building Recording and Archaeological Watching Briefs. Each is detailed separately below.

The methodologies employed will conform to The Institute for Archaeologists: *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Revised 2008), The Institute for Archaeologists: *Standard and Guidance for Archaeological Desk-Based Assessment* (Revised 2009), The Institute for Archaeologists: *Standard and Guidance for Archaeological Watching Brief* (Revised 2008) and the requirements of a level 3 analytical building record as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

### **4.1 Desk Based Research**

A complete and coherent history of the site will be compiled utilising information sourced from Conwy and Caernarfon Archives and local libraries. A full map progression will be undertaken along with a search of tithe records and census returns. Trade directories for relevant periods will also be examined.

The Gwynedd Historic Environment Record will be consulted and a search will be conducted encompassing the area within a 1000m radius of the hotel. Selective sites falling outside of this area will be included when necessary to place the site within a local and wider context.

The works will be carried in accordance with the IfA Standards and Guidance for historic environment desk-based assessment (IfA 2009) and will include the information required to fulfil points 1-3, 5-9, 11-13 & 22 as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

This material will form the historical background for a full archaeological report. The report will include the results of the photographic survey and an additional compact disc containing all site images in Tiff format.

## **4.2 Level 3 Historic Building Recording of the Deganwy Castle Hotel**

The following points are detailed in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

The record created for Deganwy Castle Hotel will consist of:

|                 |                                 |
|-----------------|---------------------------------|
| Written Account | Points 1-3, 5-9, 11-13, 18 & 22 |
| Drawings        | Points 2, 3-4, 7-9              |
| Photography     | Points 1-9                      |

### **4.2.1 Written Account**

The written account will be conducted as specified in Section 4.1 Desk Based Research.

### **4.2.2 Drawn Survey**

Architects drawings of the elevations and plans have already been produced for the property and it was not felt necessary to replicate existing works. Copies of these documents will be incorporated into and discussed in the text. These documents will be annotated to aid interpretation of the building phasing. These drawings will fulfil points 2-7 as specified in “*Understanding Historic Buildings: A Guide to Good Recording Practice*” (English Heritage 2006). Location plans and historical material will be produced/sourced by C.R Archaeology to fulfil criteria 8-9 in the aforementioned document.

Further drawn records will be produced should any significant features be uncovered following the stripping out of the hotel interior. These will be drawn at a scale of 1:20 or 1:50 as appropriate on archival quality 75 micron Double-Matt Manual Drafting Film and digitised for inclusion in the report.

### **4.2.3 Photographic Survey**

A photographic survey of Deganwy Castle Hotel is to be undertaken. This work will be undertaken by Catherine Rees & Matthew Jones of C.R Archaeology and by professional photographer Adam Stanford of Aerial-Cam. This work will consist of:

- 1) A photographic survey of the hotel (interior & exterior)
- 2) Low level aerial photography of the site and surrounding area
- 3) A photographic record where necessary to show the building materials/techniques used in



the construction of later building additions as they are demolished

- 4) A photographic record of exposed building elements following the demolition of specified building additions

All exterior elevations of the building will be photographed with scales from ground level. Additional photographs will be taken detailing important architectural features. Particular emphasis will be placed on the areas which are to be demolished. This record will be supplemented with a series of photographs taken using telescopic masts. These photographs will illustrate the landscape setting of the site and the relationships between the the hotel and neighbouring buildings. Mast photography will also allow a detailed record of the upper building elements to be created. It will also allow the roof area to be viewed from above and from a variety of different angles which will aid interpretation of this complex structure.

A basic photographic record of the building interior will be compiled and photographs (with scales) will also be taken of each room in the hotel. Detailed photographs of original or historical architectural details will be taken with scales and the positions of these features will be marked on the site plans. All photographs will be included on an accompanying disc but only a selection will be included in the report due the lack of original features and recent changes to the building layout.

