

Historic Building Recording at

ST DUNSTANS LLANDUDNO

For St Dunstons Enterprises Ltd

Blair Poole BA MSc MIfA

L~P:ARCHÆOLOGY

Historic Building Recording at

ST DUNSTANS LLANDUDNO

Client: St Dunstans Enterprises Ltd

Local Authority: Conwy County Borough Council

NGR: 279612,381269

Planning App: 0/35493

Author(s): B Poole

Doc Ref: LP0950C-HBR-v.1.2

Site Code: LLD/LFCH 10

Date: March 10

L~P:ARCHÆOLOGY

A trading name of the L ~ P : Partnership Ltd.

Unit S9B | Chester Enterprise Centre | Hoole Bridge | Chester, CH2 3NE | +44 [0]1244 313100 | +44 [0] 1244 317210

www.lparchaeology.com

TABLE OF CONTENTS

Table of Figures

Table of Plates

Table of Appendices

Abstract

1. Introduction

2. Site Background

3. Aims & Methodology

4. Results

5. Analysis & Conclusions

Sources Consulted

TABLE OF FIGURES

Figure 1 - Site Location General

Figure 2 - Prehistoric Sites in the Immediate Vicinity

Figure 3 - 1889 & 1901 Ordnance Survey Maps

Figure 4 - 1912 & 1919 Ordnance Survey Maps

Figure 5 - 1937 & 1960 Ordnance Survey Maps

Figure 6 - Aerial Photograph Outlining Landscaping

Figure 7 - West elevation

Figure 8 - North elevation

Figure 9 - East elevation

Figure 10 - South elevation

Figure 11 - Plan of Basement

Figure 12 - Plan of Ground Floor

Figure 13 - Plan of First Floor

Figure 14 - Plan of Second & Third Floor

Figure 15 - Phasing Plan

Figure 16 - Plan of Extension

Figure 17 - 3D views of extension

TABLE OF PLATES

Plate 1 - Main Hall, early 20th century

Plate 2 - View of Lady Foresters Convalescent Home in 1906, looking northeast

Plate 3 - Aerial photograph, early 20th century

Plate 4 - Rear of south wing, looking west. Early 20th century. Note the arched double door on the south wing, now obscured by the theatre extension

Plate 5 - General view of Lady Foresters Convalescent Home, looking northeast

Plate 6 - Central block, looking east

Plate 7 - Inscription above main entrance

Plate 8 - First floor heraldry, south wing

Plate 9 - Ground floor heraldry, south wing

Plate 10 - First floor heraldry, north wing

Plate 11 - Ground floor heraldry, north wing

Plate 12 - South wing, looking southeast

Plate 13 - North wing, looking north

Plate 14 - North wing, where the extension butts the main structure, looking east

Plate 15 - North wing, west end, looking south. Chamfered corner visible to right

Plate 16 - North elevation, central area including tower, looking south

Plate 17 - North annex, looking southeast

Plate 18 - Rear, eastern, elevation of the north annex, looking north

Plate 19 - Recess between north annex and main hall, looking west

Plate 20 - North wing, west end, looking south

Plate 21 - Main hall roof line with cupola, looking east

Plate 22 - Two storey annex, looking southwest

Plate 23 - South wing, looking north

Plate 24 - Loggia arch detail

Plate 25 - Southern elevation of south tower and theatre extension

Plate 26 - Front landscaped garden, looking west

Plate 27 - Landscaping in front of entrance, looking north

Plate 28 - Tennis court area and gazebo, looking west

Plate 29 - Outbuildings to north west of main building, looking north west

Plate 30 - Lower Ground Floor, Room 1, looking south. 2m scale

Plate 31 - Room 1, looking northeast. 2m scale

Plate 32 - Room 4 corner window, looking west

Plate 33 - Room 5, showing bricked up arch, looking northwest. 2m scale

Plate 34 - Entrance to Rooms 14 and 13 respectively, from Room 12. Looking north. 2m scale

Plate 35 - Room 14, looking north. 2m scale

Plate 36 - Room 9, looking east. 2m, scale

Plate 37 - Room 8, looking north. 2m scale

Plate 38 - Room 15, looking west. 2m scale

Plate 39 - Room 6, looking southwest. 2m scale

Plate 40 - South wall of Room 11, 2m scale

Plate 41 - Chimney access in Room 11, 1m scale

Plate 42 - Room 11 lean to, looking south. 2m scale

Plate 43 - Inner courtyard, looking northwest

Plate 44 - Main entrance, Room 50, looking west

Plate 45 - Main entrance, Room 50. Looking east

Plate 46 - Entrance hall plaques, north & south respectively

Plate 47 - Photograph of entrance hall dated to the early 20th century

Plate 48 - Cornicing in Room 1 on chimney breast

Plate 49 - South wall of main hall, showing panelling. 2m scale

Plate 50 - West wall and vestibule of main hall

Plate 51 - East wall of main hall

Plate 52 - Hipped skylight in Room 64

Plate 53 - Skylight in kitchen area, room 68

Plate 54 - Skylight pulley handle fixture

Plate 55 - Main staircase leading to the upper floors

Plate 56 - Ladies room in the early 20th century, looking north

Plate 57 - South wall of room 92 showing blocked up window and entrance

Plate 58 - Junction between rooms 99 and 97, looking west

Plate 59 - Architrave hidden by lowered ceiling

Plate 60 - Smoking room in the early 20th century, looking west

Plate 61 - Octagonal skylight in area 37

Plate 62 - Arched wardrobes in Room 1, looking north

Plate 63 - Waste disposal unit in Room 38

Plate 64 - General appearance of first floor bedrooms

Plate 65 - Room 28, looking south

Plate 66 - Room 28, looking east

Plate 67 - Room 24, looking north

Plate 68 - Stairs to third floor, looking north

Plate 69 - Room 53, looking southeast

Plate 70 - Room 6, looking east

Plate 71 - High wooden centrepiece construction

TABLE OF APPENDICES

Appendix 1 - Listings and Descriptions

Appendix 2 - Photograph Index

Appendix 3 - Brief

Appendix 4 - Specification of Works

Abstract

A Level 2/3 Historic Building Recording Survey was carried out at St Dunstons, Llandudno. The building, formally known as both North Wales Medical Centre and more famously the Lady Foresters Convalescent Home, was a purpose built medical centre dating to 1902. This report has been prepared by Blair Poole of L – P : Archaeology on behalf of St Dunstons Enterprises Ltd.

This survey was carried out prior to the buildings conversion to a respite care centre and the construction of an extension to the north of the building. The work was carried out by L – P : Archaeology following a brief supplied by Gwynedd Archaeological Planning Service. The objectives of the survey were to adequately record the structure prior to any material changes.

There is no evidence of prior development on the site. The structure was built as Llandudno became a well known spa town, renowned for its seaside healing effects.

The standing building, although containing evidence of 20th century redecoration, retains the majority of its original layout and features. Changes have been made to the southeast corner, where an operating theatre area has been added, however the rest of the standing structure dates to between 1902 and 1912.

1. Introduction

- 1.1. This level 2/3 building survey report has been prepared by Blair Poole of L - P : Archaeology on behalf of St Dunstons Enterprises Ltd. Additional research was carried out by Claire Statter and Kate Pack of L – P : Archaeology.
- 1.2. The fieldwork was carried out by Blair Poole, Claire Statter and Kate Pack of L – P : Archaeology on the 11th February 2010. The site code allocated by L – P : Archaeology is LLD/LFCH 10.
- 1.3. The site has been known as both Lady Foresters Convalescent Home and the North Wales Medical Centre and is located at Queens Road, Craig-y-Don, Llandudno, LL30 1UD (FIGURE 1). The NGR is 279612,381269.
- 1.4. The resulting archive will be submitted to the National Monuments Record in Aberystwyth. Copies of this report will be submitted to St Dunstons Enterprises Ltd, Gwynedd Archaeological Planning Service and the Historic Environment Record held by Gwynedd Archaeological Trust.

2. Site Background

2.1.PLANNING

- 2.1.1. Listed building consent has been granted for refurbishment of and extension to Lady Foresters Convalescent Home at St Dunstons, Queen's Road, Llandudno, LL30 1UD. The application reference is 0/35496.
- 2.1.2. A brief outlining the components required to satisfy the planning consent was produced by Ashley Batten of Gwynedd Archaeological Planning Service (GAPS). The brief states that a level 2/3 building survey is required (APPENDIX 3). Gwynedd Archaeological Planning Service are the archaeological advisor to the local planning authority, Conwy County Borough Council.
- 2.1.3. The work was carried out in accordance with the specification of works prepared by Claire Statter of L – P : Archaeology (APPENDIX 4).
- 2.1.4. Planning Policy Wales (2002) outlines the Welsh Assembly's planning policies. The historic environment is discussed within Chapter 6. Welsh Office Circulars 60/96 - Planning and Historic Environment: Archaeology, and Welsh Office Circular 61/96 - Planning and the Historic Environment; Historic Buildings and Conservation Areas, advise on legislation and procedures relating to historic buildings, conservation areas and archaeology. These will be taken into consideration during the preparation of forthcoming LDF's.
- 2.1.5. In considering any planning application for development the local planning authority, Conwy County Borough Council, is bound by the policies within the Llandudno/Conwy District Plan. On matters concerning archaeology and the historic environment Conwy County Borough Council take impartial advice from Gwynedd Archaeological Planning Service.
- 2.1.6. The relevant authority historic building policy is as follows:

Policy 4.4

There will be a presumption against proposals which involve the demolition or unsympathetic alteration of listed buildings including those listed for group or townscape value. Proposals for the retention, restoration and reinstatement of historic features and detailing on existing buildings will be considered favourably.

2.1.7. Condition 5 of the planning conditions attached to the development states:

No works shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved, in writing, by the Local Planning Authority. The development thereafter shall be carried out in accordance with that approval.

2.1.8. The structure is a Grade II listed building, number 3479, and forms part of a complex of four Grade II listed structures on the site (APPENDIX 1).

2.2.SITE CONDITIONS

2.2.1. The building was constructed in the early 20th century and was occupied into the 21st century. The structure is currently unoccupied and has been since 2006. Although there are several listed structures on the site this report will focus on the main structure only as it is this building that will be impacted by the development..

2.2.2. There is no evidence for any previous development of the site.

2.3.ARCHAEOLOGY AND HISTORY

2.3.1. This section will outline a brief historic background for the site and a more detailed account of the building development.

2.3.2. The area immediately surrounding the site contains a number of ancient sites.

2.3.3. Approximately 400m to the northeast of the building is Ogot Tan-y-Bryn, a prehistoric cave site which has produced palaeolithic flint tools (NPRN 300450). Also located close to the site, 450m to the southwest, is Coed Gaer hut circle (NPRN 300819) (FIGURE 2). This consists of a series of stone hut circles possibly dating from the Neolithic or Bronze Age.

2.3.4. There is limited evidence for medieval activity in the immediate area, however, it is clear that the surrounding area was occupied since at least the 6th century. It was at this time that St Tudno founded a church at the Great Orme, 3km to the northwest.

2.3.5. Llandudno is a planned Victorian seaside resort, with a curved bay between the

Great Orme and Little Orme limestone headlands. The planned town, Promenade and grid of wide streets was put forward in 1849 by local landowner Lord Edward Mostyn, together with local businessmen. The 'Building Regulations for the Projected New Town' were drawn up and published as an engraving in 1857, showing villas on the hill slope, terraces lining the North Shore broken by cross-axes and a funnel-shaped main opening from the town centre. The original pier was completed in 1858, however after suffering storm damage it was replaced in 1875 by the current 2,300 foot pier.

2.3.6. With the completion of the railway in 1858 there was an increase in the number of visitors. This meant more money was brought into the town which helped further develop the town.

2.3.7. In 1894 further plans were made for building to the south and east and by the Edwardian era Llandudno had peaked, complete with theatres, concert halls and with electric light in 1898 and a tramway system to Colwyn Bay in 1907 (HALSAM, ORBACH & VOELCKER, 2009, 405-7).

2.3.8. It was in this climate of growth and popularity that Lady Forester Convalescent Home was built between 1902 and 1904. At this time the healing effects of the seaside were promoted by doctors and spa towns constructed a number of hospitals across Wales and England.

SITE SPECIFIC INFORMATION

2.3.9. 1889 first edition Ordnance Survey map shows the site area as being made up of four open fields with a small farm complex to the northeastern corner (FIGURE 3). This layout is repeated on the 1891 Ordnance Survey map of the area, however two footpaths crossing the site area are shown running in a north south alignment. By the 1901 Ordnance Survey map (FIGURE 3) the fields appear to have been amalgamated into a single, large, open space. To the southwestern corner of the site a series of formal paths can be seen with a smaller track running along the northern and western boundaries. One of the formal tracks leads to the higher area of the site that gives vistas across the bay, towards the Great Orme.

2.3.10. The Lady Foresters Convalescent Home was purpose built as a charitable

hospital to house 50 convalescents in 1902. The foundation stone was laid on 24th July 1902. The associated outbuildings and lodges are contemporary with the main building. The home was built nine years after Lady Foresters death in 1893 through a charitable foundation set-up in her name, in memory of her husband. The trust was run by a group of five trustees. Although construction began on the building in 1902 it was not completed or opened until 1904 (HALSAM, ORBACH & VOELCKER, 2009, 413).

2.3.11. Lady Forester's husband was George Cecil Weld Forester, 3rd Lord Forester, who died in 1874 and was "Father" of the house of commons and MP for Wenlock.

2.3.12. Lady Forester also opened hospitals in Much Wenlock and Broseley, Shropshire. In Much Wenlock, north of the town, the Lady Forester Memorial Hospital was built and endowed under the will of Lady Forester in 1903. Smaller than the Llandudno home it opened with 16 beds in 1903. It subsequently passed to the National Health Service in 1948 (VCH SHROPSHIRE VOL 10, 1998). In Broseley The Lady Forester Memorial Hospital opened in Church Street in 1907 and was designed in a 'cottage' style, with timber framed and pebble dashed buildings. It had 24 beds and special wards for radium treatment. In 1948 it became part of the National Health Service (VCH SHROPSHIRE VOL 10, 1998).

2.3.13. The architect chosen to design the Llandudno Convalescent building was Edward Blakeway L'Anson, who also designed the Much Wenlock Memorial Hospital noted above (HALSAM, ORBACH & VOELCKER, 2009, 413). It is also recorded that Brown & Son from Salford were employed as the contractors for the project (LAWSON-REAY 2010).

2.3.14. The building was constructed in what has been termed a homely manner in order to make the patients as comfortable as possible with beneficial vistas across the bay (HALSAM, ORBACH & VOELCKER, 2009, 413). The materials selected included local oolitic carboniferous limestone and Red St Bees sandstone. Internally the two curved staircases were constructed of Teak and the main dining hall had pitch pine roof timbers and panelling.



Plate 1 - Main Hall, early 20th century

2.3.15. The building was originally split into three 'zones'. The north wing housed female convalescents and the southern wing being reserved for the male convalescents. The central section was reserved for the Matron and staff. The front facing rooms of the building were used for day rooms (LAWSON-REAY 2010).



Plate 2 - View of Lady Foresters Convalescent Home in 1906, looking northeast

2.3.16. As with the Much Wenlock site the heraldic coats of the five trustees were set into the façade of building in relief on red sandstone friezes. The trustees named in 1893 were Cecil Theodore Weld-Forrester, who's coat of arms sits above the main entrance and above the marble inscription in the entrance hall,

William Monk Jervis, William Fielding, James Gambier Noel and Thomas Howells Thursfield.

2.3.17. The first cartographic evidence for the structure comes from the 1912 Ordnance Survey map (FIGURE 4). The structure can be seen to occupy the upper plot of land, selected for the vistas. In the northeastern corner it is clear that the existing farm house, shown on the 1st edition (FIGURE 3), has been demolished and replaced by the outbuildings associated with the main structure. The formal paths still exist to the southwestern corner of the site and the Queen's Road Lodge and gate piers can be seen on this map. It is also noticeable that the area to the west of the building has been landscaped to create a formal lawn garden with viewing platform on a terrace in front of the main entrance. The earlier path leading along the northern and western boundaries was still in place, leading through a semi wooded area.

2.3.18. On the south wing, to the east of the structure a small extension can be seen. This structure is not visible on early photographs of the building dated to between 1904 and 1912.



Plate 3 - Aerial photograph, early 20th century



Plate 4 – Rear of south wing, looking west. Early 20th century.
Note the arched double door on the south wing, now obscured
by the theatre extension

2.3.19. This layout is repeated on the 1919 Ordnance Survey map (FIGURE 4). By the 1937 Ordnance Survey map (FIGURE 5) a tennis court has been constructed to the west of the north wing, however the structure remains unchanged from the 1912 plan. There appears to have been no material changes to the footprint of the structure between the 1937 and 1960 Ordnance Survey maps (FIGURE 5). The major change between 1937 and 1960 appears to be the removal of the formal paths to the southwest of the site. This is shown as a large open area with a single path leading to a small outbuilding, possibly associated with the garden.

2.3.20. The early 20th century landscaping of the site has formed a series of four terraced platforms (FIGURE 6). The upper level houses the main building with a second platform slightly lower than the building containing a track leading to the rear of the structure. The third platform lies at the level of the tennis court. The fourth platform is the lowest level and has a gradual slope down toward Queen's Road to the west. The path leading to the main building and a track leading along the north and west boundaries, through the wooded area, can be seen to follow the same alignment as those paths shown on the 1901 edition Ordnance Survey map.

2.3.21. During the 1970's the building was bought by a private medical company and utilised as a medical centre until it closed in 2006.

3. Aims & Methodology

3.1. The general aims of the investigation were:

- ◆ To promote the understanding and appreciation of the structure.
- ◆ To secure an understanding of the structure and its significance.
- ◆ To adequately document the structure prior to material changes and to deposit a permanent record of the structure in a suitable archive.

3.2. For a full description of the methodology employed for this project please refer to the specification of works (APPENDIX 4).

4. Results

4.1. A Level 2/3 historic building survey was carried out at Lady Foresters Convalescent Home, Llandudno. The results of this survey have been divided into two sections below. Section one will discuss the external elevations and construction of the building. Section two will discuss the results of the internal survey.

4.2. RESULTS OF EXTERNAL SURVEY

WEST ELEVATION (FIGURE 7)

4.2.1. Central Block



Plate 5 - General view of Lady Foresters Convalescent Home, looking northeast

4.2.2. The main frontage of the building faces Queen's Road to the south west and is made up of a symmetrical façade with two oblique wings extending to the north and south of a main central block. The central block comprises seven bays wide by three stories high, with the middle three bays extending to a fourth storey. The roof is of grey slate with a higher hipped slate roof over the fourth storey section to the centre. Rising up from the centre of the hipped section is a copper clad wooden centrepiece in the form of a spire. The apex of the roof is lined by decorative tiles.



Plate 6 - Central block, looking east

- 4.2.3. The façade is of white limestone in a squared random ashlar construction with red sandstone dressings. The red sandstone has been used to form a projecting decorative central bay extending from the ground floor to the centrepiece. The main entrance is located within this central bay and is formed by a large red sandstone arch with prominent keystone. To either side of the arch decorative Tuscan columns are carved in relief onto the frontage. These columns frame a sandstone inscription which states,

“To the glory of God and the good of Mankind this convalescent home was erected and endowed in memory of George Cecil Weld Forrester 3rd Lord Forrester by his wife the right honourable Mary Anne Lady Forrester. Lord Forrester represented Wenlock from 1828 to 1874 when he succeeded his brother in the peerage he was “Father” of the House of Commons”

- 4.2.4. Situated above this inscription is a the heraldic coat of arms of the Foresters carved in relief. A second inscribed stone, this one of granite, is situated beneath the southern window of the main entrance. This inscription reads,

This foundation stone was laid
July 24th 1902
by
Emma Georgina Lady Forester
Trustees
The Right Hon Cecil T Weld Forster, 5th Baron Forrester
Thomas Howells Thursfield Esquire
The Right Hon Beilby Lawley, 3rd Baron Wenlock
Colonel the Hon Francis Q Bridgeman



Plate 7 - Inscription above main entrance

- 4.2.5. Bays one, three, five and seven have mullioned eight pane transomed bay windows with the upper four panes being arched. Bays two and six have flush, mullioned, four pane transom windows also with arched upper panes. All windows have red sandstone lintels and sills and a decorative band of sandstone divides the first and second floors.
- 4.2.6. The upper windows of bays one, two, three, five, six and seven are all of wooden frame, with recent uPVC inserted units, with gabled pelmets.
- 4.2.7. At both north and south extents of the central block, where it butts the north and south wings, a recessed area can be seen. These recesses are located where the internal staircases are and as such the windows, four pane square mullion in form, are larger and offset from the other windows on this elevation. The recesses are of red sandstone and each have two sets of heraldic coats of arms in relief. It is thought that these coats of arms relate to the four other trustees in place when the home was founded.



Plate 8 - First floor heraldry, south wing



Plate 9 - Ground floor heraldry, south wing



Plate 10 - First floor heraldry, north wing



Plate 11 - Ground floor heraldry, north wing

4.2.8. Southern Wing

4.2.9. The southern wing extends at an angle of 130° from the frontage and comprises three bays wide by three storeys high. The roof is of grey slate with crowning gables and decorative red tiles along the apex and red brick chimneys with multiple pots.



Plate 12 - South wing, looking southeast

4.2.10. The frontage of the south wing is of white limestone in a squared random ashlar construction with red sandstone furniture. The first and third bays project out, forming a recessed central bay. The ground floor window of bay one project out to form a square red sandstone frame containing an eight pane transom window with arched upper panes. The ground floor on bay three extends out to form a large bay window of sandstone construction. The remaining windows on this elevation are flush, red sandstone, transom windows.

4.2.11. A sandstone loggia is located on the southern elevation of this wing and the west face of this is visible on the ground floor.

4.2.12. Northern Wing

4.2.13. The north wing is three bays wide by four storeys high. As the landscape of the garden drops significantly at this point the basement stands proud forming a lower ground floor façade. This wing sits at an angle to the central block mirroring that of the south wing.

