

Historic Building Assessment of

ST DUNSTAN'S OUTBUILDINGS

For St Dunstan's Enterprises Ltd

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L~P:ARCHÆOLOGY

Historic Building Assessment of

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Local Authority: Conwy County Borough Council

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Appendix I - Listing Description

1. Introduction

- 1.1. This document refers to the proposed renovation of outbuildings to the rear of St Dunstan's, Llandudno (FIGURE 1). Prior to submission of a planning application regarding the structures an historic building assessment was carried out on the site.
- 1.2. Fieldwork was carried out on 26th September 2011 by Blair Poole of L – P : Archaeology on behalf of St Dunstan's Enterprises Ltd. This document and associated research has been prepared by Blair Poole of L – P : Archaeology.
- 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 structures under assessment form a complex of outbuildings associated with an Edwardian convalescent home and comprise the gate lodge, respecting Fferm Bach Road, stable block and laundry block (FIGURE 2).
- 1.5. The buildings are all Grade II listed and can be seen to be contemporary with the main structure forming, with the southern lodge off Queens Road, a complete Edwardian estate complex.

2. Planning Background

2.1. In February 2011 the Welsh Assembly Government issued Planning Policy Wales Edition 4 (PPW). Chapter 6 sets out planning policies on the conservation of the historic environment. Paragraph 6.5.2 states that an assessment/evaluation document is required for planning applications if 'important remains are thought to exist at a development site.'. This report fulfils this requirement.

2.2. PPW is supplemented by Technical Advice Notes (TANs), specifically TAN 12: Design (2009). Relevant paragraphs within this document are 4.8 and 5.6, which advise on appraising the historic character and historic environment respectively.

2.3. Procedural advice is given in circulars and policy clarification letters, specifically Welsh Office Circular 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

2.4. 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.

2.5. 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.

2.6. The structures are Grade II listed buildings, numbers 25309 and 25311 (APPENDIX 1), and form part of a complex of four Grade II listed structures on the site.

2.7. SITE CONDITIONS

2.7.1. The buildings were constructed in the early 20th century, between 1902 and 1904, and were occupied until the 21st century. The structures are currently

unoccupied and have been boarded up for security. Although there are several listed structures on the site this report will focus on the outbuildings to the north of the main structure, the gate lodge, laundry block and stable block (FIGURE 3).

2.7.2. The main structure on the site underwent a Level 2/3 historic building survey in 2010 (POOLE 2010). The results of the previous survey identified that the present site boundary and buildings represent a complete Edwardian convalescent estate complex.

2.8.SITE PROPOSALS

2.8.1. This assessment has been carried out as part of a pre planning decision phase of work to aid the decision making process in respect to a forthcoming planning application. No details regarding the proposed development were available at the time of writing this assessment.

2.9.AIMS OF WORKS

2.9.1. The primary objectives are to define the significance of the structures and identify any *in situ* historic fabric or features as well as advice on the potential for future mitigation regarding the heritage asset.

3. Historic Background

- 3.1. This section will outline the historic development of the structures from readily available sources and cartographic evidence.
- 3.2. The earliest accurate depiction of the site comes from the 1889 first edition Ordnance Survey map. This shows the site area as being made up of four open fields with a small farm complex to the northeastern corner (FIGURE 4). This farm complex is situated in the area that the standing buildings now occupy, however their footprint and orientation show that they do not represent the standing building, rather an earlier farmstead that was demolished prior to the construction of the standing buildings. The 1889 and 1901 Ordnance Survey maps depict the same layout.
- 3.3. The Lady Foresters Convalescent Home was purpose built as a charitable hospital to house 50 convalescents in 1902. Historic research shows that 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).
- 3.4. 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.
- 3.5. 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). All three Lady Foresters homes are still standing, however the completeness of each complex is not known.

- 3.6. 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).
- 3.7. 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 (PLATE 1). Internally the two curved staircases were constructed of Teak and the main dining hall had pitch pine roof timbers and panelling.



Plate 1 - View of Lady Forresters Convalescent Home in 1906, looking northeast

- 3.8. 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).
- 3.9. To the rear of the building, out of sight from the front gardens and entrance, were a series of outbuildings. These comprised a gate lodge, stable and laundry and form the standing buildings focussed on in this study.
- 3.10. 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.