C.R Archaeology/Aerial-Cam will revisit the Deganwy Castle Hotel as works progress and as stated in the “*Design Brief for Archaeological Mitigation*” conduct intensive observation of the “stripping out of the building, removal of the building fabric and features and other significant structural work”. A photograph record will be compiled of exposed elevations following the demolition of later additions and the removal of areas of interior/exterior render with particular emphasis placed on understanding the phasing of the different structural phases. Photographs will also be taken of the demolition process. C.R Archaeology will be informed a minimum of 48 hours in advance of any demolition or stripping out works taking place. C.R Archaeology will then inform GAPS of the proposed works. If deemed necessary to supplement the drawn record created by the architects rectified photography will also be undertaken.

The methodology employed conforms to the requirements of photographic recording to the equivalent of a level 3 survey, as specified in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006) and will include works specified in points 1-9.

#### **4.2.3.1 Equipment**

A photographic survey of the hotel will be undertaken using both a 16 mega-pixel Nikon D7000 and a 13 mega-pixel Sony Alpha 350 digital camera. Both will utilise a variety of standard and other lenses. Images will be captured in RAW format for later processing into high resolution JPEG and TIF files. To produce as full a record as possible the cameras can be mounted on three different apparatus: a vehicle mounted telescopic mast, a hand held telescopic mast and a tripod. The masts can be erected to a maximum height of 22m.

#### **4.3 Archaeological Watching Brief**

Groundworks are required in the landscaping of the hotel grounds and in the excavation of additional service trenches are required. The exact location of certain service trenches has yet to be finalised but GAPS will be supplied with a plan when this information is available.

It has been agreed during a site visit with Steve Ratcliffe of Coastal & Country Developments & Jenny Emmett of GAPS on the 12th July 2012 that a C.R Archaeology staff member will be present during the initial ground breaking of all works and an assessment will be made of the archaeological potential of the area. Where bedrock/natural is reached or when modern destruction of any remains is evident further monitoring will not be necessary. This will be confirmed with GAPS before C.R Archaeology ceases monitoring. The location of all trenches whether negative or otherwise will be recorded.

Due to the intermittent nature of this work in order to ensure that all works can be covered Coastal & Country Developments will give 48 hours notice of the commencement of works applicable for archaeological monitoring. C.R Archaeology will notify Jenny Emmett of GAPS when they will be visiting site and if any significant archaeological features are uncovered.

Any archaeological features, structures or remains identified in the course of the excavation will be trowel cleaned by hand. Investigation of such features, structures or deposits will be sufficient to determine their character, date, significance and quality. If features yield suitable material for dating/environmental processing then samples will be taken for processing off site. The size of these samples will depend on the size of the feature but for smaller features a sample of up to 95% will be taken. For larger features a sample of up to 40 litres will be taken. GAPS will be informed of the discovery and a mitigation strategy agreed before works will progress. Fieldwork is to be conducted by Catherine Rees and /or Matthew Jones of C.R Archaeology. Both staff members are qualified,

experienced archaeologists and cv's can be provided on request.

#### **4.3.1 Recording**

The record forms at C.R Archaeology are based on the English Heritage system and full written, graphic and photographic records will be made in accordance with the English Heritage *Field Recording Manual*. Sample forms can be provided on request. The written record shall comprise completed *pro-forma* record sheets.

Plans, sections and elevations will be produced on gridded, archive standard stable polyester film at scales of 1:10, 1:20 or 1:50, as appropriate. Representative measured sections will be prepared as appropriate showing the sequence and depths of deposits. A temporary benchmark (TBM) will be established on the site and plans, elevations and sections will contain grid and level information relative to OS data. All drawings will be numbered and listed in a drawing register, these drawing numbers being cross-referenced to written site records.

A high-resolution 13mp Sony Alpha digital camera will be used to create a photographic record of the site. This will be comprised of photographs of archaeological features and appropriate groups of features and structures. Included in each photograph will be an appropriate scale, north arrow and a record board detailing the site name, number and context number. All photographic records will be indexed and cross-referenced to written site records. Details concerning subject and direction of view will be maintained in a photographic register, indexed by frame number. Images from photography will be stored in a loss-less digital format in this case '\*.TIF'.

A 'harris matrix' diagram will be constructed for the excavated area.

#### **4.3.2 Additional Mitigation/Contingency Measures**

In the unlikely event of a significant archaeological discovery being made during the excavation C.R Archaeology will immediately inform both the client and the development control archaeologist Jenny Emmett. Consultation will take place between C.R Archaeology, Jenny Emmett and the client with regards to the most suitable course of action.