4.2.14. As with the central block and south wing the bulk of the façade is constructed of white limestone in a squared random ashlar form with red sandstone features. A ground floor arched sandstone loggia is located in front of bays one and two.



Plate 13 - North wing, looking north

- 4.2.15. Bay three matches bay one on the south wing with a projecting frontage forming a tower bay with flush sandstone window frames with transom eight pane windows with arched uppers. Bays one and two are flush with the frontage however these have the same window form as bay three.
- 4.2.16. The loggia has a series of Tuscan columns with four arches matching the main entrance. A metal decorative railing, painted white, has been inserted along the front of the loggia.
- 4.2.17. Butting the north face of the north wing the basement/lower ground floor can be seen. This is a two storey section of the building with a limestone lower floor with sandstone mullioned transom windows and a Tuscan column support for the north end of the loggia. The ground floor section of this area is entirely sandstone with decorative limestone pediment.
- 4.2.18. The construction form of this section indicates that it is an extension, albeit constructed within ten years of the original structure. The lower ground floor area can clearly be seen to butt the main structure and is not keyed in to the rest of the building. This is also evidenced by the sandstone extension of the loggia. Where the Tuscan column supports the loggia the sandstone block work does not match up in an unbroken course and is of slightly different material and form.



Plate 14 - North wing, where the extension butts the main structure, looking east

4.2.19. The arches of the loggia are copied in the construction of this extension, however they have been filled by six pane windows, with an oeil de boeuf window on the chamfered western corner of the extension on the ground floor. Internally the southern wall of the room can clearly be seen to have once been an external wall, and will be discussed later in this document.

NORTH ELEVATION (FIGURE 8)

4.2.20. The north elevation of the building falls into three distinct sections. The western end, containing the north wing and extension, a central area containing the northern rear tower and a western area comprising the ground floor north annex.

4.2.21. The western end contains the lower ground floor and ground floor extension discussed above, which follows the same construction form, with limestone squared random ashlar construction for the lower ground floor and regular ashlar sandstone construction for the ground floor. The western edge of the

extension is chamfered with an angled six pane window on the lower ground floor.



Plate 15 - North wing, west end, looking south.
Chamfered corner visible to right

4.2.22. The first and second floor windows are located to the east of a wide chimney breast. These windows frames are mullioned transom windows matching the main frontage.

4.2.23. The central area contains the north elevation of the northern rear tower. At the north end and south end of the main building two towers can be seen, which are part of the original construction. The northern elevation of the north tower uses the same building materials and style as the frontage with flush mullioned transom windows on a limestone façade. The lower ground floor/basement contains a double metal doorway leading to the electrical supply room. Building scars around this doorway indicate that this is inserted and a wider doorway was originally in place here. A wider sandstone lintel is still in situ on the building and a small six pane window can be seen to the west of the doorway.



Plate 16 - North elevation, central area including tower, looking south

4.2.24. To the east of the tower a single storey wooden wall with a single width door can be seen at the lower ground floor level. This leads to the inner courtyard, discussed later in this document and can be seen to be a late 20th century insertion.

4.2.25. To the rear of the main building is the north annex, a single storey structure with bay windows at the east and west ends.



Plate 17 - North annex, looking southeast

4.2.26. The roof is of grey slate with decorative ridge tiles, matching the roof like of the main building. As the structure is single storey the roof fans out over the bay windows to create a canopy.

4.2.27. The construction form continues to follow the same format as the building frontage with limestone squared random ashlar walls and red sandstone window frames. The two bay windows are different in form, with the western window having a limestone outer with sandstone frame, sill and lintels. However, the eastern window is entirely of sandstone, with no limestone block work between the uprights.

4.2.28. The windows on this elevation differ in form as they progress from west to east. The western bay window has been boarded up, the central two windows are single pane wooden framed windows of frosted glass. The eastern windows are a series of three, one on each face of the bay, twelve pane wooden framed windows.

EASTERN ELEVATION (FIGURE 9)

4.2.29. The rear elevation of the building contains a series of recesses and projecting elements. As this elevation backed onto a steep slope a general photographic view of the elevation as a whole was impossible. The eastern elevation was made up of a series of single storey structures including the north annex, the main hall and the theatre complex as well as the rear elevation of the main building.

4.2.30. The rear elevation of the north annex follows the same construction form as seen on the north elevation. Squared random ashlar limestone blocks with red sandstone decoration, grey slate roof with decorative ridge tiles and red brick chimney. The north annex has a two storey section projecting off the north wing, thought to have been a toilet block contemporary with the original structure. This has a hipped slate roof and is of limestone construction with red sandstone decorative window frames matching the main façade of the building.

4.2.31. The entrance to the kitchen area is a wooden frames, arched, doorway with an outer sandstone frame. To the north of the kitchen entrance a larger sandstone arch and sandstone window frame have been bricked up with hard fired red brick.



Plate 18 - Rear, eastern, elevation of the north annex, looking north

4.2.32. Between the north annex and main hall to the south is a narrow recess that leads to the rear of the central block. This contains a series of modern metal fire escapes and can be seen in the plate below.

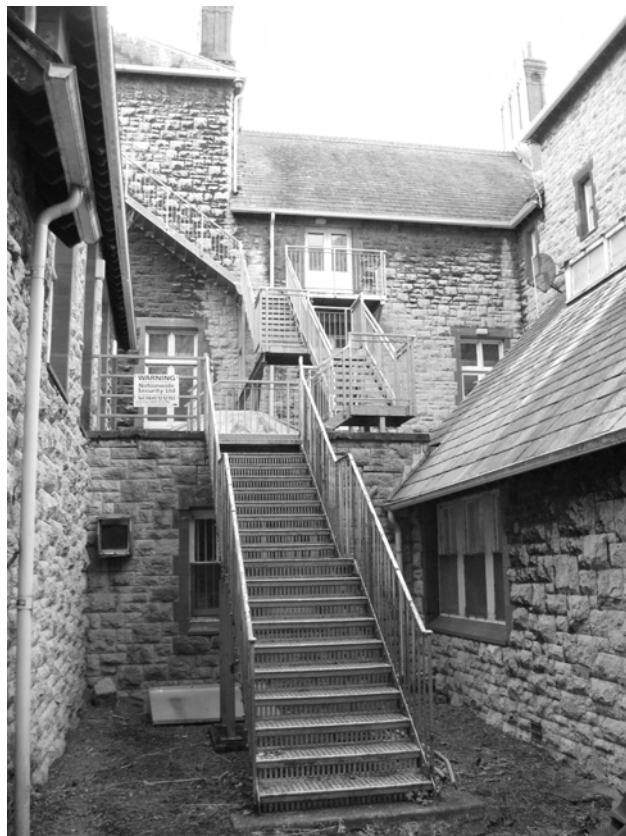


Plate 19 - Recess between north annex and main hall, looking west

4.2.33. The construction method matches that of the frontage of the central block.

4.2.34. To the south of the north annex is the rear elevation of the main hall. This block is also of squared random ashlar white limestone construction with red sandstone decoration. The roof is of grey slate with decorative ridge tiles and a central wooden cupola that has been painted white with a copper cover.

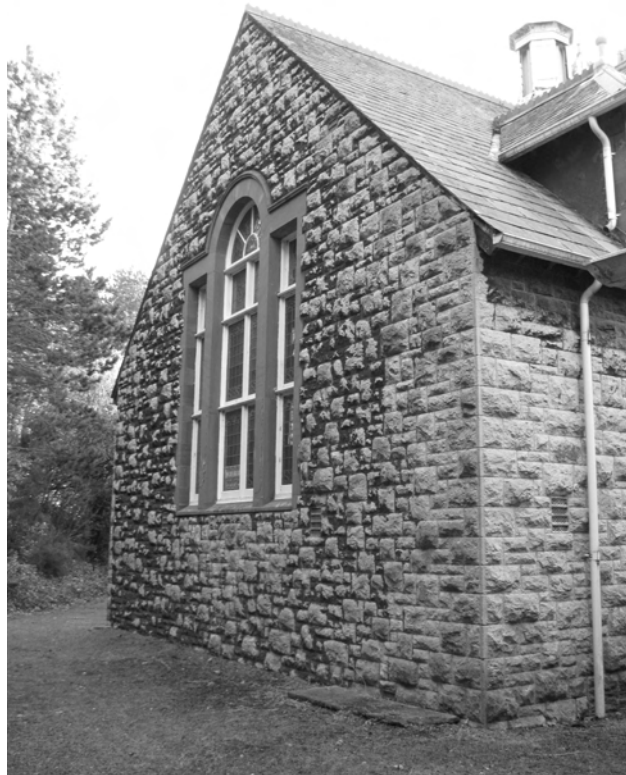


Plate 20 - North wing, west end, looking south

4.2.35. The main hall extends up two storeys and has a large double height sandstone window divided into three elongated upright sections by large mullions. The central section has a rounded arched lintel.

4.2.36. Along both north and south faces of the hall at first floor level there are a series of sandstone framed six pane dormer windows with rounded lead finials at the gable apex.



Plate 21 - Main hall roof line with cupola, looking east

4.2.37. South of the main hall is a two storey annex projecting out from the south wing which has a hipped slate roof and is of white limestone construction with red sandstone decoration. This is contemporary with the original building and is keyed into the main structure. This is thought to have originally been a toilet block attached to the south wing, matching a similar annex off the north wing.



Plate 22 - Two storey annex, looking southwest

4.2.38. On the ground floor south face of the annex the modern theatre extension can be seen. The theatre extension is clad in limestone block to match the rest of the structure. It is clear that this is a late 20th century addition to the building.

4.2.39. Located to rear of the southern wing is a second three storey tower. This southern tower mirrors the northern tower, described in 4.2.23. above. The historic photograph shown in Plate 4 above shows the location of an arched double doorway. This has been replaced by the insertion of the theatre complex.

SOUTHERN ELEVATION (FIGURE 10)

4.2.40. The southern elevation comprises two main vistas. The first is the southern elevation of the south wing, including the loggia. The second is made up of the southern tower elevation and a series of one storey extensions including the theatre extension.



Plate 23 - South wing, looking north

4.2.41. The southern façade of the south wing is of white limestone in a squared random ashlar form with red sandstone decoration. This is the gable end of the south wing which has a kneelered gable with sandstone coping. The window frames are all sandstone, matching those seen on the other faces of the building. On the first floor a sandstone loggia mirroring the one seen on the north wing stands proud of the main structure. This is made of three sandstone

arches with Tuscan columns and prominent keystones.



Plate 24 - Loggia arch detail

4.2.42. A single width doorway, mirroring the window form, is located to the eastern end of the loggia, leading to the smoking room.



Plate 25 - Southern elevation of south tower and theatre extension

4.2.43. To the east of the loggia is a flat roofed single storey extension one bay wide which dates to the between 1904 and 1912. This is also constructed of white limestone with red sandstone decoration in order to match the main façade.

4.2.44. Behind the single storey extension is a late 20th century red brick addition housing the lift shaft mechanism.

LANDSCAPING (FIGURE 6)



Plate 26 - Front landscaped garden, looking west

4.2.45. The area to the west of the building has been landscaped into a series of terraces leading to Queen's Road. In front of the main entrance is a level area following the later 19th century path alignment. This has been paved with tarmac to form the main access road to the property.



Plate 27 - Landscaping in front of entrance, looking north

4.2.46. The landscape steps down approximately 2m from this upper level onto a grassed garden area which has an access track leading to the rear of the property. At the northern end of this terrace is a level platform which was used as a tennis court in the past. This has a derelict wooden gazebo situated on its

north side.



Plate 28 - Tennis court area and gazebo, looking west

4.2.47. The lowest section of the garden is an open space gently sloping down to the level of Queen's Road (PLATE 26).

OUTBUILDINGS

4.2.48. Excluded from the survey were two unoccupied, semi derelict, outbuildings located to the northeast corner of the site. These buildings were excluded from the main building recording as they are not to be affected by the redevelopment. These are contemporary with the construction of the main building and replace an earlier farm building. In the interest of assessing the buildings historic integrity, a brief photographic record of the outbuildings frontages has been made.

4.2.49. The buildings are of a rougher construction than the main building and are of grey limestone in a random irregular ashlar form. However they do retain the same decorative red sandstone features around the door and window frames. The roof is also in grey slate with decorative ridge tiles and red brick chimneys.

4.2.50. The structures also have decorative wooden cupolas with copper caps, matching the cupola atop the main hall of the convalescent home. A wooden porch on the north east corner of the northern outbuilding is reminiscent of the sandstone arched loggias of the main structure.



Plate 29 - Outbuildings to north west of main building,
looking north west

4.3.RESULTS OF INTERNAL SURVEY

4.3.1. This section will discuss the internal layout of the building floor by floor, starting at the basement. Room numbers supplied by Owen Ellis Architects have been used.

BASEMENT/LOWER GROUND FLOOR (FIGURE 11)

4.3.2. As the ground level to the north of the property drops the basement level has also been termed the lower ground floor in historic sources. For the purposes of this document the north area shall be referred to as the lower ground floor as many of the rooms provide vistas across the garden and have access at floor level to the outside. The south area will be referred to as the basement.

4.3.3. Access to the lower ground floor/basement is gained via the inner courtyard to the north west of the structure, the north elevation or internally from doors in the north annex and north wing.

4.3.4. As noted above. The lower ground floor/basement can be split into two sections. The west section containing rooms 1 to 5 and the east section containing rooms 6 to 17 and the inner courtyard. There is no direct access between the two areas as each has its own external entrance and internal stair

access.

- 4.3.5. Room 1, the lower hallway, is located to the north of the north wing. This is accessed from the outside via a doorway seen on Plate 16 to the lower right of the image. The room contained a teak panelled stair case with small under stairs cupboard and large metal safe. The staircase led to the ground floor of the north wing.



Plate 30 - Lower Ground Floor, Room 1, looking south. 2m scale

- 4.3.6. The room has been plastered and painted white, with teak high set skirting boards. On the northwest wall a large archway was prominent and it is clear that this was the original external wall.



Plate 31 - Room 1, looking northeast. 2m scale

- 4.3.7. Room 2 is a narrow passageway leading to Rooms 3 and 4. These three rooms are divided by modern internal partition walls within the floor plan of the early 20th century northern extension discussed in 4.2.18.
- 4.3.8. Room 3 has eight pane, stone mullioned, windows with metal inset frames. These are deep set windows with chamfers on the stone frames leading back to the metal frames. It is thought that the windows are the original fittings dating to the early 20th century.
- 4.3.9. Room 4 was used as a staff room and has the same window form as Room 3, however the western corner had a wrap around stone mullioned window with metal inset frames.



Plate 32 - Room 4 corner window, looking west

4.3.10. Room 5 was a large square room to the south of Room 1 which has painted brick walls with a bricked up arch on the northwest wall. This supports the theory that this was originally an external wall. A second arch divides the smaller southern section of the room from the larger main area.



Plate 33 - Room 5, showing bricked up arch, looking northwest. 2m scale

4.3.11. Rooms 1 and 5 are form part of the original convalescent home with Rooms 2, 3 and 4 forming the early 20th century extension. The distinction between the western section and eastern section relates to the falling ground level outside. Rooms 1 and 5 fall within the lower section and as such have window viewing significant vistas of the surrounding landscapes. The eastern section is mainly underground and the room use and form respects this distinction.



Plate 34 - Entrance to Rooms 14 and 13 respectively, from Room 12. Looking north. 2m scale

4.3.12. Internal access to the eastern section is via Room 12 which is a small utilitarian stairwell lit only by the electric light. Leading off Room 12 to the east is a small laundry room, 13, which had no windows and had plasterboard on all walls.

4.3.13. To the north of Room 12 is the main laundry room, 14, which contained the industrial washing machine and sink. The floor was a simple concrete floor with a drainage sump in the centre. The ceiling had been lowered using wooden boards, however in the northwest corner elements of the original ceiling could still be seen in tact approximatively 0.3m above the wooden boards. The northern end of the room formed a bay with a stone window to the east and a thin double door in the centre. This lead to the inner courtyard.



Plate 35 - Room 14, looking north. 2m scale

4.3.14. Rooms 9 and 10 are a single unit room with a temporary wooden partition separating the area in two. The floor was an untreated concrete surface and the walls were painted brickwork in English Garden Wall bond. The wooden partition did not reach ceiling height as much of the large bore plumbing was located running along the ceiling. This area was set approximately 0.3m lower than the floor level for rooms 12 to 14.



Plate 36 - Room 9, looking east. 2m, scale

4.3.15. The north wall of Room 9 housed the main electrical switch gear and fuse boards for the property.

4.3.16. To the west of Room 9 was a large open space, Room 8, with a narrow annex at its southwest corner, Room 15. These have been treated as a single entity and are believed to be a workshop area and associated store room. The floor, as with the rest of this section of the lower ground floor, is of untreated concrete with painted brick walls in English Garden Wall bond.



Plate 37 - Room 8, looking north. 2m scale

4.3.17. Along the south wall two half size window lights are situated towards the ceiling. This allows some natural light into the room. An arched doorway leads

to Room 15 at the southwest corner of Room 8, which is a narrow storage area with two full size wooden framed windows along the south wall. This appears to be the area where the landscape drops outside the structure and as such larger windows have been employed to allow more light in. On the north wall of Room 15 a large brick arched window give a view into Room 6.



Plate 38 - Room 15, looking west. 2m scale

4.3.18. Room 6 contained the boilers supplying the building and associated plumbing. As with the other rooms it had a concrete floor with painted brick walls. The window noted above had an arch of three header courses of brick over a six pane wooden window. To the north of Room 6 was a short corridor which led to a narrow room, Room 7, with a screed floor and single window on the north wall. The east wall is clearly a modern brick partition wall inserted in the late 20th century. Originally this would have formed part of Room 17, which now contains electrical equipment with no access. Both Rooms 7 and 17 are within the floor plan of the north tower.



Plate 39 - Room 6, looking southwest. 2m scale

4.3.19. Room 11 is located to the north of Room 9 and is a lean to that has been built in the inner courtyard against the old north wall of the building. The south wall of Room 11 is clad in white limestone in a random squared ashlar form. This is clearly an earlier external wall that has been incorporated into the modern brick and timber lean to.



Plate 40 - South wall of Room 11, 2m scale

4.3.20. The room contains a row of modern boilers sat on a concrete slab with a sloping slate roof. The west wall houses an iron access panel to the large chimney situated in this part of the building and the south wall houses a large iron aperture, now blocked up, which would have given access to Room 8 for any external plumbing.



Plate 41 - Chimney access in Room 11, 1m scale



Plate 42 - Room 11 lean to, looking south. 2m scale

4.3.21. The inner courtyard lies to the north of the north wing and comprises a small yard with grey stone sets forming the yard surface and a high retaining wall to the north, where the land rises up significantly.

4.3.22. Access to the main building can be gained via doors to the west, through Room 14, and the south, through Room 11 and the east via Room 6. A small outside toilet is located in the southwestern corner of the inner courtyard, obscured by the lean to, Room 11.

4.3.23. In the northern corner of the courtyard was an isolated room, which forms the basement for the small tower seen on Plate 16. This tower is attached to the main north tower at ground floor level by a modern corridor. Plate 43 Shows the modern junction at ground floor level of the north tower, to the left, and the isolated tower, to the right.



Plate 43 - Inner courtyard, looking northwest

4.3.24. Access to Room 16, the isolated tower base, is via a sandstone framed doorway. The room is a small square room with concrete floor used for storage.

4.3.25. It is clear that the lower ground floor is separated into two distinct areas, divided by function due to the landscape constraints. The area to the north, where the land level drops, is well lit and used as offices. The décor inside reflects this use. The area to the south, where the land level negates the use of windows, has been used for a more utilitarian function. This area contains the boiler rooms and workshops as well as storage for the facility.

GROUND FLOOR (FIGURE 12)

4.3.26. Central Block

4.3.27. The central block comprised the entrance hall, main hall and day rooms.



Plate 44 - Main entrance, Room 50, looking west

4.3.28. The main entrance, Room 50, has a wide windowed bay doorway. The windows on either side sit in small recesses and decorative architrave and panelling with gold trim dress the entire room. A series of three evenly spaced beams with supporting half buttresses line the room which have been decorated to match the panelling.



Plate 45 - Main entrance, Room 50. Looking east

4.3.29. A series of two panels are located on the north and south walls respectively. Two of the panels house inscribed plaques. The northern plaque commemorates the construction of the convalescent home, whereas the southern plaque lists the

original trustees. The other two contain large mirrors with cowling above them mirroring the door frames by the reception desk. Above the reception desk are a series of four arched stained glass windows which open onto the main hall.



Plate 46 - Entrance hall plaques, north & south respectively

4.3.30. At the eastern end of the hall is a reception desk and two arched doorways leading to the north and south wings.



Plate 47 - Photograph of entrance hall dated to the early 20th century

4.3.31. Historic photographs of the entrance show that the area housing the reception desk once had a wood panelled wall with a third plaque.

4.3.32. Carpet has been put in place in the entrance so it is unclear as to whether the original mosaic floor seen in Plate 47 is still in situ.

4.3.33. Corridors lead to the north and south from the entrance hall to give access to day rooms and the north and south wings. The day rooms are situated along the frontage of the central block and the sets of three rooms to the north and south can be seen to follow a matching plan. To the south of the entrance Rooms 1 to 5 fall within the floor plan of the three original day rooms.



Plate 48 - Cornicing in Room 1 on chimney breast

4.3.34. Room 1 has a large chimney breast on the south wall and has a stone mullioned bay window on its western wall. Moulded cornicing surrounds the room at the ceiling and high, moulded, skirting board is located at floor level.

4.3.35. The original fire place appears to have been removed or boarded over. Interestingly no fireplaces are exposed within the building as all appear to have been removed or boarded over during the late 20th century.

4.3.36. Rooms 2, 3 and 4 all fall within the footprint of one of the original single day rooms. The rooms have been divided up using modern partition walls. The only window allowing light into these rooms has been split by the modern partition wall to feed both rooms 3 and 4. The cornicing, architrave and skirting boards seen in Room 1 continue within Rooms 2, 3 and 4.