In the unlikely event that human remains are encountered site work will cease with immediate effect. The coroner, client and monitoring body will be informed immediately. The company will abide by the requirements of Section 25 of the Burial Act 1857. Any arrangements regarding the

discovery of human remains will be at the discretion of HM Coroner whose instruction/permission will be sought. All human remains are to be preserved *in situ*, covered and protected. They will only be removed in exceptional circumstances and with the appropriate Ministry of Justice licence, environmental health regulations, Coroner's permission and, if appropriate, in compliance with the Disused Burial Grounds (Amendment) Act 1981 or other local Act, with adequate security provided in such cases.

Any artefacts recovered that fall within the scope of the Treasure Act 1996 will be reported to the landowner, GAPS and to HM Coroner.

#### **4.3.3 Recovery, Processing and Curation of Artefactual Material**

All recovered artefactual material will be retained, cleaned, labelled and stored according to *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials* (IfA 2008) and *First Aid for Finds* (Watkinson & Neal 2001). The aim will be to create a stable, ordered, well-documented, accessible material archive forming a resource for current and future research (IfA 2008).

All artefactual material will be bagged and labelled with the site code and context number prior to their removal from site. The archive reference number will be clearly marked on all finds.

Each assemblage will be examined according to typological or chronological criteria and conservation needs identified. An assessment report of all post-medieval material will be produced by Matthew Jones and further specialists will be appointed as required. A list of specialists will be prepared prior to the post-excavation phase of works.

Specialist conservation will be undertaken by an approved conservator on advice provided by a suitable specialist. This will be conducted in accordance with guidelines issued by the Institute for Conservation.

Following analysis all archaeological material recovered will be deposited in Llandudno Museum. Processed assemblages will be boxed according to issued guidelines and a register of contents compiled prior to deposition.

The works will be carried out in accordance with The Institute for Archaeologists: *Standard and Guidance for Archaeological Watching Brief* (Revised 2008).



#### **4.3.4 Archive Compilation**

All records created during the fieldwork will be checked for consistency and accuracy and will form part of the *Primary Site Archive (P1)* (EH 2006). The archive will contain all data collected, including records and other specialist materials. It will be ordered, indexed, adequately documented, internally consistent, secure, quantified, conforming to standards required by the archive repository and signposted appropriately to ensure future use in research, as detailed in the English Heritage *Management of Research Projects in the Historic Environment* (MoRPHE) methodology.

The archive will be assembled in accordance with the guidelines published in, *Standards in the museum care of archaeological collections* (Museums & Galleries Commission 1994), *Guidelines for the preparation of excavation archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (AAF 2007).

All materials contained within the *Primary Site Archive (P1)* that are subsequently identified by the *Assessment Report (P2)* as appropriate for analysis will be processed by suitable specialists and the resultant *Research Archive (P3)* will be checked and ordered according to *MoRPHE* criteria.

Llandudno Museum has been notified in advance of the proposed work and the deposition of any archive created by this archaeological project and archive material will be deposited in accordance with the museum's terms and conditions for archive deposition.

#### **4.4 Timetable for Proposed Works**

It is envisaged that works at Deganwy Castle Hotel will commence as soon as possible. For the initial building recording phase (CR20-2012 Interim Results of Archaeological Works at Deganwy Castle Hotel, Station Road, Deganwy Part 1: 1919 Building Extension) site work is proposed to take place over two days (one of which to include use of Aerial-Cam photographic mast photography), with a further 7 days allotted for archive research, report compilation and site archiving. Gwynedd Archaeological Planning Services will be informed of the exact site days to allow monitoring of works.

Phase two – Intermittent Watching Brief will be undertaken on a day-rate basis. C.R Archaeology will be informed a minimum of 48 hours in advance of any excavation, demolition or stripping out works taking place. C.R Archaeology will then inform GAPS of the proposed works.

#### **4.5 Staffing**

The project will be managed by Catherine Rees (BA (Archaeology), MA (Archaeology), PgDip (Historic Environment Conservation). All staff will have a skill set equivalent to the IfA AIfA level. C.Vs for all staff employed on the project can be provided on request. Certain elements of the photographic survey will be undertaken by professional archaeological photographer Adam Stanford of Aerial-Cam (MifA). All projects are carried out in accordance with IfA *Standard and Guidance* documents.

#### **4.6 Monitoring**

The project will be subject to monitoring by Gwynedd Archaeological Planning Services. The monitor will be given prior notice of the commencement of the fieldwork. A projected time-scale and copy of the risk assessment can be provided on request to the monitoring body prior to the commencement of works.

GAPS will be notified in writing of the commencement dates for archaeological site work. An interim report for the recording of the 1919 wing to be demolished will be submitted (Document CR20-2012) and GAPS will be updated with the results of all further works conducted as watching briefs. This will be initially as an email with attached JPEG photographs and when required further interim reports will be compiled.

#### **4.7 Health and Safety**

A risk assessment will be conducted prior to the commencement of works and site staff will be familiarised with its contents. A first aid kit will be located in the site vehicle.

All staff will be issued with appropriate Personal Protective Equipment (PPE) for the site work. Initially this is anticipated to consist of:

- Safety Helmets (EN397)
- Hi-visibility vests (EN471)
- Safety footwear – steel toecap and mid-sole boots and Wellingtons (EN345-47)

Any further PPE required will be provided by C.R Archaeology

All staff will have passed at least a CITB health and safety test at least operative level and will carry

a Construction Related Organisation (CRO) White Card for Archaeological Technician (Code 5363) or a Site Visitor card.

C.R Archaeology staff will also comply with any Health and Safety Policy or specific on-site instructions provided by the client or their appointed Principal contractor or H&S coordinator.

#### **4.8 The Report**

The report will clearly and accurately incorporate information gained from the programme of archaeological works. It will present the documentary evidence gathered in such a way as to create a clear and coherent record. The report will contain a site plan showing the locations of photographs taken.

As specifically detailed in the Design Brief supplied by GAPS the report will include:

- A copy of the design brief and agreed specification
- A location plan
- A descriptive and interpretive written account of the building, building history and building phases
- Architects and historical plans and elevations
- A plan illustrating the location and direction of any photographs or drawings
- Full dimensional and descriptive detail
- All identified features and significant finds plotted on an appropriately scaled site plan
- Full dimensional and descriptive detail of all identified finds and features
- A full bibliography of sources consulted
- An archive compact disc

An interim report will be prepared for the 1919 extension to be demolished and a full report will be compiled on completion of works at the Deganwy Castle Hotel. This report will combine the results of the building recording and the watching brief.

A copy of the report in Adobe PDF format will be sent to the appropriate monitoring archaeologist for approval before formal submission. A bound paper copy and PDF digital copy of the report will be submitted as part of the formal submission. A digital Adobe PDF version and a bound paper copy of the final report and will be lodged with the Gwynedd Historic Environment Record within six

months of completion of fieldwork, and following consultation with Conwy Archives a PDF version will be sent for deposition in their Llandudno offices.

A short article will be submitted to the Archaeology in Wales Journal and the site archive including copies of all photographs in RAW and Tiff format will be deposited at Conwy Archives.

#### **4.8.1 Copyright**

C.R Archaeology and sub-contractors shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides a licence to the client and the local authority for the use of the report by the client and the local authority in all matters directly relating to the project as described in the Project Specification.



## **5.0 Bibliography**

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Walker, K.1990. *Guidelines for the preparation of excavation archives for long-term storage*, United Kingdom Institute for Conservation (UKIC) Archaeology Section