4.3.37. Room 5 is located at the southern end of the central block and has a large bay window looking out over the front gardens of the property and also retains the architrave and skirting boards of the previous rooms. A large chimney breast is located on the southern wall, although no fire place remains. The windows of

Room 5 were stone mullion transom windows.

4.3.38.To the north of the entrance hall a series of five rooms, 53 to 57, fall within a similar footprint of those seen to the south; Rooms 1 to 5. Room 53 mirrors Room 1 and retains the same decorative features. Room 54 has retained its original form and decoration and represents a mirror of the single entity that Rooms 2 to 4 occupy to the south. Rooms 55, 56 and 57 fall within the counterpart of Room 5. Modern partition walls have been used to divide the room into three smaller units.

4.3.39.To the east of the entrance hall, accessed by doors to either side of the reception desk, was the main hall, Room 52. This is also known as the dining hall and historic photographs suggest that little has changed since the construction of the building

4.3.40.The hall has a timber roof of pitch pine with pitch pine panelling to a height of approximately 2.5m around the room and pitch pine parquet flooring. A large leaded window takes up the bulk of the west wall and 1st floor windows allow a large amount of light in from the north and south walls.



Plate 49 - South wall of main hall, showing panelling. 2m scale

4.3.41.Housed within the panels are a series of small metal vents, three on each wall, to allow air flow into the room. These are hinged at the base and have the makers mark of “Boyles air inlets, London”.



Plate 50 - West wall and vestibule of main hall

- 4.3.42. To the east end of the hall a pitch pine vestibule has been constructed to match the rest of the room. This is a modern insertion to house the reception desk seen in the main entrance.



Plate 51 - East wall of main hall

4.3.43. North Annex

- 4.3.44. Access via double door on the north wall of the main hall lead to the north annex and kitchen area, Room 66. This forms part of the original construction of the building and retains its polished granite floor.

- 4.3.45. Several modern partitions have divided this, once large, room into three. The two smaller rooms, 64 and 65, are located to the northwest corner of 66 and

are used for storage. To the north of room 64 is a small doorway leading to the basement/lower ground floor.

4.3.46. A wooden frame hipped skylight is located in the ceiling of room 64. As room 66, including its modern subsidiaries, are located between a series of rooms there are no windows allowing light into this area. As such the skylights must be an original feature to the structure.

4.3.47. A mechanical pulley system, with fittings for a handle on the west wall, allow the skylight to be opened. This fitting appears to be contemporary with the structure.



Plate 52 - Hipped skylight in Room 64

4.3.48. To the east of room 66 is the kitchen and scullery area, rooms 68 and 69 respectively. The floor in these rooms is of dark red brick sized hard fired tiles. A decorative edging two tiles wide, in a lighter red colour, has been used to outline the floor plan. The walls are of painted brick in stretcher courses.

4.3.49. A large, deep set, fireplace is located on the east wall of the kitchen, now housing a modern oven and hob system. Due to the scale of the fireplace the

breast protrudes significantly into the scullery area to the east.

4.3.50.Allowing light into both rooms are large hipped skylights which straddle the chimney breast. These match the form of the smaller skylight seen in room 64 and retain the same pulley system to allow the skylights to open from the ground floor.



Plate 53 - Skylight in kitchen area, room 68

4.3.51.Decorative struts support the joists and skylight in the kitchen area to allow an open plan room with double height ceiling.

4.3.52.To the west of room 64 is a cluster of rooms 59, 62 and 63. Room 59 is accessed via the main corridor of the central block and is a toilet area. However rooms 62 and 63 appear to have formed a single room in the past, with a modern inserted partition. Room 63 has been incorporated into the toilet area, whereas room 62 is accessed via corridor 81 in the north annex. Modern plasterboard and fittings in these rooms obscures any original features.

4.3.53.Corridors 70 and 81, which are part of a single entity, give access to the north rooms of the north annex. Room 71 is located at the eastern end of corridor 70. Modern plasterboard has been clad around the walls obscuring any original features that may have been present. Room 78 is the western mirror of room 71, however this room has been subdivided to form two smaller units, 78 and 79. As with room 71 modern plasterboard and partitioning has obscured any original features.

4.3.54. The central room, linking 71 and 78, has also been subdivided into several smaller units by modern partition walls. No original features were visible in these rooms.

4.3.55. Within corridor 70 a skylight matching that seen in room 64 allows light into the area. As with the other skylights a mechanical pulley system with fixtures for a handle is located on the north wall.

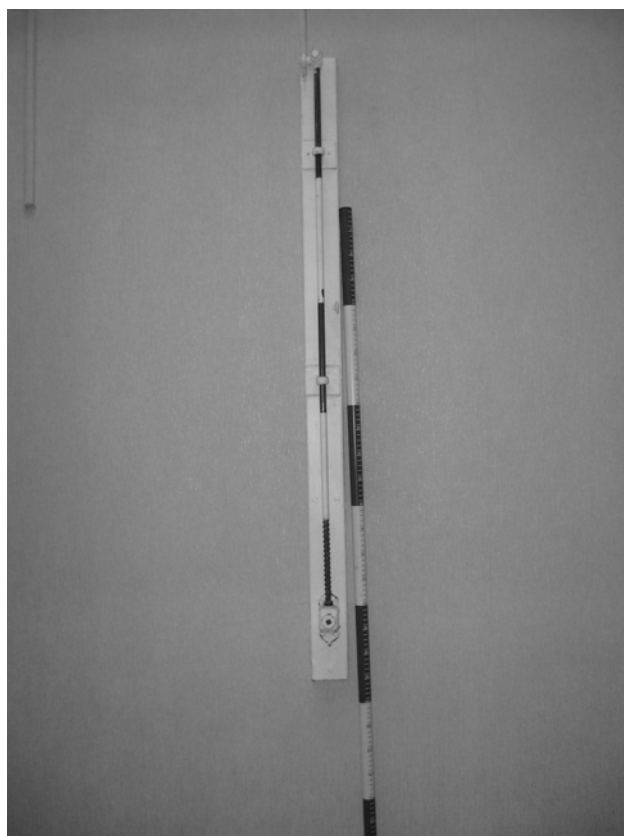


Plate 54 - Skylight pulley handle fixture

4.3.56. North Wing

4.3.57. At the southern end of the north wing a large teak panelled staircase gives access to the upper floors within room 82.



Plate 55 - Main staircase leading to the upper floors

4.3.58. To the north of 82 is a series of day rooms along the west side. These give vistas out towards Llandudno and the Great Orme and lead out to the north loggia. Rooms 84 to 88 are modern subdivisions within a larger room that would have originally given access to the loggia and formed an airy day room.

4.3.59. Room 89 retains its original size however modern decoration and plasterboard obscures any original features or fixtures.

4.3.60. Rooms 90 and 91 are divided by a modern partition wall and these two rooms would have originally formed the ladies day room.



Plate 56 - Ladies room in the early 20th century, looking north

4.3.61. The windows on the north wall have since been blocked up, when the north

balcony was enclosed, forming room 92.

4.3.62. To the east of room 91 were two small rooms, 93 and 94. Room 94 was used for storage and has a stepped floor, which raised up to the north. This step relates to the use of room 93 as a stairwell leading to the lower ground floor, located to the north.

4.3.63.. At the northern end of the north wing was a large open plan room, 92. The south wall of this room was of exposed limestone block with two boarded up windows. The windows had red sandstone frames and it is clear that this was once an external wall. The extension is thought to date to the early 20th century, certainly pre 1912 as it appears on the Ordnance Survey map of this date.



Plate 57 - South wall of room 92 showing blocked up window and entrance

4.3.64. The tower area of the north wing is located to the east of the main wing and accessed by a short passage, 95. Rooms 96 and 97 appear to have originally been a single room that has since been subdivided.



*Plate 58 - Junction between rooms 99 and 97,
looking west*

4.3.65. To the east of 97 is a small room, 99, which is used as a laboratory. Joining Rooms 97 and 99 is a short wood panelled corridor, 98. This is clearly a mid to late 20th century addition. These rooms would have been distinct from each other in the past, and topographically stand at different levels. The floor of Room 98 is a suspended floor traversing a gap over the north end of the inner courtyard (PLATE 43). Exposed stone walls indicate that these walls were once an external feature.

4.3.66. South Wing

4.3.67. As with the north wing the south wing is accessed via a large angled room, 48, contains the teak panelled staircase leading to the upper floors. This is a mirror of the north staircase, however the room has been subdivided to create a corridor to the east, 47.

4.3.68. To the south of this room is a large office, 24. Decorative architrave is present at ceiling height, forming a picture rail, and high skirting boards are present at

ground level. These are typical of the early 20th century construction. As with all of the rooms in the building the fireplace has been boarded over. A lowered ceiling of lightweight ceiling tiles in a metal frame has been inserted, however where the ceiling tiles are missing the original ceiling and architrave is visible in situ.



Plate 59 - Architrave hidden by lowered ceiling

4.3.69. A smaller room, 26, is located to the south of 24. This room retains its original size and features, matching those of 24, although a lowered ceiling had been inserted in the late 20th century and the fireplace had been boarded up.

4.3.70. The final room to the south, 29, had been subdivided into four areas. Rooms 28, 30 and 31 are all modern subdivisions of 29, which was originally used as the smoking room in the male wing. The decorative skirting boards and architrave are also present, albeit hidden by the lowered ceiling in these rooms.



Plate 60 - Smoking room in the early 20th century, looking west

- 4.3.71. Historic photographs of the room show its original appearance.
- 4.3.72. Room 28 had also been modified to include the early 20th century extension to the east of the smoking room. Rooms 32, 33 and 34 relate to this extension, which had also been subdivided to form these three units.
- 4.3.73. To the southeast of the building, on the ground floor, a series of rooms have been constructed in the mid to late 20th century to form a series of operating and clean rooms to service the needs of the patients. As these are all clearly modern additions and hold no historic character they will not be discussed here.
- 4.3.74. The main corridor lining the day rooms on the west of the south wing retains several original features including a series of large arches on the east wall, now blocked up, and an octagonal skylight in area 37.



Plate 61 - Octagonal skylight in area 37

4.3.75. Area 37 leads to the south tower, which would have been part of the original structure. However, late 20th century modifications have obscured any of the features in this area and at least one of the original walls have been removed.

FIRST FLOOR (FIGURE 13)

4.3.76. The first, second and third floors have all been redecorated during the late 20th century and as such all fireplaces have been boarded over and each room has been wallpapered. There were no high skirting boards or decorative cornicing in the rooms of these floors. Therefore there was no historic detail on display. The ceilings in the corridors had been lowered using lightweight ceiling tiles, however where gaps in the tiles were apparent the original detail could be seen to survive in situ.

4.3.77. Central Block

4.3.78. The central block contained a series of seven rooms along the western side accessed off a corridor 55/56 with lowered ceiling and inserted late 20th century fire doors. These rooms all have smaller modern partitions forming en-suite toilets, however the original room structure and form is still defined.

4.3.79. As with the ground floor all of the fire places have been blocked up and modern decoration has obscured any original features. Although the ceilings retain their original height, there is no evidence of architrave or cornice, and there are no high skirting boards. This may indicate that the ground floor was

used for day rooms and public access, whereas the first floor rooms and above were used as bedrooms and as such did not require the same level of decoration.

4.3.80.In Rooms 1 and 13, the furthest north and south rooms respectively, the wall bounding the stair well had two arched cupboards built into the walls. Also present on these walls are small vents approximately 2m high. These appear to be contemporary with the construction of the building.



Plate 62 - Arched wardrobes in Room 1, looking north

4.3.81.To the east of the first floor corridor are two small annexes. The southern annex contains Rooms 39 to 43. Rooms 40, 42 and 43 can be seen to be a larger subdivided room leading to Room 31.

4.3.82.To the north of the central block is a small northern annex which had tiled walls leading to two small rooms, 37 and 38. Room 37 was a store room for urinary equipment whereas Room 38 was the sluice room for disposal of waste. Within the room s a porcelain waste disposal unit which is thought to be an original fixture.



Plate 63 - Waste disposal unit in Room 38

4.3.83. North Wing

4.3.84. The north wing comprised a series of five rooms and the north tower, which was subdivided into a further five rooms. Room 26 retains its footprint, however two smaller toilet areas had been inserted using modern partition walls.



Plate 64 - General appearance of first floor bedrooms

4.3.85. Rooms 30, 31 and 33 all had modern en suite toilets inserted into the rooms, however the footprint of the original rooms is still clear.

4.3.86. The north tower has been subdivided into a series of bathrooms using modern partition walls. The walls are tiled in this area indicating that its original

function would have been as a wet room or bathroom area.

4.3.87.South Wing

4.3.88.The south wing mirrors the north wing with late 20th century subdivisions using partition walls within the footprint of the original layout. The historic format of the building can still be identified and is retained, albeit, obscured by modern partition walls and decoration.

4.3.89.The south tower is divided into two main rooms with the southern room, 28, retaining the original tiled walls, as seen in the north tower. This does support the hypothesis that the two towers were used for the same function, one supplying the male wing with the other reserved for the female wing.



Plate 65 - Room 28, looking south

4.3.90.The northern room, 25, has been decorated and turned into office space.



Plate 66 - Room 28, looking east

SECOND FLOOR (FIGURE 14)

4.3.91. Central Block

4.3.92. The second floor layout followed that of the first floor, with bedrooms lining the west side, off a corridor. The rooms all had later en suite additions of thin partition walls, allowing the original layout to be identified. Modern decoration hid much of the early features and the fireplaces had all be blocked up.



Plate 67 - Room 24, looking north

4.3.93. Also following the same pattern as the first floor, the rooms at each extent of

the central block, bounding the stair wells, had recessed arches in the walls.

4.3.94.The only difference between the first and second floors is the addition of a single width staircase leading to the third floor located centrally to the structure. This means the central room is pushed forward slightly to accommodate the stairs.



Plate 68 - Stairs to third floor, looking north

4.3.95.Opposite the stairs to the third floor, on the east wall, is a small hatch at floor level. This hatch gives access to the roof space over the main hall.

4.3.96.North Wing

4.3.97.The north wing of the second floor matched the layout of the first floor, with a series of subdivided rooms containing en-suite bathrooms. The general appearance of all rooms followed the same pattern as noted above.

4.3.98.South Wing

4.3.99.As with the north wing, the second floor layout of the south wing matches the first floor layout. The only difference is that the subdivided south tower retains its original single large room layout, Room 53.

4.3.100.Where the lift shaft has been added to the south of the tower, a small area has been used to form a small kitchen.



Plate 69 - Room 53, looking southeast

THIRD FLOOR (FIGURE 14)

4.3.101. The third floor is accessed by a narrow staircase in the centre of the building. This leads to a landing off which there are three rooms. To the south is a large bedroom with an en-suite bathroom in the southeast corner. This is a modern insertion into the room, which would have been a single open plan unit.

4.3.102. To the north of the stairwell is a second, larger, bedroom. This room also had a later inserted en-suite bathroom. This time to the northeast corner.



Plate 70 - Room 6, looking east

4.3.103. The central room, 4, was a smaller square bedroom with an inserted en-suite

to the southeast corner. This room had a projecting window area at the centre of the west wall, overlooking the garden. In the centre of the room was a hatch leading to the high wooden centrepiece seen from the outside.



Plate 71 - High wooden centrepiece construction

4.3.104.The construction of the centrepiece was visible, using angled timber frame supports.

4.3.105.The windows on the third floor had all been replaced with uPVC units on the west façade.

5. Analysis & Conclusions

- 5.1. The results of the historic building survey and associated research indicate that four phases of construction have been undertaken on the structure (FIGURE 15). The bulk of the standing structure was completed in 1904, with minor additions to the north and south wings prior to 1912. At some point in the mid 20th century the north tower was linked to the isolated room to its east. The latest phase of development was the insertion of lift shafts and the construction of the operating theatre area to the southeastern corner of the building.
- 5.2. The external elevations are of white limestone in a squared random ashlar form with decorative transom mullioned window frames of red sandstone and a central bay of red sandstone. Several inscriptions on the frontage commemorate the erection of the structure.
- 5.3. Internally the structure was initially divided into distinct areas. The central block for staff, the north wing for female convalescents and the south wing for male convalescents. Following modern redecoration this division has now altered. On the ground floor the north area issued for consultation offices and meeting rooms, whereas the southern wing is used for administrative offices and operating theatres.
- 5.4. The first, second and third floors are all used for accommodation as a series of private rooms. There is no evidence for gender division in the modern decoration.
- 5.5. The landscape has also played a part in the building divisions. As the landscape drops at the north west end of the site the basement has been divided into two areas. One, which has limited natural light, has been used for workshops, boiler rooms and storage. The second area, to the northwest, has a great deal of natural light and as such the construction form differs as does the room use. An ornate staircase leads to light and airy offices.
- 5.6. The proposed extension will be located to the north of the main structure and has been designed to have as minimal an impact on the standing structure as possible (FIGURE 16). The impact will be restricted to a row of windows on the north elevation, at present partially obscured by the north tower. The new development will also enclose the inner courtyard (FIGURE 17).

5.7. As the proposals do not detrimentally affect the internal fabric of the building or the external façades, the photographic and drawn record forming the primary archive is felt to adequately record the structure.

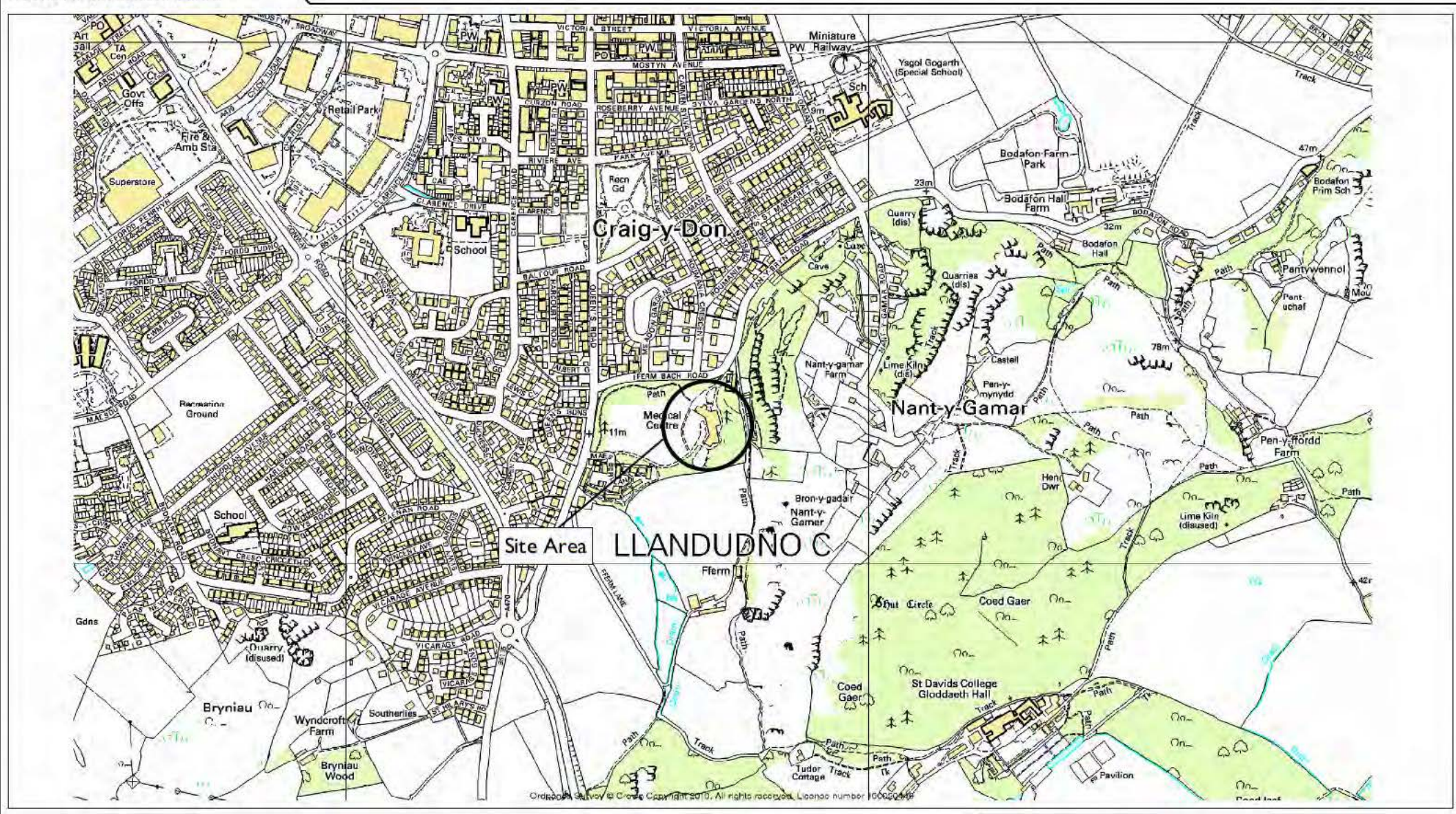
Sources Consulted

BIBLIOGRAPHIC

- BATTEN, A. 2010. Design Brief for Archaeological Building Recording, Gwynedd Archaeological Planning Service
- CURRIE C R J (Ed) 1998 VCH 'Much Wenlock', A History of the County of Shropshire: Volume 10: Munslow Hundred (part), The Liberty and Borough of Wenlock (1998), pp. 399-447.
- CURRIE C R J (Ed) 1998 VCH Broseley', A History of the County of Shropshire: Volume 10: Munslow Hundred (part), The Liberty and Borough of Wenlock (1998), pp. 257-293
- ENGLISH HERITAGE 2006. Understanding Historic Buildings: A guide to good recording practice. English Heritage.
- GLAAS 1998. Archaeological Guidance paper: 2 Written Schemes of Investigation. English Heritage.
- GLAAS 1998. Archaeological Guidance paper: 4 Archaeological Reports. English Heritage
- IFA 1999. Standard and guidance for the archaeological investigation and recording of standing buildings or structures. Institute of Field Archaeologists.
- IFA 2002. Code of approved practice for the regulation of contractual arrangements in field archaeology. Institute of Field Archaeologists.
- HASLAM, R. ORBACH, J. & VOELCKER, A. 2009. The Buildings of Wales: Gwynedd, London, Yale University Press
- LAWSON-REAY, B. 2010. pers comm
- LEWIS, S. 1849. A Topographical Dictionary of Wales, Institute of Historical Research
- SPENCE C. (ED.) 1994. Archaeological Site Manual, 3rd edition. Museum of London.
- STATTER, C. 2010. Specification for Historic Building Recording at Lady Foresters Convalescent Home, Llandudno, Unpublished archive report for L – P : Archaeology