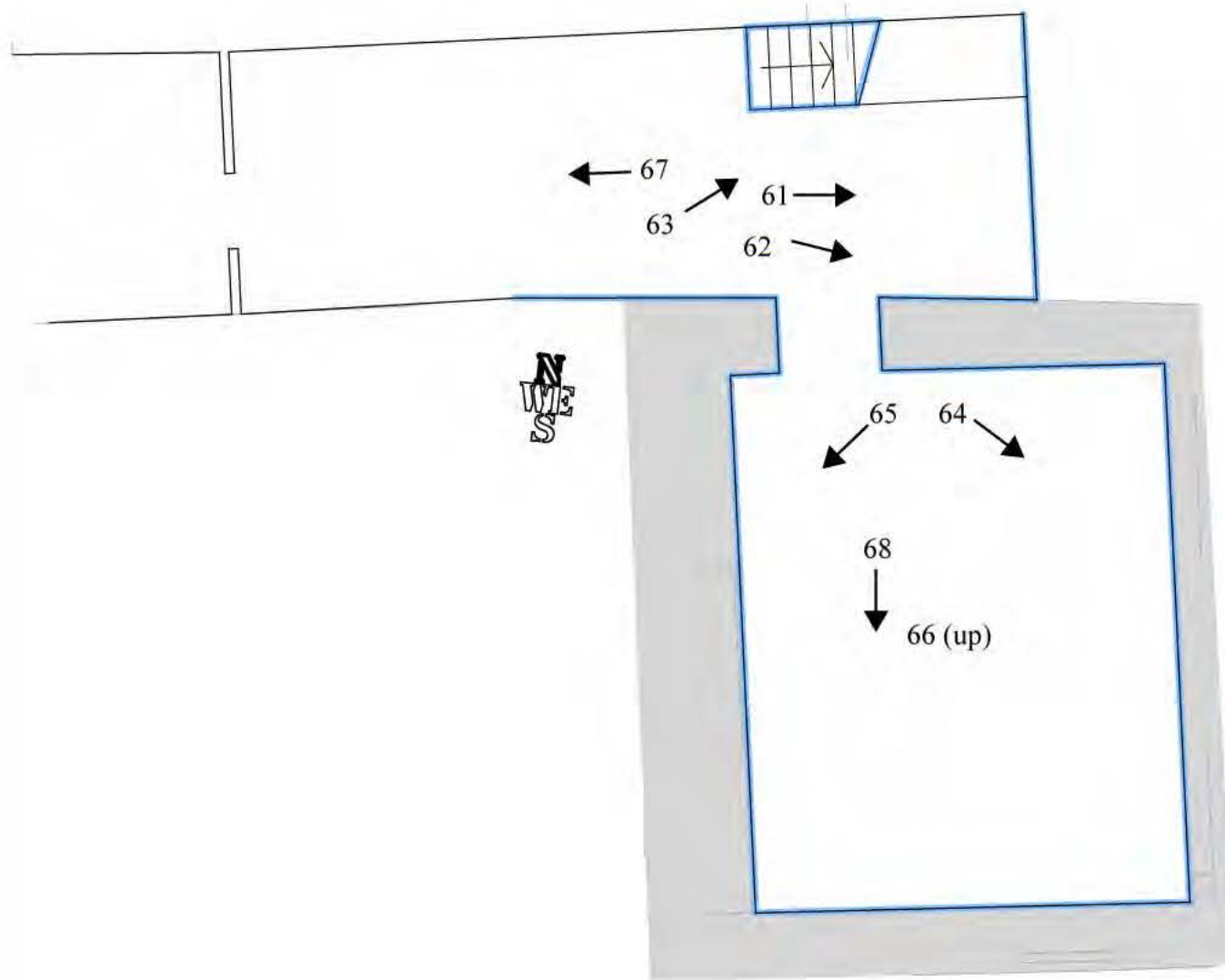
Watkinson, D. & Neal, V. 2001. ***First Aid for Finds***. London. United Kingdom Institute for Conservation of Historic & Artistic Works

### **Websites (All Websites were Consulted on 06/07/2012)**

<http://www.coflein.gov.uk/en/site/26202/details/DEGANWY+CASTLE+HOTEL/>

## **Appendix B.**

### **Location and Direction of Photographic Plates**



**Appendix B.**  
Basement Level  
Beneath Element 3





## Appendix B. Ground Floor

Note: Building Elements Which  
Have Been Demolished are  
Shown in Red.