FIGURES

FIGURE I // Site Location General



Scale 1:10,000 @ A4

0

1,000m

PROJECT // 0950C - St Dunstons, Llandudno

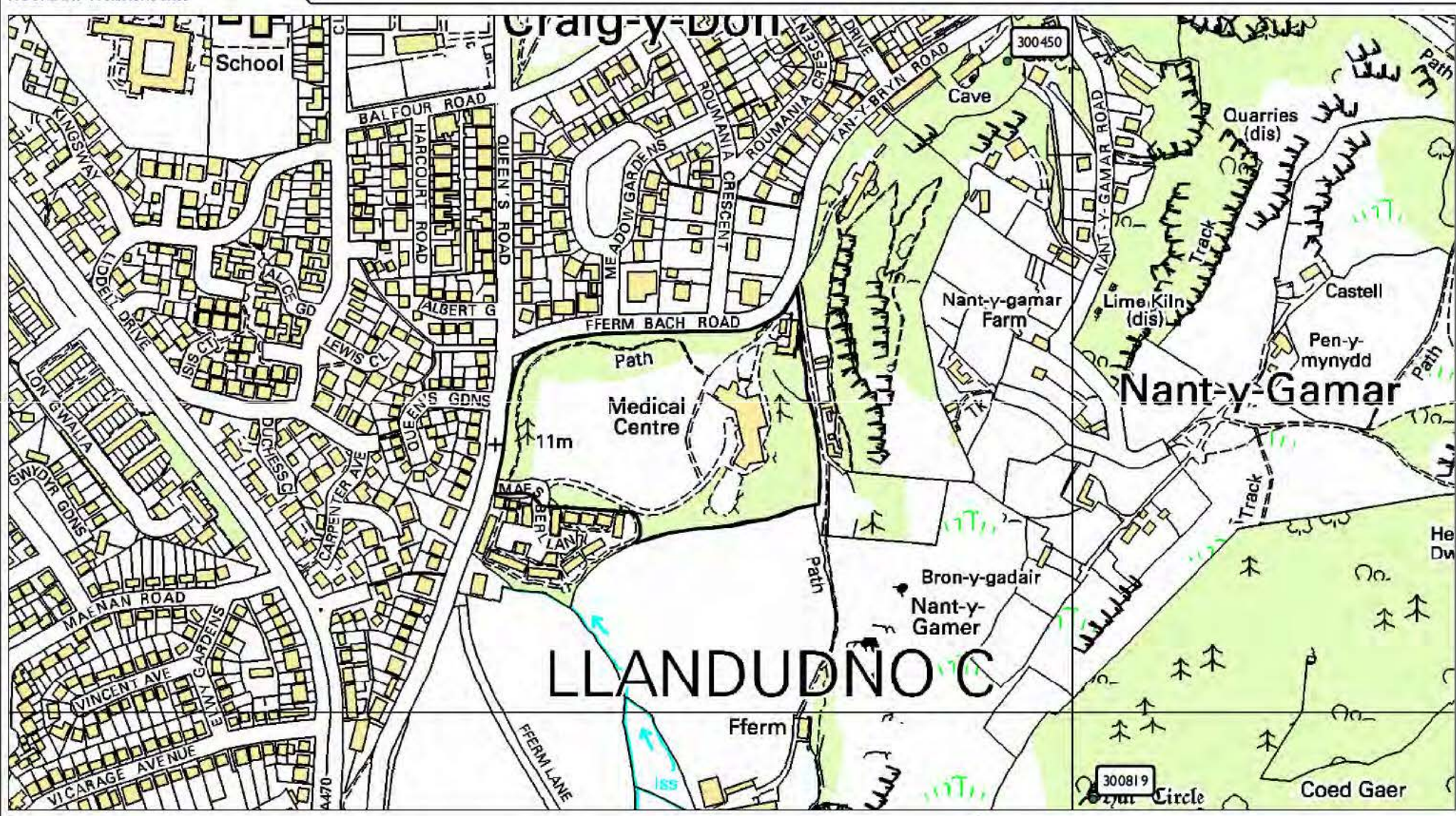
DESCRIPTION // Site Location General

Reproduced by permission of the controller of HMSO, Licence 100030862

DOC REF: LP0950C-HBR-v1

L-P-ARCHAEOLOGY

FIGURE 2 // Prehistoric Sites



Scale 1:5,000 @ A4

0 250m

PROJECT // 0950C - St Dunstons, Llandudno

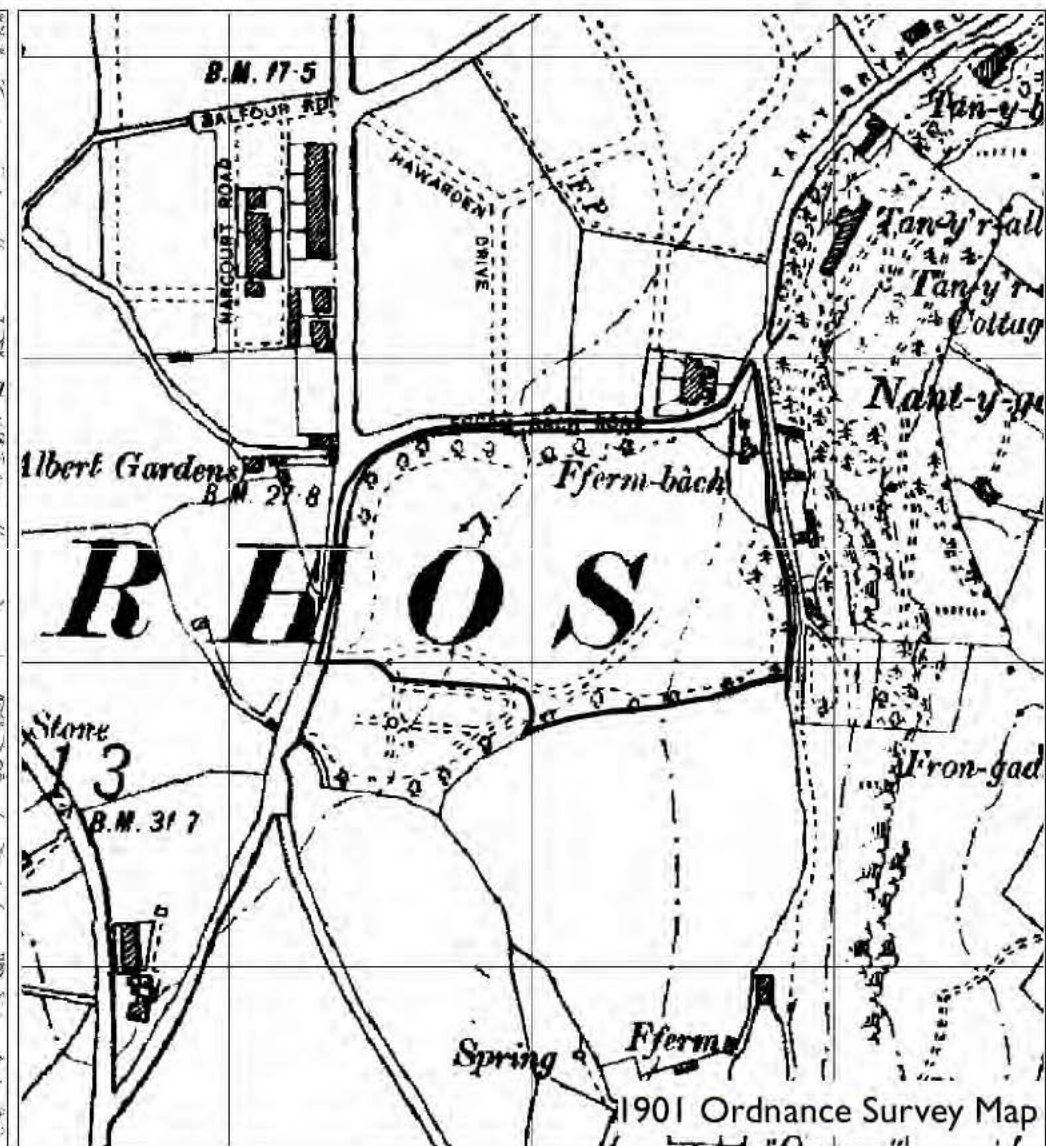
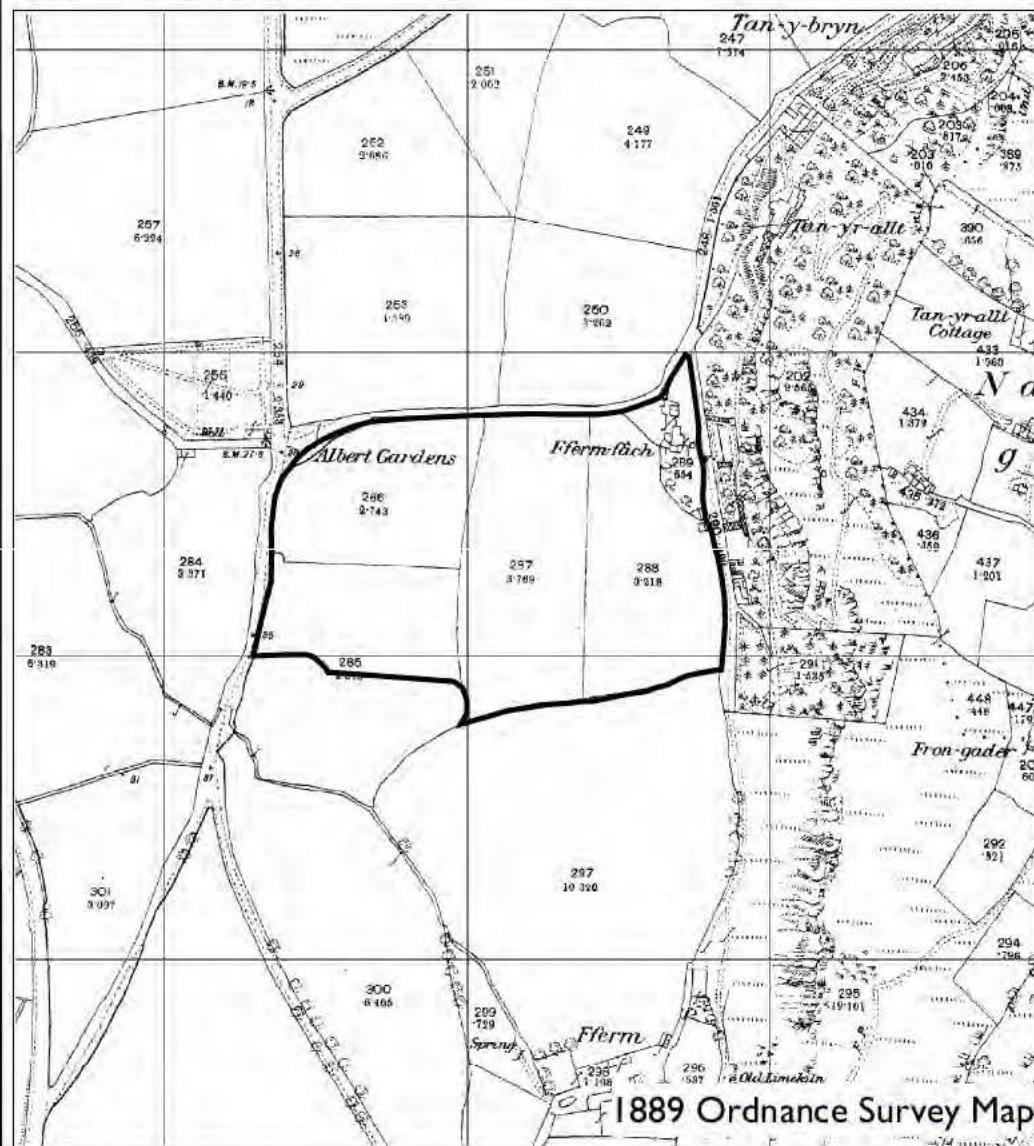
DESCRIPTION // Prehistoric Sites in the immediate vicinity

Reproduced by permission of the controller of HMSO, Licence 100030862

DOC REF: LP0950C-HBR-v1

L-P-ARCHAEOLOGY

FIGURE 3 // 1889 and 1901 OS Maps



Scale 1:5,000 @ A4



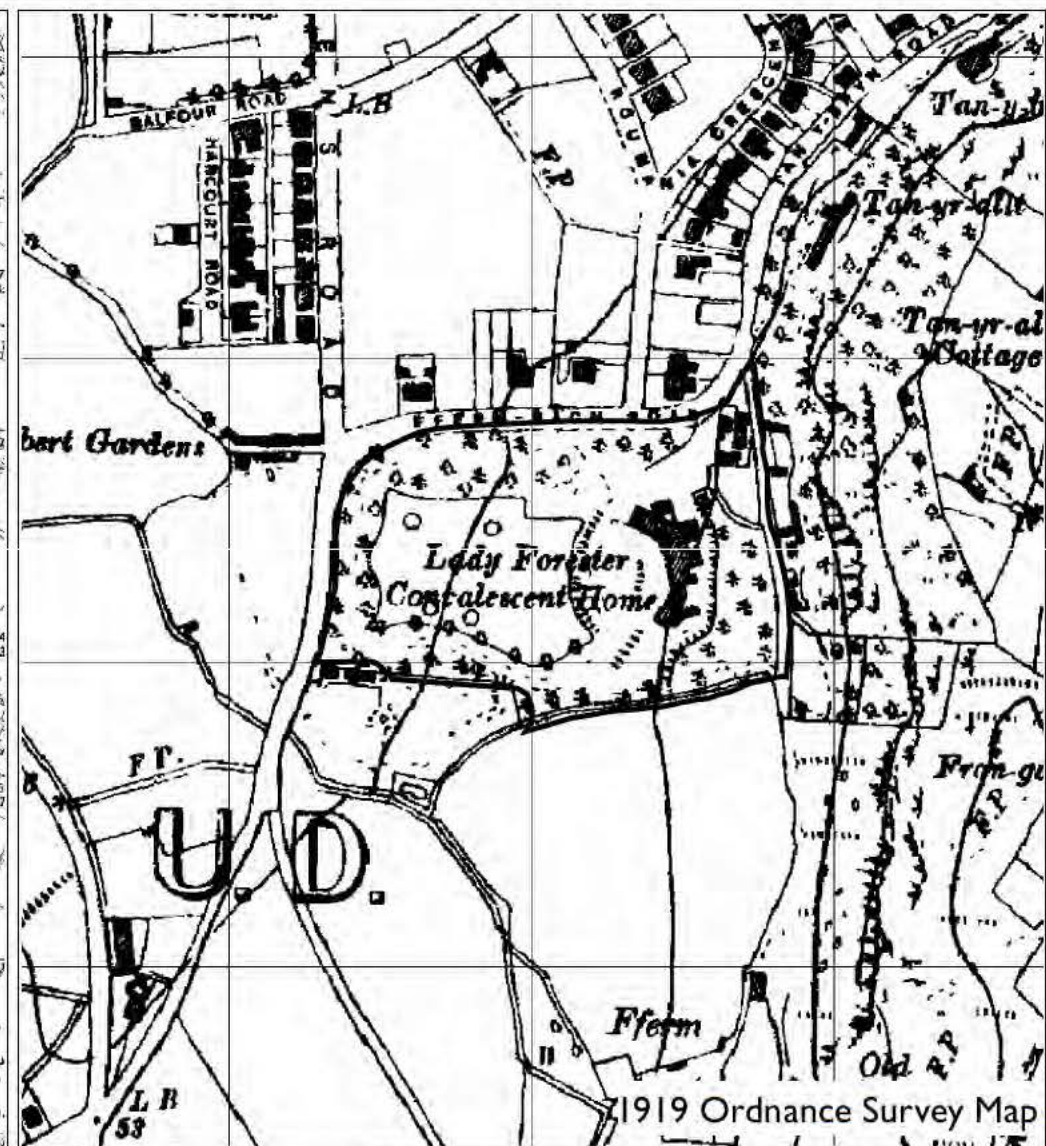
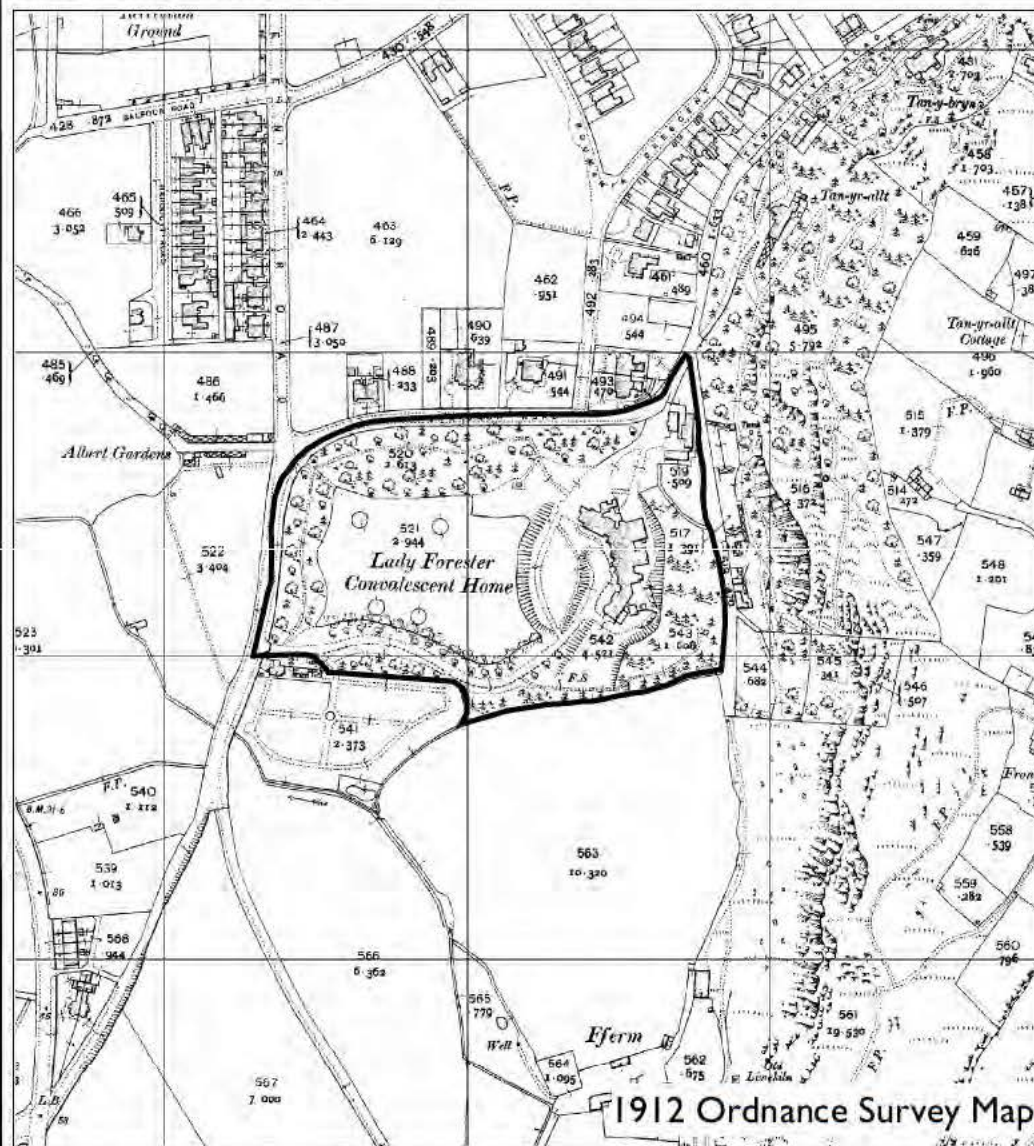
PROJECT // 0950C - St Dunstons, Llandudno