Where the Plate Number is in  
Red this Photograph was Taken  
Following the Demolition of  
Elements in Red

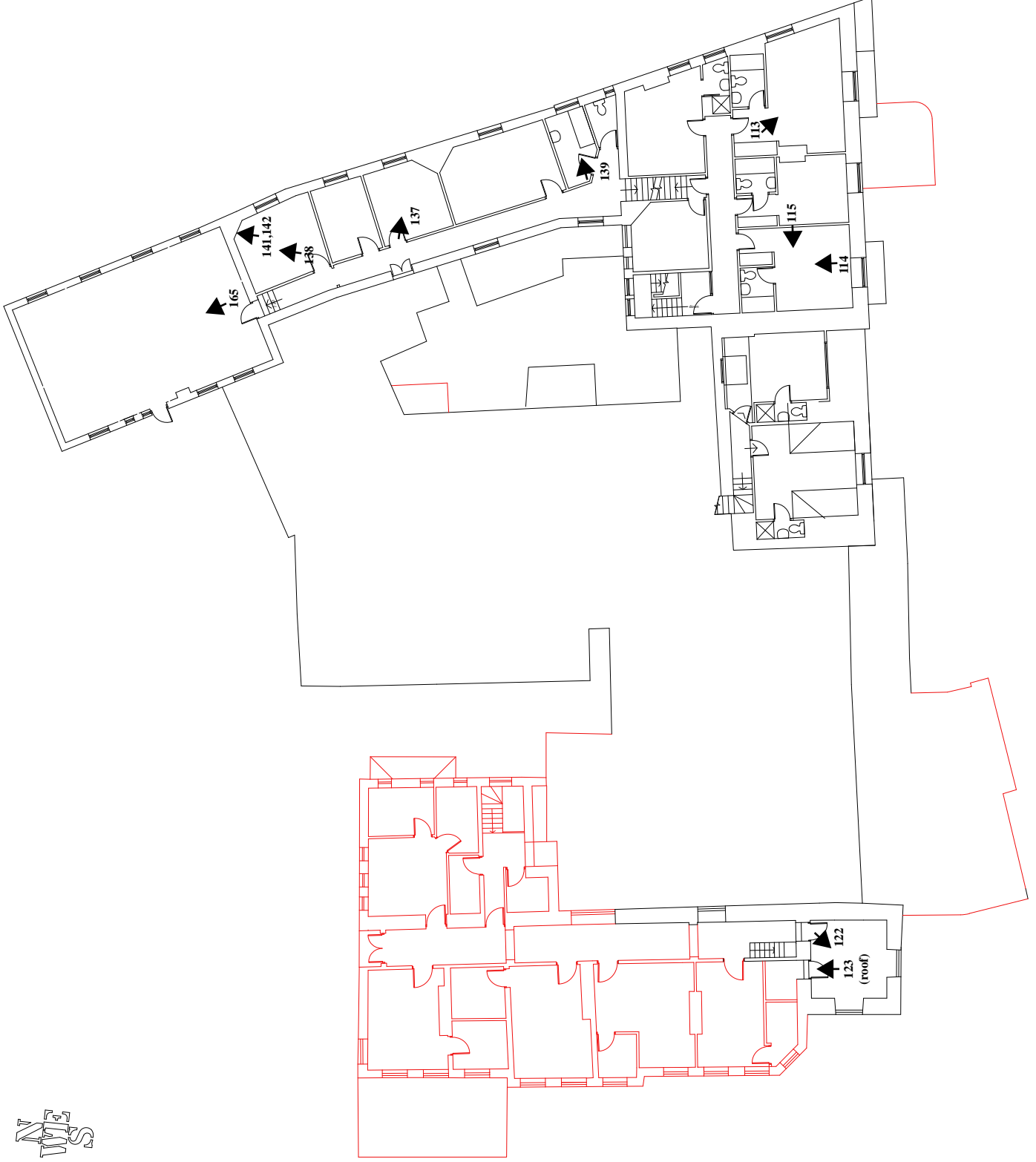


## Appendix B. First Floor

Note: Building Elements Which  
Have Been Demolished are  
Shown in Red.

## Appendix B. Second Floor

Note: Building Elements Which  
Have Been Demolished are  
Shown in Red.





## Appendix B. Third Floor

Note: Building Elements Which  
Have Been Demolished are  
Shown in Red.