DESCRIPTION // 1889 and 1901 Ordnance Survey Map

DOC REF: LP0950C-HBR-v1

L-P-ARCHAEOLOGY

FIGURE 4 // 1912 and 1919 OS Maps



Scale 1:5,000 @ A4



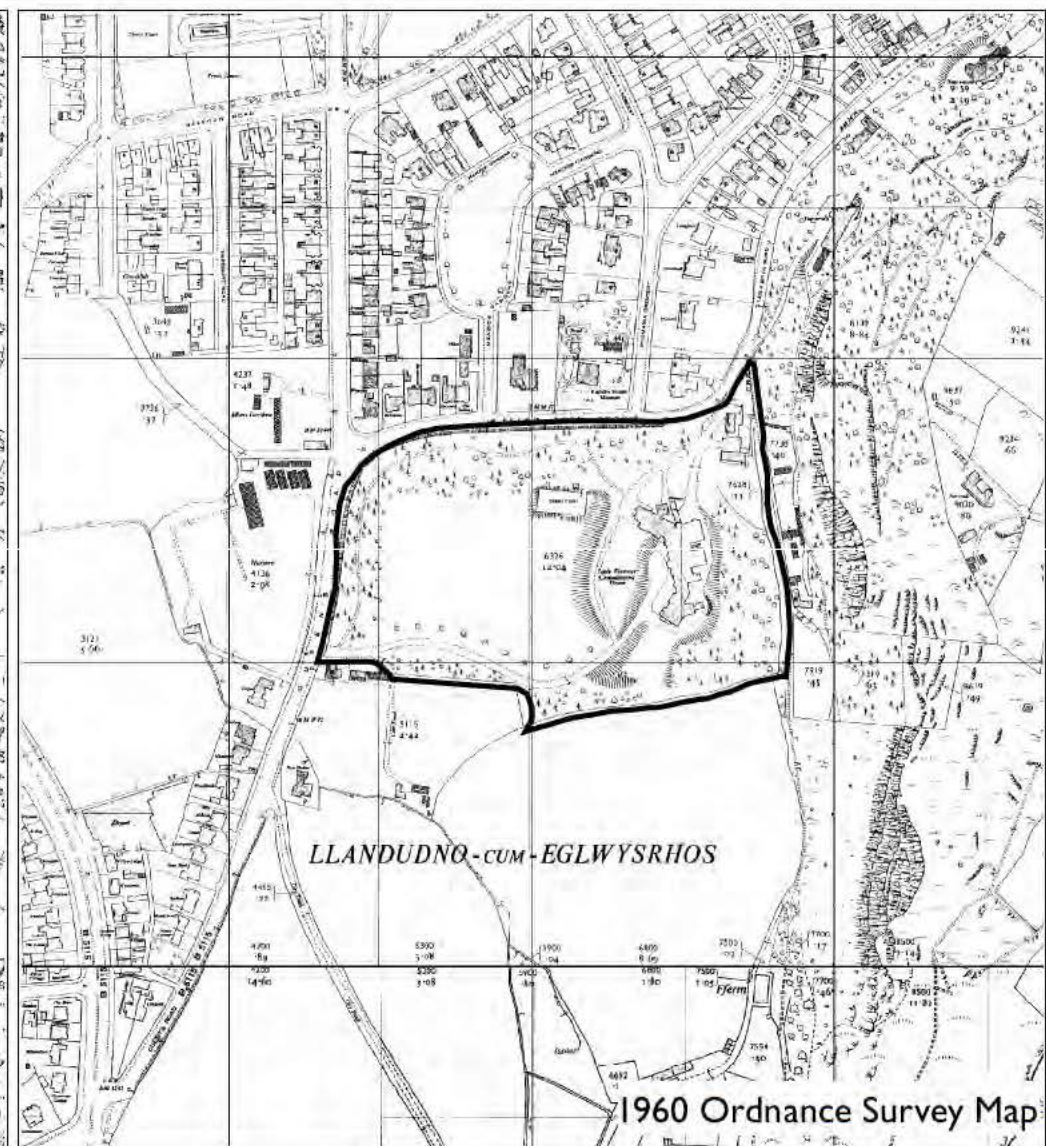
PROJECT // 0950C - St Dunstons, Llandudno

DESCRIPTION // 1912 and 1919 Ordnance Survey Map

DOC REF: LP0950C-HBR-v1

L-P-ARCHAEOLOGY

FIGURE 5 // 1937 and 1960 OS Maps



Scale 1:5,000 @ A4



PROJECT // 0950C - St Dunstons, Llandudno

DESCRIPTION // 1937 and 1960 Ordnance Survey Map

DOC REF: LP0950C-HBR-v1

L-P-ARCHAEOLOGY

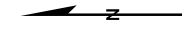
FIGURE 6 // Site landscaping



Scale 1:2,000 @ A4

- Landscaping
- - - Paths
- Site Area

0 100m



PROJECT // 0950C - St Dunstons, Llandudno

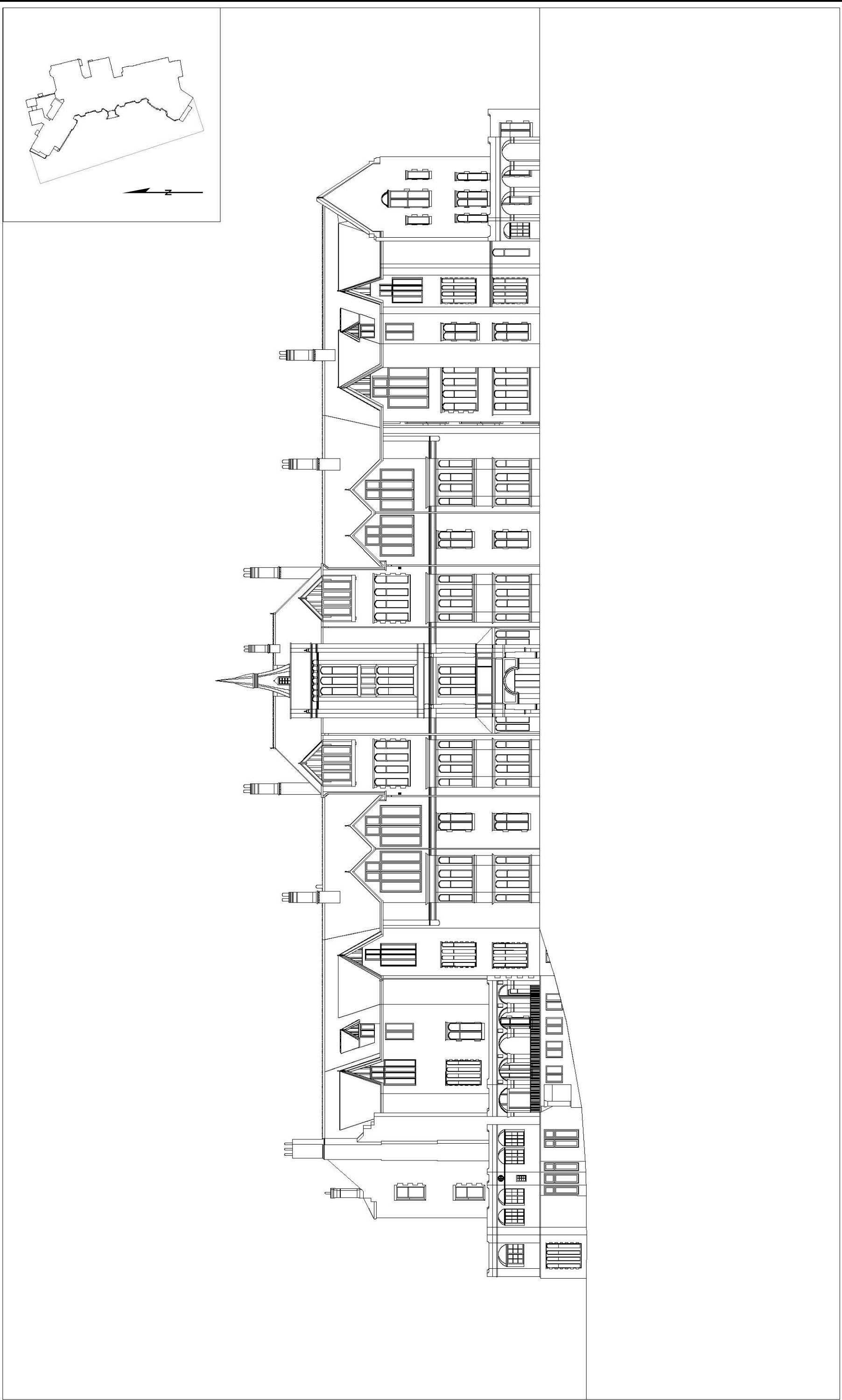
DESCRIPTION // Site landscaping

Reproduced by permission of the controller of HMSO, Licence 100030862

DOC REF: LP0950C-HBR-v1

L-P:ARCHÆOLOGY

FIGURE 7 // West Elevation



Scale 1:250 @ A3

0 10m

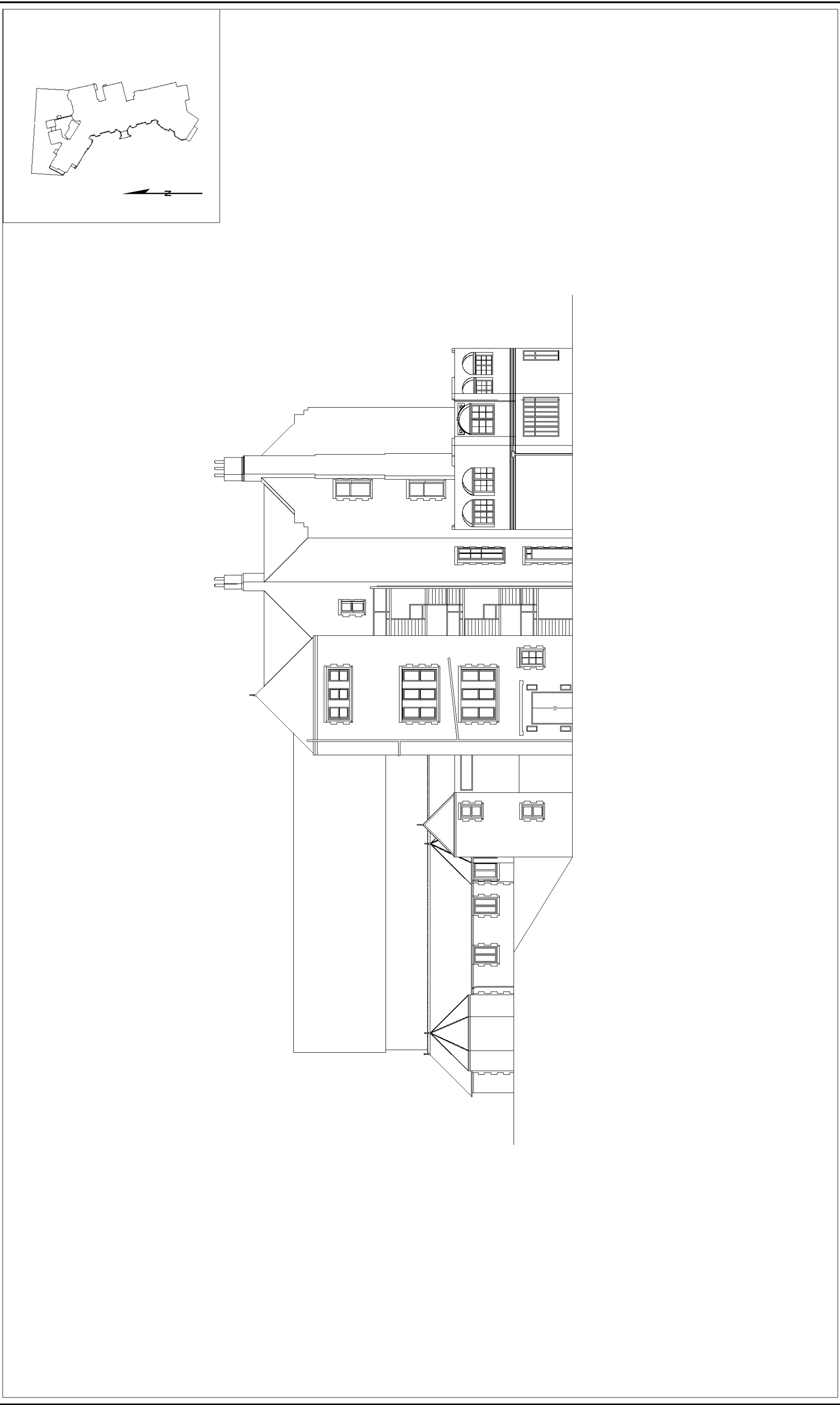
PROJECT // 0950C - St Dunstans, Llandudno

DESCRIPTION // West elevation

DOC REF: LP0950C-HBR-VI

L-P:ARCHÆOLOGY

FIGURE 8 // North Elevation



Scale 1:200 @ A3

010m

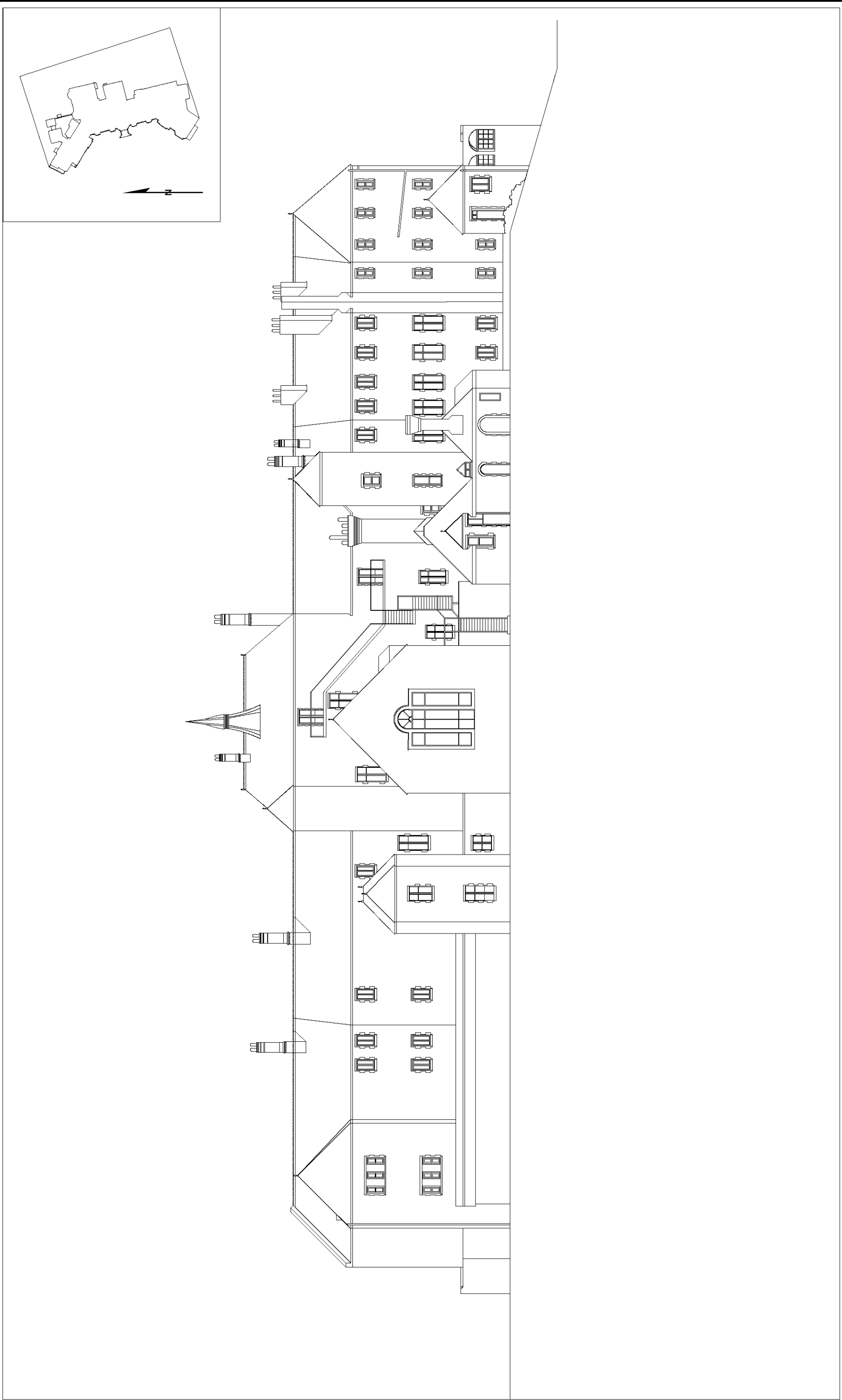
PROJECT // 0950C - St Dunstons, Llandudno

DESCRIPTION // North elevation

DOC REF: LP0950C-HBR-VI

L-P:ARCHÆOLOGY

FIGURE 9 // East Elevation



Scale 1:250 @ A3

0 9m

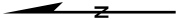
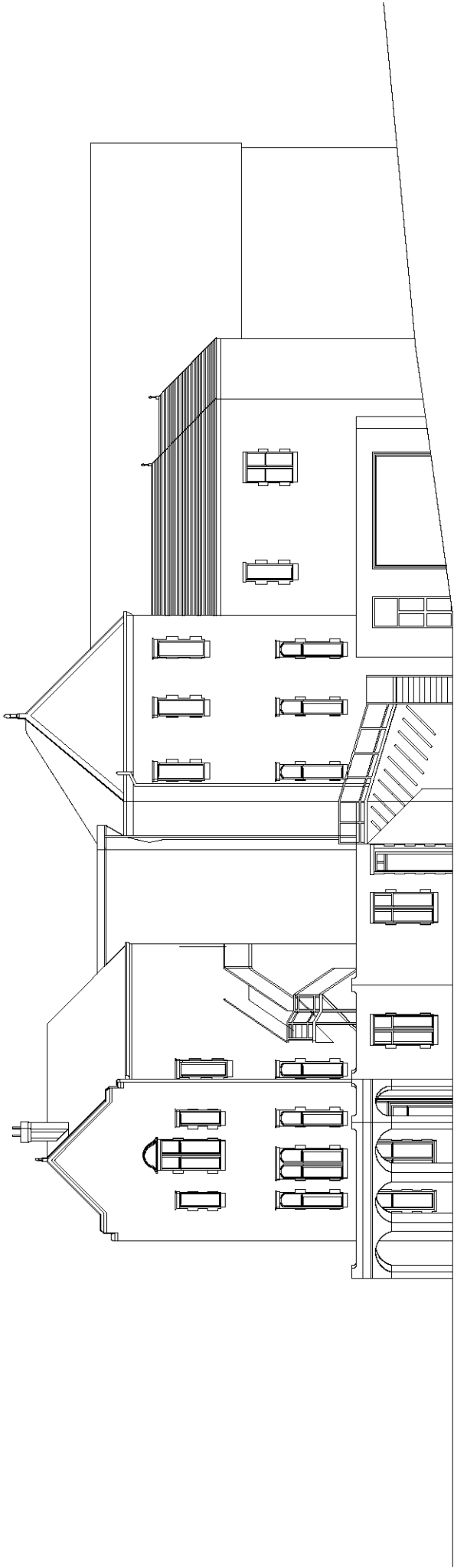
PROJECT // 0950C - St Dunstons, Landudho

DESCRIPTION // East elevation

DOC REF: LP0950C-HBR-VI

L-P:ARCHÆOLOGY

FIGURE 10 // South Elevation



Scale 1:200 @ A3

0 10m

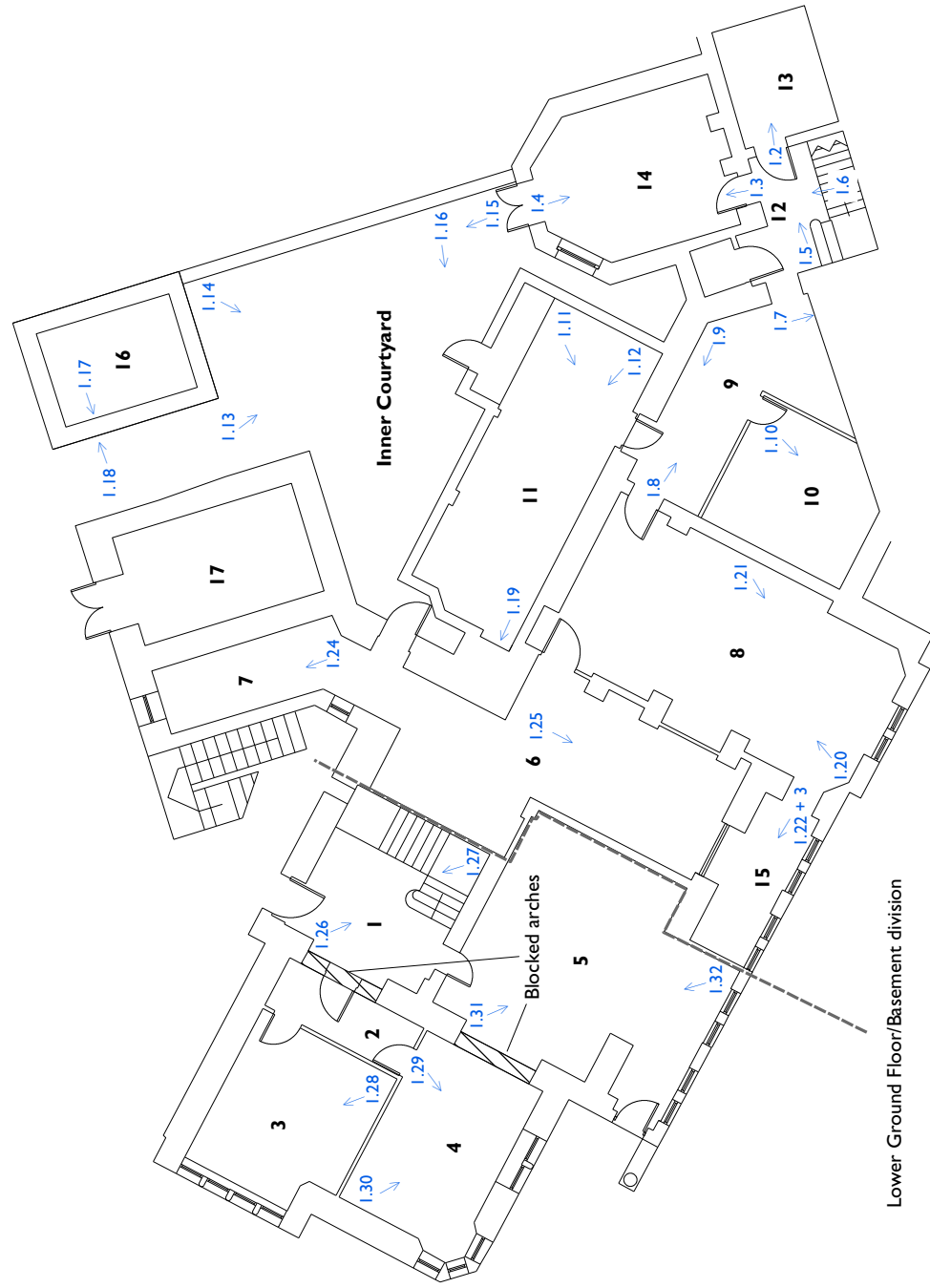
PROJECT // 0950C - St Dunstons, Llandudno

DESCRIPTION // South elevation

DOC REF: LP0950C-HBR-VI

L-P:ARCHÆOLOGY

FIGURE 11 // Plan of Basement



Scale 1:200 @ A4

Numbered arrows indicate photograph and direction

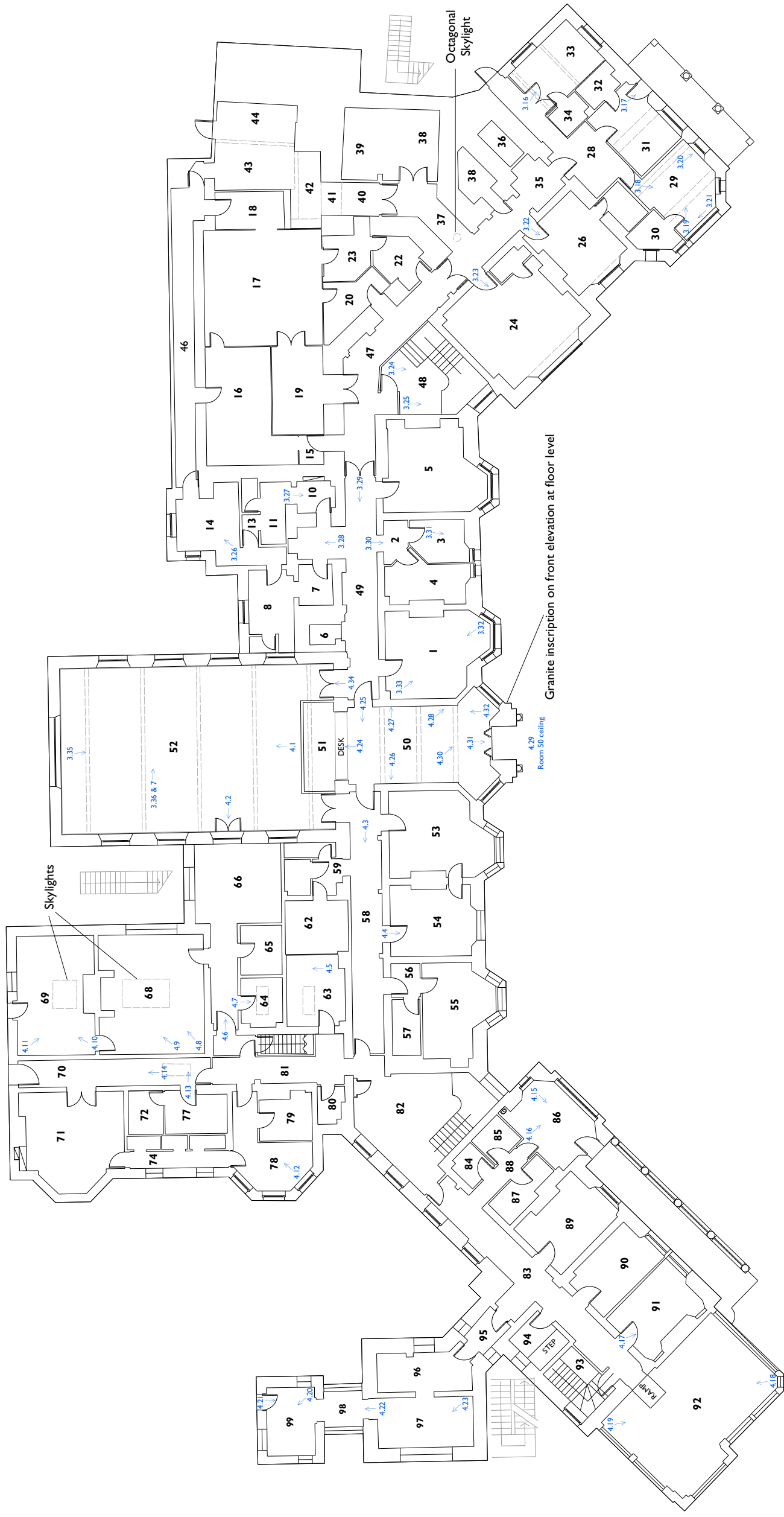
PROJECT // 0950C - St Dunstons, Llandudno

DESCRIPTION // Plan of basement

DOC REF: LP0950C-HBR-v1

L-P:ARCHÆOLOGY

FIGURE 12 // Ground Floor Plan



Scale 1:250 @ A3

Numbered arrows indicate photograph and direction

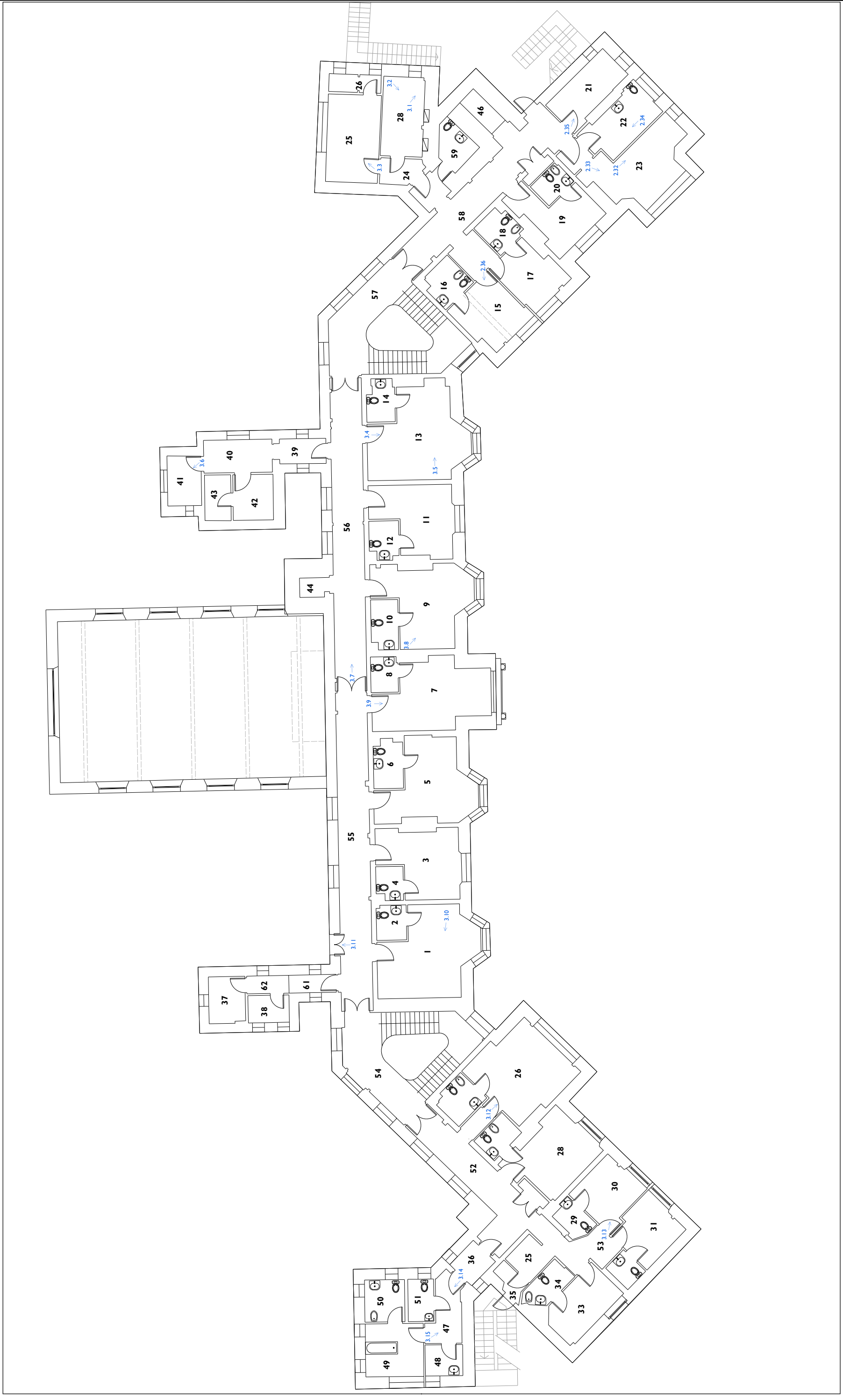
PROJECT // 0950C - St Dunstons, Llandudno

DESCRIPTION // Ground floor plan

Year	Number of people in the workforce (millions)
1990	65
1995	75
2000	73
2005	80
2010	85

DOC REF: LP0950C-HBR-VI

FIGURE 13 // First Floor Plan



Scale 1:200 @ A3

Numbered arrows indicate photograph and direction

PROJECT // 0950C - St Dunstons, Landudno

DESCRIPTION // First floor plan

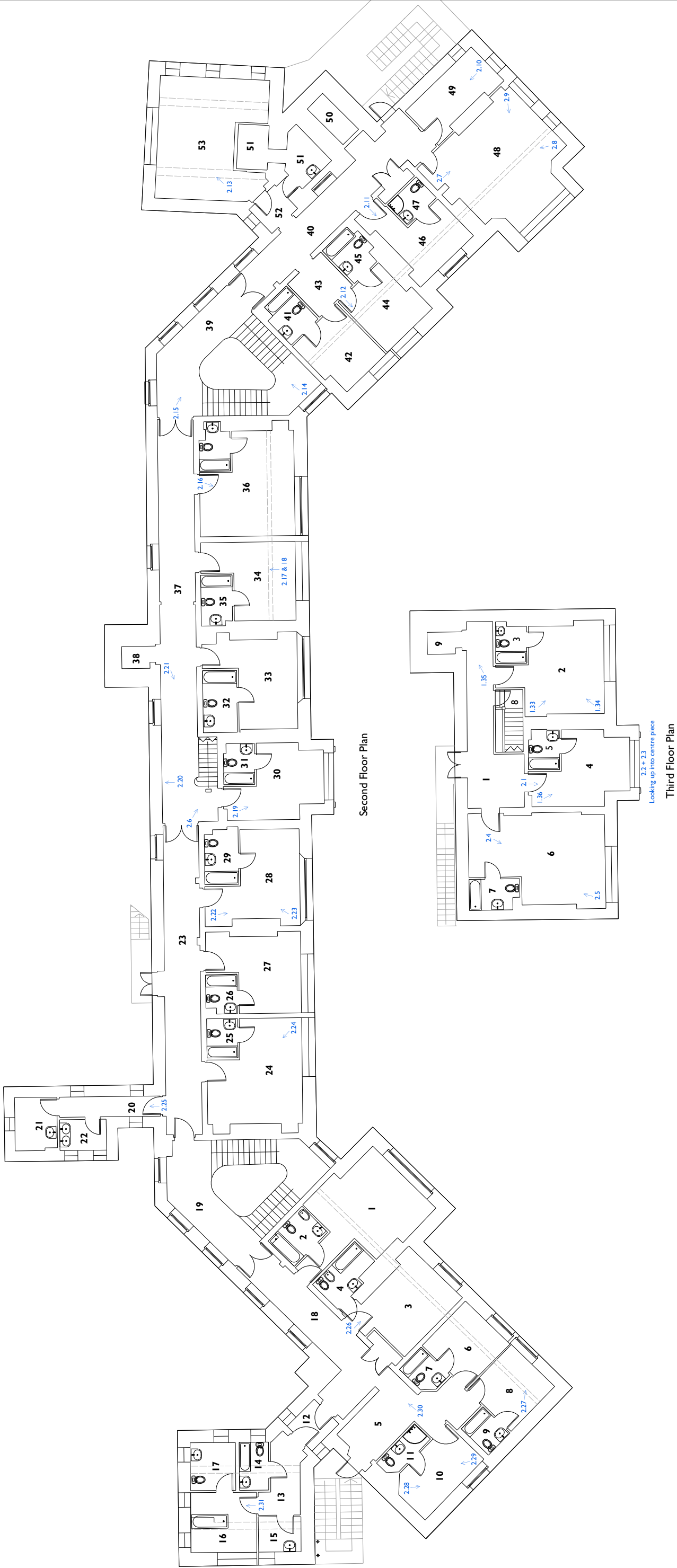
DOC REF: LP0950C-HBR-VI

L-P:ARCHÆOLOGY

0 10m

North arrow pointing towards the top right.

FIGURE 14 // Second & Third Floor Plan



Scale 1:200 @ A3

Numbered arrows indicate photograph and direction

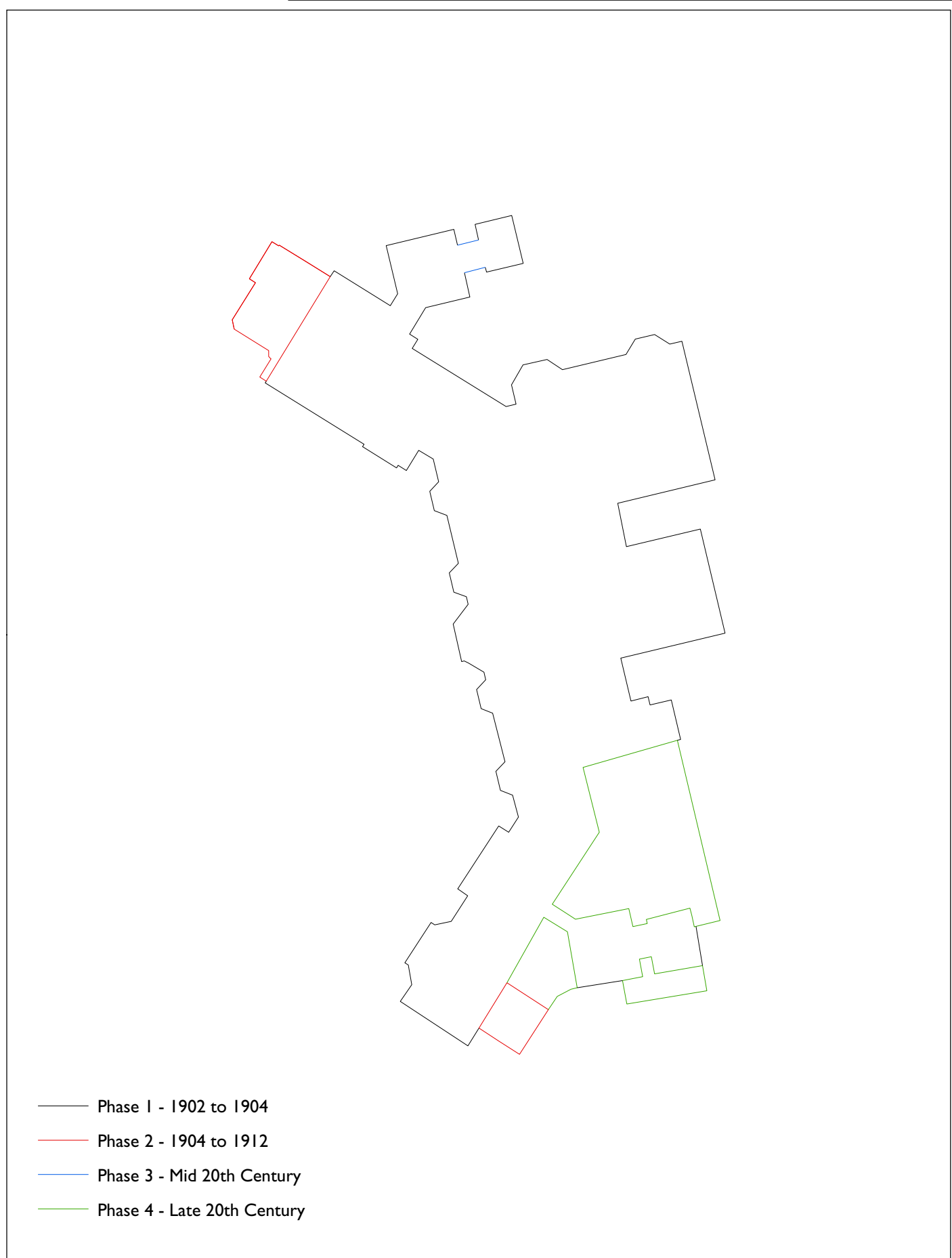
PROJECT // 0950C - St Dunstons, Landudno

DESCRIPTION // Second and third floor plan

DOC REF: LP0950C-HBR-VI

L-P:ARCHÆOLOGY

FIGURE 15 // Phasing Plan



Scale 1:500 @ A4

0 20m



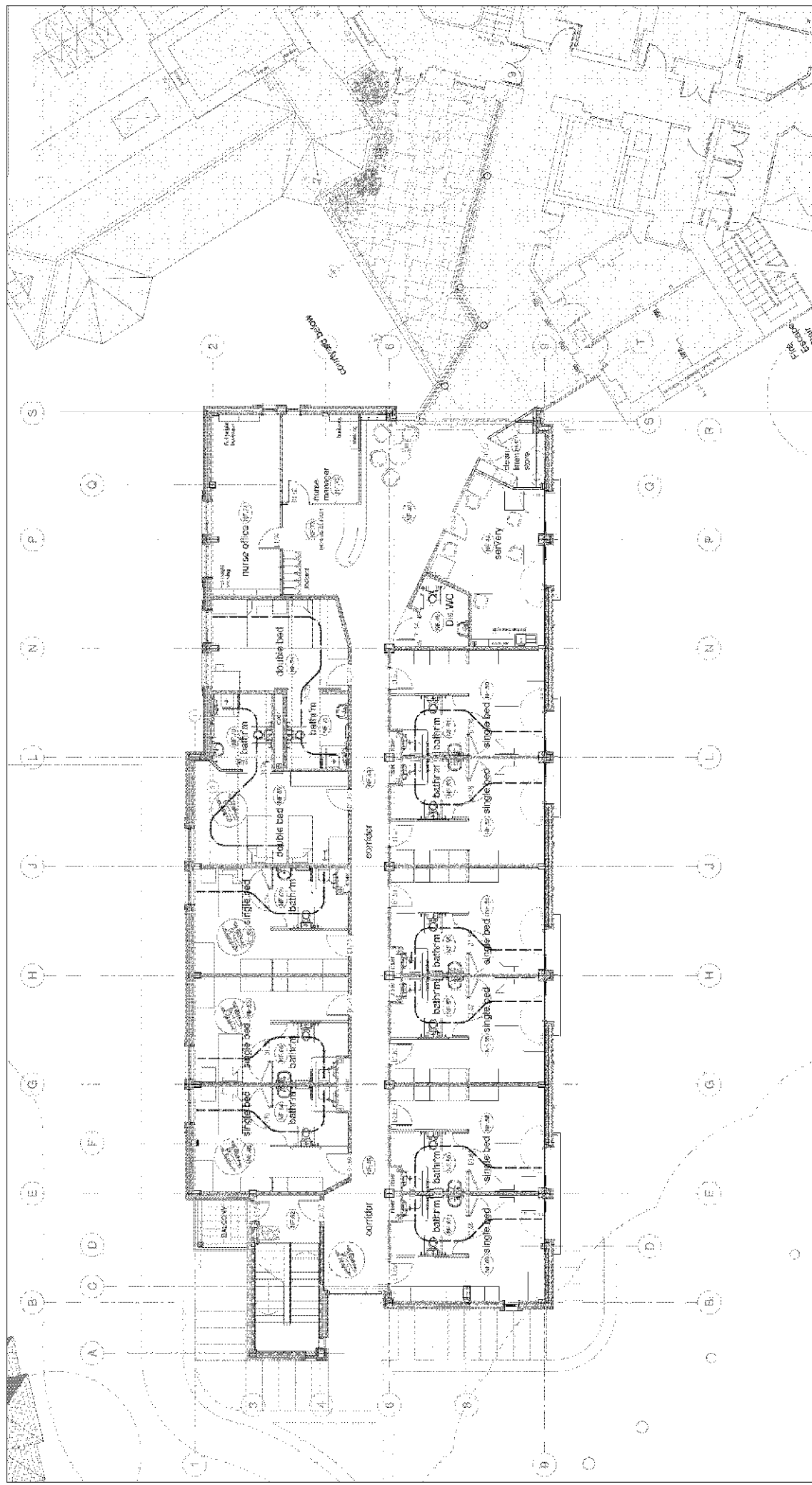
PROJECT // 0950C - St Dunstons, Llandudno

DESCRIPTION // Phasing plan

DOC REF: LP0950C-HBR-v1

L-P:ARCHÆOLOGY

FIGURE 16 // Plan of Extension



No to scale. For illustration purposes only

PROJECT // 0950C - St Dunstons, Llandudno

DESCRIPTION // Plan of Extension

Plan supplied by Owen Ellis Architects

DOC REF: LP0950C-HBR-v1

L-P:ARCHÆOLOGY



Above, West Elevation of Extension
Below Left, Inner Courtyard Area
Below Right, North Elevation of Extension

PROJECT // 0950C - St Dunstons, Llandudno

DESCRIPTION // 3D Views of Extension

Supplied by Owen Ellis Architects

DOC REF: LP0950C-HBR-v1

L-P:ARCHÆOLOGY

LISTING DESCRIPTIONS

APPENDIX I

The Lady Forester Convalescent Home

Record No	3479
Grade	II
Name	North Wales Medical Centre
Formerly Listed As	The Lady Forester Convalescent Home

Location

In extensive grounds above Queen's Road, with entrances on Queen's Road, and Fferm Bach Road.

History

Purpose-built 1902 to 1904 as the Lady Forester Convalescent Home; designed by E B L'Anson. Became private medical centre at end of C20.

Exterior

Former convalescent home. Symmetrical front elevation facing W; central block with oblique side wings. Walls faced with limestone and with sandstone ashlar dressings. Mullion and transom windows; slate roofs. Two storeys and attic except for centre three bays of centre wing which are of three storeys and attic with separate hipped slate roof. Centre bay of central block projects and is in the form of a tower with parapet and machicolation and with crowning spire; three-light mullioned windows to third, second and first floors, first and second floor windows with transoms; first and ground floors project further, first floor bay with segmental pediment over; rounded headed entrance to ground floor doorway, flanked by half columns. To each side of centre bay of central block there is a bay with half-timbered gable over attic storey, transomed window of four rounded lights on second floor, and, on first and ground floors, a storeyed canted bay window. The two outer bays at each end of central block each of two storeys and attic with crowning gable; large transomed attic windows; each inner bay with a two-light transom window on both first and ground floors and each outer bay with a storeyed canted bay window on both first and ground floors. In the angle between the centre and side wings, there is a very narrow bay; beyond that, innermost bay of each side wing projects forward with a gable; transomed attic window; transomed and mullioned windows of four lights on both ground and first floors; middle bays of the side wings are both narrow and recessed with a small gable over attic window and with a two-light transomed window on both ground and first floors; against the ground floor of the northern wing there is a loggia. The outermost bay of each side wing also projects forward with a crowning gable; transomed window to attic storey; four-light transom and mullion window on first and ground floors; Northern wing with four-bay loggia with semi-elliptical arches against ground floor and basement. Gable end of south side wing with a three-light window on both attic and first floors and a three-bay arcade against ground floor. Gable end of northern wing with a two-storey building against north gable end.

Interior

Interior has large dining room with hammer beam roof, and with doorways in entrance hall with architraves and pediments.

Listed

Grand Edwardian convalescent home with flamboyant design, visible from much of Llandudno area.

Queen's Road Lodge

Record No 25308

Grade II

Name Queen's Road Lodge to North Wales Medical Centre

Location

To S of Queen's Road entrance to North Wales Medical Centre (formerly Lady Forester Convalescent

History

Circa 1902 to 1904 lodge to the former Lady Forester Convalescent Home; designed by E B L'Anson.

Exterior

Two storey lodge, grey rock-faced snecked stone; slate roof, brick chimney. Windows formerly sash

glazed, but now modern units. Front elevation has, to R, gabled cross wing with paired windows with relief over to upper floor, and square bay window on ground floor. To L, roof sweeps down to form open porch with 3 camber-headed bays on turned wooden posts; doorway (modern door), single-light window to L. Left return has paired windows over splayed bay window.

Listed

Included for group value with Medical Centre and Gatepiers.

Piers Gates & Railings at Queen's Road

Record No 3478

Grade II

Name Piers Gates & Railings at Queen's Road Entrance to the North Wales

Formerly Listed As Piers Gates & Railings at Entrance to Lady Forester Convalescent Home

Location

At Queen's Road entrance to grounds of North Wales Medical Centre.

History

Circa 1904, contemporary with former Convalescent Home.

Exterior

Gate piers with bands of rusticated limestone alternating with bands of sandstone ashlar and with coping and urn finials. Ornate pair of wrought iron gates. The iron railings attached to outer face of each gate pier extends outwards to further piers of rusticated stone with plain capping.

Listed

Included for group value with Medical Centre and Queen's Road Lodge.

Rear Lodge

Record No **25309**
Grade **II**
Name **Rear Lodge to North Wales Medical Centre**

Location

To NE of North Wales Medical Centre, at rear (Fferm Bach Road) entrance to Medical Centre.

History

Circa 1902-1904, contemporary with former Lady Forester Convalescent Home.

Exterior

Two storey lodge, grey-brown rock-faced stone; sandstone dressings; slate roof, moulded brick chimneys. Windows mainly covered, but where visible, small-pane casements. Front elevation has, to centre, gabled cross wing with paired windows to upper floor, and square bay window on ground floor. To L, open porch with 3 camber-headed bays on wooden posts. To R of front gable, single window (overgrown). Right return has paired windows over splayed bay window.

Listed

Included as part of a group of early C20 buildings at North Wales Medical Centre.

Outbuilding Range

Record No **25311**
Grade **II**
Name **Outbuilding Range at North Wales Medical Centre**

Location

To NE of North Wales Medical Centre, at rear (Fferm Bach Road) entrance to Medical Centre.

History

Circa 1902-1904, contemporary with former Lady Forester Convalescent Home.

Exterior

Outbuilding range in faced in grey random rubble; sandstone dressings; half-hipped slate roofs; moulded red brick chimneys. Two 2-storey blocks, at right angles, connected by low open bay. South block aligned E-W. Octagonal louvred vent with octagonal cupola. North elevation has large central dormer with hipped roof over loading door flanked by windows. West elevation (much overgrown) has upper window/loading door under hipped roof; 3-light ground floor window. At E end of N elevation, low shed connects to block aligned N-S. W elevation has central advanced block with hipped roof with first floor window and 3 ground floor doorways. To each side, block with gable over central mullion and transom first floor window; smaller windows to sides; to rear of gable, octagonal louvred ventilator with cupola. Broad

Listed

Included for group value with North Wales Medical Centre.

PHOTOGRAPHIC INDEX

APPENDIX 2

Site Code: LLD/LFCH 10

Photo No.	Film No.	Plate No.	Description	Scale	Direction	Date/initials
1	1		ID Shot	-	-	BP 11/2/10
2	1		Basement – Room 13	2m	E	BP 11/2/10
3	1		Basement – Room 14	2m	N	BP 11/2/10
4	1		Basement – Room 14	2m	SE	BP 11/2/10
5	1		Basement – Room 12	2m	E	BP 11/2/10
6	1		Basement – Room 12	2m	N	BP 11/2/10
7	1		Basement – Looking into electrics area	-	SE	BP 11/2/10
8	1		Basement – Room 9	2m	SE	BP 11/2/10
9	1		Basement – Room 9	2m	NW	BP 11/2/10
10	1		Basement – Room 10	2m	SW	BP 11/2/10
11	1		Basement – Room 11	2m	SW	BP 11/2/10
12	1		Basement – Room 11	2m	NW	BP 11/2/10
13	1		Inner Courtyard	2m	SE	BP 11/2/10
14	1		Inner Courtyard	2m	SW	BP 11/2/10
15	1		Inner Courtyard	2m	NW	BP 11/2/10
16	1		Inner Courtyard	-	W	BP 11/2/10
17	1		Room 16	-	SW	BP 11/2/10
18	1		Room 16 – Exterior Lintel	-	NE	BP 11/2/10
19	1		Basement – Room 11	1m	NW	BP 11/2/10
20	1		Basement – Room 8	2m	NE	BP 11/2/10
21	1		Basement – Room 8	2m	SW	BP 11/2/10
22	1		Basement – Room 15	-	NW	BP 11/2/10
23	1		Basement – Room 15	-	NW	BP 11/2/10
24	1		Basement – Room 7	2m	NW	BP 11/2/10
25	1		Basement – Room 6	2m	SW	BP 11/2/10
26	1		Basement – Room 1	2m	SE	BP 11/2/10
27	1		Basement – Room 1	2m	NW	BP 11/2/10
28	1		Basement – Room 3	2m	NW	BP 11/2/10
29	1		Basement – Room 4	2m	SW	BP 11/2/10
30	1		Basement – Room 4	2m	SE	BP 11/2/10
31	1		Basement – Room 5	2m	SE	BP 11/2/10
32	1		Basement – Room 5	2m	NW	BP 11/2/10
33	1		3 rd Floor – Room 2	2m	S	BP 11/2/10
34	1		3 rd Floor – Room 2	2m	E	BP 11/2/10
35	1		3 rd Floor – Facing room 9	2m	E	BP 11/2/10
36	1		3 rd Floor – Room 4	2m	S	BP 11/2/10

Site Code: LLD/LFCH 10

Photo No.	Film No.	Plate No.	Description	Scale	Direction	Date/initials
1	2		3 rd Floor – Room 4	2m	W	BP 11/2/10
2	2		3 rd Floor – looking up into centre piece	-	-	BP 11/2/10
3	2		3 rd Floor – looking up into centre piece	-	-	BP 11/2/10
4	2		3 rd Floor – Room 6	2m	W	BP 11/2/10
5	2		3 rd Floor – Room 6	2m	E	BP 11/2/10
6	2		2 nd Floor – Room 37	2m	S	BP 11/2/10
7	2		2 nd Floor – Room 48	2m	S	BP 11/2/10
8	2		2 nd Floor – Room 48	2m	NE	BP 11/2/10
9	2		2 nd Floor – Room 48	2m	NW	BP 11/2/10
10	2		2 nd Floor – Room 49	2m	N	BP 11/2/10
11	2		2 nd Floor – Room 46	2m	W	BP 11/2/10
12	2		2 nd Floor – Room 44	2m	W	BP 11/2/10
13	2		2 nd Floor – Room 53	2m	E	BP 11/2/10
14	2		2 nd Floor – Southern staircase	-	E	BP 11/2/10
15	2		2 nd Floor – Southern staircase	-	S	BP 11/2/10
16	2		2 nd Floor – Room 36	2m	SW	BP 11/2/10
17	2		2 nd Floor – Room 34	2m	NE	BP 11/2/10
18	2		2 nd Floor – Room 34	2m	NE	BP 11/2/10
19	2		2 nd Floor – Room 30	2m	SW	BP 11/2/10
20	2		2 nd Floor – Hatch at floor level	1m	NE	BP 11/2/10
21	2		2 nd Floor – Southern staircase	1m	NW	BP 11/2/10
22	2		2 nd Floor – Room 28	2m	SW	BP 11/2/10
23	2		2 nd Floor – Room 28	2m	SE	BP 11/2/10
24	2		2 nd Floor – Room 24	2m	N	BP 11/2/10
25	2		2 nd Floor – Room 20	-	NE	BP 11/2/10
26	2		2 nd Floor – Room 3	2m	SW	BP 11/2/10
27	2		2 nd Floor – Room 8	2m	S	BP 11/2/10
28	2		2 nd Floor – Room 10	2m	SW	BP 11/2/10
29	2		2 nd Floor – Room 10	-	NE	BP 11/2/10
30	2		2 nd Floor – Room 5	2m	E	BP 11/2/10
31	2		2 nd Floor – Room 13	2m	NE	BP 11/2/10
32	2		1 st Floor – Room 23	2m	SW	BP 11/2/10
33	2		1 st Floor – Room 23	2m	W	BP 11/2/10
34	2		1 st Floor – Room 22	2m	NE	BP 11/2/10
35	2		1 st Floor – Room 21	2m	S	BP 11/2/10
36	2		1 st Floor – Room 15	2m	NW	BP 11/2/10

Site Code: LLD/LFCH 10

Photo No.	Film No.	Plate No.	Description	Scale	Direction	Date/initials
1	3		1 st Floor – Room 28	2m	S	BP 11/2/10
2	3		1 st Floor – Room 28	-	NW	BP 11/2/10
3	3		1 st Floor – Room 25	2m	SE	BP 11/2/10
4	3		1 st Floor – Room 13	-	SW	BP 11/2/10
5	3		1 st Floor – Room 13	2m	S	BP 11/2/10
6	3		1 st Floor – Room 41	2m	NE	BP 11/2/10
7	3		1 st Floor – Room 56	-	S	BP 11/2/10
8	3		1 st Floor – Room 9	2m	SW	BP 11/2/10
9	3		1 st Floor – Room 7	2m	SW	BP 11/2/10
10	3		1 st Floor – Room 1	2m	N	BP 11/2/10
11	3		1 st Floor – Fire escape doors	2m	NE	BP 11/2/10
12	3		1 st Floor – Room 26	2m	SW	BP 11/2/10
13	3		1 st Floor – Room 30	2m	SW	BP 11/2/10
14	3		1 st Floor – Room 47	1m	NE	BP 11/2/10
15	3		1 st Floor – Room 47	1m	SW	BP 11/2/10
16	3		G Floor – Room 33	2m	S	BP 11/2/10
17	3		G Floor – Room 31	2m	SW	BP 11/2/10
18	3		G Floor – Room 29	2m	W	BP 11/2/10
19	3		G Floor – Room 29	2m	S	BP 11/2/10
20	3		G Floor – Room 29	2m	SW	BP 11/2/10
21	3		G Floor – Room 29	2m	NE	BP 11/2/10
22	3		G Floor – Room 26	2m	NW	BP 11/2/10
23	3		G Floor – Room 24	2m	W	BP 11/2/10
24	3		G Floor – Room 48	2m	W	BP 11/2/10
25	3		G Floor – Room 48	-	SW	BP 11/2/10
26	3		G Floor – Room 14	2m	SE	BP 11/2/10
27	3		G Floor – Room 10	2m	SW	BP 11/2/10
28	3		G Floor – Sky light	-	-	BP 11/2/10
29	3		G Floor – Room 49	2m	N	BP 11/2/10
30	3		G Floor – Room 2	2m	SW	BP 11/2/10
31	3		G Floor – Room 3	2m	W	BP 11/2/10
32	3		G Floor – Room 1	2m	NE	BP 11/2/10
33	3		G Floor – Room 1	2m	SW	BP 11/2/10
34	3		G Floor – Room 49	1m	NE	BP 11/2/10
35	3		G Floor – Room 52	-	SW	BP 11/2/10
36	3		G Floor – Room 52	2m	S	BP 11/2/10
37	3		G Floor – Room 52	2m	S	BP 11/2/10

Site Code: LLD/LFCH 10

Photo No.	Film No.	Plate No.	Description	Scale	Direction	Date/initials
1	4		G Floor – Room 52	2m	NE	BP 11/2/10
2	4		G Floor – Room 52	2m	N	BP 11/2/10
3	4		G Floor – Room 58	2m	NW	BP 11/2/10
4	4		G Floor – Room 54	2m	SW	BP 11/2/10
5	4		G Floor – Room 63	-	-	BP 11/2/10
6	4		G Floor – Room 66	2m	S	BP 11/2/10
7	4		G Floor – Room 64	-	-	BP 11/2/10
8	4		G Floor – Room 68	-	-	BP 11/2/10
9	4		G Floor – Room 68	-	E	BP 11/2/10
10	4		G Floor – Room 69	2m	E	BP 11/2/10
11	4		G Floor – Room 69	-	-	BP 11/2/10
12	4		G Floor – Room 78	2m	SE	BP 11/2/10
13	4		G Floor – Room 70	2m	SE	BP 11/2/10
14	4		G Floor – Room 70	-	-	BP 11/2/10
15	4		G Floor – Room 86	2m	NW	BP 11/2/10
16	4		G Floor – Room 86	-	SW	BP 11/2/10
17	4		G Floor – Room 91	2m	W	BP 11/2/10
18	4		G Floor – Room 92	2m	NE	BP 11/2/10
19	4		G Floor – Room 92	2m	SW	BP 11/2/10
20	4		G Floor – Room 99	-	N	BP 11/2/10
21	4		G Floor – Room 99	2m	SW	BP 11/2/10
22	4		G Floor – Room 98	2m	NE	BP 11/2/10
23	4		G Floor – Room 97	-	NE	BP 11/2/10
24	4		G Floor – Room 50	-	NE	BP 11/2/10
25	4		G Floor – Room 50	2m	NW	BP 11/2/10
26	4		G Floor – Room 50	-	NW	BP 11/2/10
27	4		G Floor – Room 50	-	SE	BP 11/2/10
28	4		G Floor – Room 50	2m	SW	BP 11/2/10
29	4		G Floor – Room 50	-	-	BP 11/2/10
30	4		G Floor – Room 50	2m	SW	BP 11/2/10
31	4		G Floor – Room 50	2m	SW	BP 11/2/10
32	4		G Floor – Room 50	-	NE	BP 11/2/10
33	4		Southwest elevation, south wing	2m	NE	BP 11/2/10
34	4		Arch detail, SW elevation	-	NE	BP 11/2/10
35	4		Inscription on plaque, S of main entrance	1	E	BP 11/2/10
36	4		Sandstone recessed wall with heraldic arms	-	SE	BP 11/2/10

Site Code: LLD/LFCH 10

Photo No.	Film No.	Plate No.	Description	Scale	Direction	Date/initials
1	5		Lower heraldic coat	-	SE	BP 11/2/10
2	5		Northwest elevation of south wing	2m	SE	BP 11/2/10
3	5		Northwest elevation of south wing	2m	SE	BP 11/2/10
4	5		Inscription and heraldry over main entrance	-	E	BP 11/2/10
5	5		Inscription and heraldry over main entrance	-	E	BP 11/2/10
6	5		Southwest facing stone recess	-	NE	BP 11/2/10
7	5		Upper heraldic coat on SW elevation	-	NE	BP 11/2/10
8	5		Lower heraldic coat on SW elevation	-	NE	BP 11/2/10
9	5		Main entrance	2m	E	BP 11/2/10
10	5		South wing	2m	SE	BP 11/2/10
11	5		North wing	-	NE	BP 11/2/10
12	5		Building view from drive	-	NE	BP 11/2/10
13	5		Central wing from field	-	E	BP 11/2/10
14	5		High hipped centrepiece	-	E	BP 11/2/10
15	5		North wing	2m	NE	BP 11/2/10
16	5		Southwest elevation of north wing	2m	NE	BP 11/2/10
17	5		Gazebo by tennis court	-	NW	BP 11/2/10
18	5		North wing, NW elevation	2m	SE	BP 11/2/10
19	5		North wing, north elevation	-	S	BP 11/2/10
20	5		Building complex to north	-	NE	BP 11/2/10
21	5		Building complex to north	-	E	BP 11/2/10
22	5		Building complex to north	-	NE	BP 11/2/10
23	5		North wing, NE elevation	-	SW	BP 11/2/10
24	5		East wing, N elevation	-	S	BP 11/2/10
25	5		East wing, E elevation	-	N	BP 11/2/10
26	5		Rear of main hall	-	SW	BP 11/2/10
27	5		East elevation	-	SW	BP 11/2/10
28	5		East elevation	-	W	BP 11/2/10
29	5		South elevation, modern extension	-	N	BP 11/2/10
30	5		South elevation, modern extension	-	N	BP 11/2/10

31	5		South elevation, modern extension	-	N	BP 11/2/10
32	5		Landscaping of gardens	-	N	BP 11/2/10
33	5		Landscaping of gardens	-	NE	BP 11/2/10
34	5		Landscaping of gardens	-	E	BP 11/2/10
35	5		Landscaping of gardens	-	E	BP 11/2/10
36	5		Landscaping of gardens	-	N	BP 11/2/10
37	5		Landscaping of gardens	-	NE	BP 11/2/10

PROJECT BRIEF

APPENDIX 3

DESIGN BRIEF FOR ARCHAEOLOGICAL BUILDING RECORD

Gwynedd Archaeological Planning Service

Site: Lady Forester Convalescent Home, Queens Road, Craig Y Don, Llandudno

Date: 21st October 2009

National Grid Reference: 279700, 381250

Planning reference: 0/35496

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

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

Key elements specific to this design brief have been highlighted.

1.0 Site Location and Description

- 1.1 For the purposes of this brief the site comprises the Lady Forester Convalescent Home / North Wales Medical Centre, Queens Road, Llandudno.
- 1.2 The property is situated at the south east end of Llandudno below Penrhynside.
- 1.3 Llandudno is a coastal resort town located on the North Wales coast in the county of Conwy.

2.0 Archaeological Background

- 2.1 The Lady Forester Convalescent Home is a prominent building set within a large, landscaped garden, overlooking the historic resort town of Llandudno.
- 2.2 Three grade II listed buildings are situated within the development plot: The Lady Forester Convalescent Home (reference 3479), the Rear Lodge (reference 25309) and the Outbuilding Range to the rear of the main building (reference 25311). Other associated listed buildings situated just outside the plot include the Queen's Road Lodge (reference 25308) and the Gate Piers (reference 3478).
- 2.3 The home was constructed through a charitable foundation established by Lady Forester in memory of her late husband in 1886. Work started on a hospital in Shropshire and the convalescent home in Llandudno following the death of Lady Forester in 1893.
- 2.4 The Ordnance Survey 1st edition map (1889) shows the plot as 4 regular, improved agricultural fields adjacent to a small farm, Fferm-fach.

- 2.5 The farm was later replaced by the rear lodge and outbuildings associated with the convalescent home, though it is not clear whether any of the fabric of the earlier buildings was incorporated or reused, or indeed is still extant.
- 2.6 Groundworks at the site are thought to have started in 1898 with the Ordnance Survey 2nd edition map (1900) showing extensive landscaping having taken place by this date.
- 2.7 The convalescent home and its associated outbuildings, lodges and garden were purpose built, designed by the architect Edward L'Anson and constructed between 1902 and 1904.
- 2.8 The Convalescent Home is a large and impressive structure, broadly symmetrical and constructed of pale limestone and contrasting red, St Bees sand stone ashlar dressing.
- 2.9 The front elevation is west facing and is broadly symmetrical with a large central entrance and two projecting wings. The external architectural detailing makes use of the fine sandstone and includes a central 4-storey bay with spire, decorative Edwardian chimneys, mullioned and transomed windows and a loggia at the end of each of the two wings.
- 2.10 Much of the sandstone is beginning to erode and other forms of decay have affected the buildings; the outbuilding and rear lodge having been empty and derelict for some years.
- 2.11 The interiors of the main building still preserve much of the original room spaces, detail, fixtures and fittings, including decorative architraves, pediments and commemorative plaques. One of the distinctive features mentioned in the Listed Building description is the dining room with its fine hammer beam roof.
- 2.12 The reports below must be consulted in relation to this brief.
- 2.13 Documentation
English Heritage, 2006. *Understanding Historic Buildings A guide to good recording practice*. English Heritage, London.

3.0 The nature of the development and archaeological requirements

- 3.1 The building is to be extensively renovated internally and externally and will include a large extension to the north. The installation of modern facilities will affect many of the room spaces and the layout of the buildings. The extensions include plans to demolish a number of minor additions and outbuildings. No plans are included for the reuse of the outbuildings and rear lodge.
- 3.2 This is a *design brief* for a programme of archaeological works to mitigate the impact of the development to be undertaken following planning consent, according to guidelines set out in Welsh national planning guidance (*Planning Policy Guidance Wales 2002*) and Welsh Office Circular 60/96 (*Planning and the Historic Environment: Archaeology*). The programme of works will comprise a **building record** to be made in advance of the proposed renovations.
- 3.3 This *design brief* should be used by the archaeological contractor as the basis for the preparation of a detailed written archaeological *specification*. The specification must be submitted to the Gwynedd Archaeological Planning Service for approval before the work commences.

3.4 The *specification* should contain, as a minimum, the following elements:

- Non-technical summary.
- Details of the proposed works as precisely as is reasonably possible, indicating clearly on a plan their location and extent.
- A research design which sets out the site-specific objectives of the archaeological works.
- Reference to the relevant legislation.
- Health and Safety considerations.
- Monitoring procedures.
- Field methodology.
- The level and grade of all key project staff.
- A timetable for the proposed works including contingency costs (if appropriate).
- The intended method of publication.
- Archive deposition.

4.0 Mitigation detail

4.1 The programme of archaeological works to **mitigate** the impact of the development will consist of a programme of building recording.

4.2 Building record detail

4.3 The building record should be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2006) Level 2/3 and should include the following elements:

- | | |
|-------------------|------------------------------|
| • written account | 1-3, 5-9, 12-13, 15, 18, 22; |
| • drawings | 1, 7-9; |
| • photographs | 1-9. |

4.4 Before new records are prepared, existing sources of information should be found and examined for their adequacy. Such information may be found in drawings, photographs, published and unpublished accounts.

4.5 The **written account** should draw on a range of available resources and discuss the building's significance, origins, development and use. The Historic Environment Record, the University of Bangor and the local archive, held at Conwy County Record Office, should be visited.

4.6 The **drawings** must include sketch plans of the existing floors, room spaces, elevations and any significant architectural detailing within the building. Architect's drawings can be used as the basis for this part of the record.

4.7 **Photographs** should be detailed and must record all features, room spaces and elevations to illustrate the building's appearance and structure and to support an historical analysis. The photographic survey must include a comprehensive internal and external record as well as a record of the garden, landscaping and setting of the buildings, including any additional buildings or structures.

- 4.8 Each print should be clearly labelled with the subject, orientation and the date taken, and cross-referenced to its negative and or digital file (see 4.9 & 4.10).
- 4.9 Both black-and-white and colour photography should be used where appropriate.
- 4.10 If utilising digital technology, high resolution images (preferably in tiff. format) must be produced. These should be presented within the report as a hard copy and a compact disc must be included as an archive to accompany the report.
- 4.11 Further information may be revealed during the course of the renovation. The programme of works needs to be co-ordinated with the archaeological contractor so that there is adequate opportunity and time allowed to identify, investigate and record any remains which may be relevant, in accordance with the Archaeological Standards.
- 4.12 The archaeological contractor will ensure that sufficient resource is made available for the programme to result in an archive report.
- 4.13 The report should specifically include the following:
 - a) a copy of the design brief and agreed specification,
 - b) a location plan,
 - c) a plan illustrating the location and direction of any photographs or drawings,
 - d) full dimensional and descriptive detail, a full bibliography of sources consulted,
 - e) An archive compact disc.

5.0 General requirements

- 5.1 The archaeological recording and watching brief must be undertaken by an appropriately qualified individual or organisation, fully experienced in work of this character.
- 5.2 Details, including the name, qualifications and experience of the project director and all other key project personnel (including specialist staff) should be communicated to the Gwynedd Archaeological Planning Service and all written work attributed to an author(s).
- 5.3 Contractors and subcontractors are expected to conform to standard professional guidelines. The following are of particular relevance in this instance:-
 - English Heritage's 2006 Understanding Historic Buildings: A guide to good recording practice.
 - Richards, J. & Robinson, D. 2000. Digital Archives from Excavation and Fieldwork: *Guide to Good Practice*. Second Edition. The Archaeology Data Service Guide to Good Practice. Oxbow Books.
<http://ads.ahds.ac.uk/project/goodguides/excavation/>
 - The Institute for Archaeologists 1985 (revised 2006) Code of Conduct.
 - The Institute for Archaeologists 1990 (revised 2002) Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology.

- The Institute for Archaeologists 1994 (revised 2001) Standard and Guidance for Archaeological Desk-Based Assessment.
- The Institute for Archaeologists 1994 (revised 2001) Standard and Guidance for an Archaeological Watching Brief.
- The Institute for Archaeologists 1996 (revised 2001) Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures.
- The Institute for Archaeologists 2001 Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials.
- The Institute for Archaeologists 1999 Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials.

5.4 Many people in North Wales speak Welsh as their first language, and many of the archive and documentary references are in Welsh. Contractors should therefore give due consideration to their ability to understand and converse in Welsh.

5.5 The archaeological contractor must satisfy themselves that all constraints to groundworks have been identified, including the siting of live services, Tree Preservation Orders and public footpaths. Gwynedd Archaeological Planning Service bears no responsibility for the inclusion or exclusion of such information within this brief.

5.6 Any changes to the specifications that the archaeological contractor may wish to make after approval by this office should be communicated to Gwynedd Archaeological Planning Service and approved.

5.7 Care must be taken in dealing with human remains and the appropriate environmental health regulations followed. Gwynedd Archaeological Planning Service and the local Coroner must be informed immediately human remains are discovered.

5.8 Arrangements for the long-term storage and deposition of all artefacts must be agreed with the landowner and Gwynedd Archaeological Planning Service before the commencement of investigation.

5.9 The involvement of Gwynedd Archaeological Planning Service should be acknowledged in any report or publication generated by this project.

5.10 A full archive including plans, photographs, written material and any other material resulting from the project should be prepared in accordance with standard guidance. All plans, photographs and descriptions should be labelled, cross-referenced and lodged in an appropriate place (to be agreed with Gwynedd Archaeological Planning Service) within six months of the completion of the project.

5.11 Two copies of the bound report must be sent to the address below, one copy marked for the attention of the Development Control Archaeologist, the other for attention of the HER Officer, who will deposit the copy in the HER.

6.0 Curatorial monitoring

6.1 The project will be monitored by Gwynedd Archaeological Planning Service to ensure the fulfilment of the brief and specifications. The Development Control

Archaeologist will normally review the progress of reports and archive preparation. The archaeological contractor must inform Gwynedd Archaeological Planning Service in writing of the proposed start dates for the project and any subsequent phases of work.

7.0 Glossary of terms

7.1 *Archaeological Contractor*

A professionally qualified individual or an organisation containing professionally qualified archaeological staff, able to offer an appropriate and satisfactory treatment of the archaeological resource, retained by the developer to carry out archaeological work either prior to the submission of a planning application or as a requirement of the planning process.

7.2 *Archaeological Curator*

A person, or organisation, responsible for the conservation and management of archaeological evidence by virtue of official or statutory duties. In north-west Wales the archaeological advisor to the Local Planning Authorities is the Development Control Archaeologist, who works to the Welsh Archaeological Trust's Curators' Code of Practice.

7.3 *Archive*

An ordered collection of all documents and artefacts from an archaeological project, which at the conclusion of the work should be deposited at a public repository, such as the local museum.

7.4 *Brief*

The Association of County Archaeological Officers (1993) defines a *brief* as an outline framework of the planning and archaeological situation which has to be addressed, together with an indication of the scope of works that will be required.

7.5 *Historic environment Record (HER)*

A documentary record of known sites in a given area. In north-west Wales the HER is curated by the curatorial division of the Gwynedd Archaeological Trust.

7.6 *Specification*

The Association of County Archaeological Officers (1993) defines a *specification* as a schedule of works outlined in sufficient detail to be quantifiable, implemented and monitored.

7.7 *Watching brief*

A formal programme of observation during non-archaeological excavation works in order to identify, investigate and record any archaeological remains which may be present, in accordance with the Archaeological Standards.

8.0 Further information

8.1 This document outlines best practice expected of an archaeological assessment but cannot fully anticipate the conditions that will be encountered as work progresses. If requirements of the brief cannot be met they should only be excluded or altered after gaining written approval of the Gwynedd Archaeological Planning Service.

- 8.2 Further details or clarification of any aspects of the brief may be obtained from the Development Control Archaeologist at the address below.

Ashley Batten
Swyddog Rheolaeth Datblygiad - Development Control Officer

**GWASANAETH CYNLLUNIO ARCHAEOLEGOL GWYNEDD - GWYNEDD
ARCHAEOLOGICAL PLANNING SERVICE**

Craig Beuno, Ffordd Y Garth, Bangor, Gwynedd LL57 2RT
Ffon/Tel: 01248 370926 Ffacs/Fax: 01248 370925 ashley.batten@heneb.co.uk

SPECIFICATION OF WORKS

APPENDIX 4

Specification for Historic Building Recording at

LADY FORESTER CONVALESCENT HOME LLANDUDNO

For St Dunstons Enterprises Ltd

Claire Statter BA AIfA

L~P:ARCHÆOLOGY

Specification for Historic Building Recording at

LADY FORESTER CONVALESCENT HOME LLANDUDNO

Client: St Dunstons Enterprises Ltd

Local Authority: Conwy County Borough Council

NGR: 279612,381269

Planning App: 0/35493

Author(s): C Statter

Doc Ref: LP0950C-SBR-v.1.1

Site Code: LLD/LFCH 10

Date: February 10

L~P:ARCHÆOLOGY

A trading name of the L ~ P : Partnership Ltd.

Unit S9B | Chester Enterprise Centre | Hoole Bridge | Chester, CH2 3NE | +44 [0]1244 313100 | +44 [0] 1244 317210

www.lparchaeology.com

TABLE OF CONTENTS

Table of Figures

1. Introduction
2. Site Background
3. Aims
4. Methodology
5. Report
6. Archive
7. Access and Safety
8. Staffing and Timetable

Sources Consulted

TABLE OF FIGURES

Figure 1 - Site Location General

Figure 2 - Site Layout

1. Introduction

- 1.1.This document has been prepared by Claire Statter of L - P : Archaeology on behalf of St Dunstons Enterprises Ltd.
- 1.2.This document has been produced in response to a planning condition attached to the planning consent granted at the above site by Conwy County Borough Council in response to a request from Ashley Batten (Gwynedd Archaeological Planning Service). The request is for a Level 2/3 building recording (BATTEN 2009).
- 1.3.The document sets out the methodology for historic building recording at the Lady Forester Convalescent Home, Llandudno (FIGURE 1). The National Grid Reference is 279612,381269.
- 1.4.The Lady Forester Convalescent Home is a grade II listed building (NPRN 406054).
- 1.5.The site code allocated by L – P : Archaeology is LLD/LFCH 10.
- 1.6.This document sets out the detailed method to be employed for the research, fieldwork, reporting and archiving. Reference has been made to the Standards and Guidance for building investigation and recording (IFA 1999) and Understanding Historic Buildings (ENGLISH HERITAGE 2006).

2. Site Background

2.1.PLANNING

2.1.1. Planning consent has been granted with conditions for the refurbishment of existing buildings and erection of a new extension with related hard and soft landscaping with modifications to the existing car park. The application reference is 0/35496.

2.1.2. A brief has been supplied by Ashley Batten, Gwynedd Archaeological Planning Service. The brief states that a Level 2/3 building recording is required, the details of which will be outlined in the methodology below.

2.1.3. In September 1994, the Department of the Environment and Department of National Heritage issued PPG 15, "Planning and the Historic Environment", which sets out the appropriate method in dealing with our built heritage remains.

2.1.4. In considering any planning application for development the local planning authority, Conwy County Borough Council, is bound by the policies within the Llandudno/Conwy District Plan. On matters concerning archaeology and the historic environment Conwy County Borough Council take impartial advice from Gwynedd Archaeological Planning Service.

2.1.5. The relevant authority historic building policy is as follows:

Policy 4.4

There will be a presumption against proposals which involve the demolition or unsympathetic alteration of listed buildings including those listed for group or townscape value. Proposals for the retention, restoration and reinstatement of historic features and detailing on existing buildings will be considered favourably.

2.1.6. The building a a Grade II listed building (NPR 406054).

2.1.7. Condition 5 of the planning conditions attached to the development states:

No works shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved, in writing, by the Local Planning Authority. The development thereafter shall be carried out in accordance with that

approval.

2.2.SITE CONDITIONS

2.2.1. The building was constructed in the 19th century and was occupied into the 21st century. The structure is currently unoccupied and has been since 2006.

2.3.ARCHAEOLOGY AND HISTORY

2.3.1. This section will summarise an initial, brief, historic background of the building. A more detailed historic background will be presented in the formal report detailing the results of the building recording following a phase of additional historic research.

2.3.2. The Lady Forester Convalescent Home was a purpose built structure with associated outbuildings constructed between 1902 and 1904. The completed building was opened in 1904.

2.3.3. The architect chosen to design the building was Edward L'Anson.

2.3.4. The building was originally split into three 'zones'. The north wing housed female convalescents, the central section held accommodation for the staff with the southern wing being reserved for the male convalescents.

2.3.5. During the 1970's the building was bought by a private medical company and utilised as a medical centre until its closure in 2006.

3. Aims

3.1. The general aims of the investigation are:

- ◆ To promote the understanding and appreciation of the structure.
- ◆ To secure an understanding of the structure and its significance.
- ◆ To document the structure prior to material changes and to deposit a permanent record of the structure in a suitable archive.
- ◆ To collect enough information to allow a suitable mitigation or conservation strategy to be devised, if required. Any such strategy could consist of further fieldwork followed by a programme of analysis, reporting and possible publication and dissemination.

4. Methodology

- 4.1.1. The following section will outline the methodology to be employed during the historic building recording at the Lady Forester Convalescent Home.
- 4.1.2. The site work will comprise a combination of hand written notes, photographic recording and drawn record. The methodologies for which are outlined below.
- 4.1.3. To satisfy the requirements laid out in the planning condition and to abide by English Heritage's Understanding Historic Buildings : A guide to good recording practice (2006) the following information will be recorded.
- 4.1.4. The site code LLD/LFCH 10 has been allocated by L – P : Archaeology. This code will be used to label (using appropriate materials not adhesive labels) all sheets, plans and other drawings; all context and recording sheets; all photographs (but not negatives); all other elements of the documentary archive.

4.2.SITE RECORDING

- 4.2.1. Written records will be produced on site in the form of pro-forma recording sheets for external elevations and for individual rooms within the structure. These will record;
- 4.2.2. External
 - ◇ Elevation face, overall dimensions and materials used as well as material dimensions, such as brick size.
 - ◇ Decorative or architectural features.
 - ◇ Number and description of windows and doors as well as materials used for frames, sills and lintels.
 - ◇ Date stones, makers marks or plates, inscriptions or relevant graffiti.
 - ◇ Evidence of demolished structures or extensions, with relevance to phasing evidence.
 - ◇ Construction detail, such as joints and wall ties.

4.2.3. Internal

- ◇ Size of room, including height, and construction materials, including walls, flooring and ceiling.
- ◇ Location of features, chimney breasts, fire places and hearths.
- ◇ Location and description of architectural or decorative features.
- ◇ Location, description and materials of windows doors and their frames.
- ◇ Any ephemera or contents relevant to the structure or its function.

4.3. PHOTOGRAPHIC SURVEY

4.3.1. All photographs will be taken using a 35mm camera using both colour slide and black and white films. A digital back up of all photographs will also be taken. An appropriate, graduated scale will be used in all photographs and where necessary artificial light sources will also be used. A full photographic index and record will be kept at all times and a plan showing the location photographs were taken from and the direction facing will be kept.

4.3.2. The photographs taken will include the following;

- ◇ A general view of the building and its setting in the wider landscape.
- ◇ The buildings external appearance.
- ◇ Additional views to show desirable views or intentions of the architect.
- ◇ Overall appearance of rooms and circulation areas.
- ◇ Structural and or decorative detail, both internal and external.
- ◇ Any machinery or plant or evidence of previous function.
- ◇ Date stones, inscriptions, makers plates or graffiti.
- ◇ Contents or ephemera which have a relation to the buildings use.

4.4. DRAWN RECORD

4.4.1. A drawn record will also be made of the buildings, which will include the following;

- ◇ Scale drawings of all elevations.
- ◇ Scale plans of all floors.
- ◇ Site plan at 1:1250 or 1:500 as appropriate.
- ◇ Plan of photography, showing location and direction of each photograph.
- ◇ Copies of any historic drawings.

5. Report

5.1. A formal report on the results of the building recording will be prepared on completion of the fieldwork. The report will conform to Annex 2 of the Institute for Archaeologists Standard and Guidance for building investigation and recording (IFA 1999) and English Heritage understanding historic buildings (2006).

5.2. The report will contain

- ◇ Non technical summary.
- ◇ Introduction, including; the precise location of the building including a street address, post code and National Grid Reference, a record of any statutory listing, non statutory designations (historic parks and gardens local lists), or published details (Pevsner), a date of the recording fieldwork and a list of staff attending.
- ◇ Methodology.
- ◇ Historic background.
- ◇ Summary of the buildings type and purpose, both historically and present. It's materials and any dates.
- ◇ A detailed account of the buildings form, development, function, date and phasing. Details of known owners, architects, builders or patrons. Purpose of any extensions and evidence of removed structures or annexes.
- ◇ Discussion of published sources relating to the building, it's setting and history.
- ◇ Discussion of the phased development of the building, it's form and materials.
- ◇ An account of the past uses of the building, with interpretations of those specific rooms, if known.
- ◇ Evidence for demolished structures on the site.
- ◇ Discussion of the buildings relationship to its setting, past and present. This can be related to local or regional settlement patterns.

- ◇ Copies of historic maps, photographs, illustrations and drawings.
- ◇ Conclusions.
- ◇ Location of the archive.
- ◇ Supporting drawings and photographs to adequately illustrate information presented.

5.3. Following approval, two bound copies of the report will be sent to the client. One copy to the Development Control Archaeologist at Gwynedd Archaeological Planning Service and one copy to the Historic Environment Officer.

6. Archive

- 6.1. The site code LLD/LFCH 10 will be used to mark all plans, drawings, context and recording sheets, photographs and other site material during excavation.
- 6.2. The site archive will be so organised as to be compatible with current requirements of the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW).
- 6.3. Prior to work commencing on site the landowner will be asked to sign a Deed of Transfer transferring title of the finds to the RCAHMW.
- 6.4. The integrity of the site archive will be maintained. All records will properly be curated (subject to the Deed of Transfer) by the RCAHMW and be available for public consultation. Appropriate guidance set out in the MGC “Standards in the Museum Care of Archaeological Collections” (MGC 1992), and the SMA’s draft “Selection, Retention and Disposal of Archaeological Collections” (1993) will be followed in all circumstances.
- 6.5. The minimum acceptable standard for the archival report is defined in the “Management of Archaeological Projects” (ENGLISH HERITAGE 1991) para 5.4. It will include all materials recovered (or the comprehensive record of such materials) and all written, drawn and photographic records relating directly to the investigations undertaken. It will be quantified, ordered, indexed and internally consistent. It will also contain a site matrix, a site summary and brief written observations on the artefactual and environmental data.
- 6.6. United Kingdom Institute for Conservation guidelines for the preparation of excavation archives for long-term storage (WALKER 1990) will be followed. With consent of the landowner, arrangements for the curation of the site archive will be agreed with the appropriate Museum.
- 6.7. Pursuant to these agreements the archive will be presented to the appropriate museum within 6 months of the completion of the fieldwork (unless alternative arrangements have been agreed in writing with the Local Planning Authority). In addition, written confirmation from the client will be provided for the transfer of ownership.

7. Access and Safety

- 7.1. Reasonable access to the site will be arranged for the Local Planning Authority and their archaeological advisor who may wish to make site inspections to ensure that the archaeological investigations are progressing satisfactorily.
- 7.2. The archaeological advisor should be given at least five working days notice of the commencement date of site works.
- 7.3. Before any site work commences, a full Risk Assessment Document will be produced setting out the site specific health and safety policies that will be enforced in order to reduce to an absolute minimum any risks to health and safety. In addition to this risk assessment, the following considerations will also be made.
- 7.4. All relevant health and safety regulations will be followed. The correct Personal Protective Equipment (PPE) will be used by all personnel as necessary.

8. Staffing and Timetable

8.1. The project manager is Blair Poole of L – P : Archaeology.

8.2. Blair Poole will be responsible for the overall coherency of the team and for the management of the field work. Additional surveyors, when required on site, will be under their direction and will be responsible for particular tasks that he assigns to them.

8.3. The timetable of works are expected to be as follows;

8.3.1. Upon agreement of this document two days historical research, utilising the relevant repositories, will be undertaken prior to site attendance.

8.3.2. A maximum of four man days on site. As per health and safety regulations a minimum of two surveyors will be on site at any time.

8.3.3. Upon completion of site recording a formal report and archive will be submitted within six months of site work. It is estimated that a draft report will be submitted to the client and Development Control Archaeologist for agreement within one month of site work.

Sources Consulted

BIBLIOGRAPHIC

- BATTEN A. 2009. *Design Brief for Archaeological Building Recording*. Gwynedd Archaeological Planning Service
- ENGLISH HERITAGE 2006. *Understanding Historic Buildings: A guide to good recording practice*. English Heritage.
- GLAAS 1998. *Archaeological Guidance paper: 2 Written Schemes of Investigation*. English Heritage.
- GLAAS 1998. *Archaeological Guidance paper: 4 Archaeological Reports*. English Heritage
- IFA 1999. *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*. Institute of Field Archaeologists.
- IFA 2002. *Code of approved practice for the regulation of contractual arrangements in field archaeology*. Institute of Field Archaeologists.
- MGC 1992. *Standards in the Museum Care of Archaeological Collections*.
<http://www.collectionslink.org.uk/assets/userfiles/index.php?file=000072.pdf>.
- SPENCE C. (ED.) 1994. *Archaeological Site Manual*, 3rd edition. Museum of London.
- WALKER K 1990. *Guidelines for the preparation of excavation archives for long term storage*. United Kingdom Institute for Conservation.
- UKIC 1983 *Packaging and Storage of Freshly Excavated Artifacts from Archaeological Sites*. Conservation Guidelines No. 2.

FIGURES

FIGURE I // Site Location General



Scale 1:25,000 @ A4

0

2,500m

PROJECT // 0950C - Lady Forester Convalescent Home

DESCRIPTION // Site location general

Reproduced by permission of the controller of HMSO, Licence 100030862

DOC REF: LP0950C-SBR-v1

L-P:ARCHAEOLOGY

FIGURE 2 // Site Location Detailed



Scale 1:5,000 @ A4

0 500m

PROJECT // 0950C - Lady Forester Convalescent Home

DESCRIPTION // Site location detailed

Reproduced by permission of the controller of HMSO, Licence 100030862

DOC REF: LP0950C-SBR-v1

L-P:ARCHAEOLOGY