- 3.11. The first cartographic evidence for the structure comes from the 1912 Ordnance Survey map (FIGURE 4). The main building can be seen to be complete by this date and the formal gardens and lawns are all in place. It is of interest to note that the intentions of the architect is clear on the 1912 map. The complex of buildings and gardens are formally laid out.
- 3.12. The convalescent home sits at the top of an outcrop overlooking the bay towards the Great Orme to the west. Access to the estate is from either Queens Road to the west or Fferm Bach Road to the north. Formal gate lodges are located at both entrances. The more visible of the two gate lodges is off Queens Road and as such is slightly more ornate and sits behind a large pier gate and railings. Whereas the northern gate lodge has a less ornate, stone piers, gateway.
- 3.13. An ornate formal garden lies behind the Queens Road lodge, which would have been visible to passers by. To the west of the main structure was a terraced lawn system, which would have been used by the residents. Surrounding the lawn is a wooded walk, which has the feel of a pleasure garden about it. This wood has two main functions, one is to allow the convalescents exercise in a favourable environment. The second is to obscure the view of the main building from the general public and allow a view of the structure to visitors, who have to pass the lodge and trees, which has an intended impact. Cartographic research indicates that the wood was planted in the early 20th century as part of this development.
- 3.14. The outbuildings to the north are clearly part of the functional element of the estate. They are hidden away to the rear of the building and are accessed by the rear entrance. Even so, they are constructed from high quality materials and have a decorative façade to fit with their surroundings. They are not as decorative as the main structure, however are elegant and decorative in their own right.
- 3.15. The outbuildings are visible on an early 20th century aerial photograph of the estate (PLATE 2).



Plate 2 - Aerial photograph, early 20th century, looking east

Outbuildings visible to upper left of image.

- 3.16. This layout is repeated on the 1919 Ordnance Survey map. By the 1937 Ordnance Survey map a small structure can be seen linking the southeastern corner of the laundry block and the northeastern corner of the stables (FIGURE 5). There appears to have been no material changes to the footprint of the structures between the 1937 and 1960 Ordnance Survey maps (FIGURE 5). This layout continues though to the early 21st century, when the linking structure between the laundry block and stable is demolished.
- 3.17. During the 1970's the building was bought by a private medical company and the main structure utilised as a medical centre until it closed in 2006. The outbuildings appear to have undergone some remodelling with the stables converted to a mess and storage and the laundry block utilised for storage. The lodge appears to have been used for live in staff at this time.
- 3.18. The extent and composition of the complex can be seen on the 1912 Ordnance Survey map and can be seen overlaid on the 2010 Ordnance Survey aerial photograph of the site (FIGURE 6).

4. Historic Building Assessment

4.1.1. An historic building assessment was carried out on the outbuildings to the rear of St Dunstan's, Llandudno. The buildings form a complex of outbuildings associated with an Edwardian convalescent home. These have been identified as a gate lodge, laundry block and stable block. They will be discussed individually below, however they will be assessed as a complete complex of buildings.



Plate 3 - Outbuilding complex, from 2010 survey

4.2. This report does not represent a detailed record of the structures. This document is intended as an assessment of the character, date and form of the structures to ascertain their significance and identify *in situ* architectural or historic features of interest.

4.3. GATE LODGE

EXTERNAL ELEVATIONS

4.3.1. The gate lodge is located to the north of the main building at the northwestern entrance to the estate, off Fferm Bach Road (FIGURE 3). The structure is a two storey stone structure in a cottage style. It lies along a north south alignment with a slate roof in Dutch lap style with red ridge tiles. A link dormer extends above a gabled cross wing to the west, located off centre towards the south of the western elevation (PLATE 4).



Plate 4 - Western elevation of gate lodge, 1m scale

- 4.3.2. The façade is of grey brown random coursed rock-faced stone. The decorative nature of the elevation comes from the stressed quoins and window and door frames.
- 4.3.3. The windows are six pane wooden framed casement windows set within a red sandstone dressing with intrinsic sill, lintel and mullion. The edging of the dressing utilises the sill and lintel as well as a single block to form quoins.
- 4.3.4. A squared bay window extends from the cross wing at ground floor level and is of a grey brown stone base with a three light mullioned window within a sandstone dressing. The bay window matches the form of the other windows on the face with intrinsic sandstone lintel, sill and mullions within the dressing. A hipped slate roof sits above the bay window.
- 4.3.5. To the northern end of the elevation is a three bay, camber-headed, wooden frame porch forming a covered entrance to the front door of the building. This porch has a slate roof supported by the wooden framework, which sits on a random coursed stone wall with dressed sandstone coping stones.
- 4.3.6. Two chimneys can be seen rising from the roof. These are red, decorative moulded, brick chimneys.
- 4.3.7. The southern elevation was of random coursed rock faced grey brown stone with three sandstone dressed windows and two half height stone buttresses (PLATE 5).



Plate 5 - Southern elevation of gate lodge, 1m scale

- 4.3.8. The window form of the southern elevation could be seen to match that of the western elevation, noted above.
- 4.3.9. The eastern elevation overlooks the laundry block forming a narrow access route to both structures (Plate 6).



Plate 6 - Eastern elevation of gate lodge, looking northwest

- 4.3.10. The eastern elevation has a functional feel to it, with rear access to the structure and three windows. These are all set in red sandstone dressings, with flat lintels and sills on the windows and a shallow sandstone arch above the door. The windows and door all have the same decorative quoins as the other elevations.
- 4.3.11. The northern elevation overlooked the entrance to Fferm Bach Road and as

such was, along with the western elevation, part of the public face of the gate lodge. This has meant that it is one of the more decorative faces of the structure (PLATE 7).

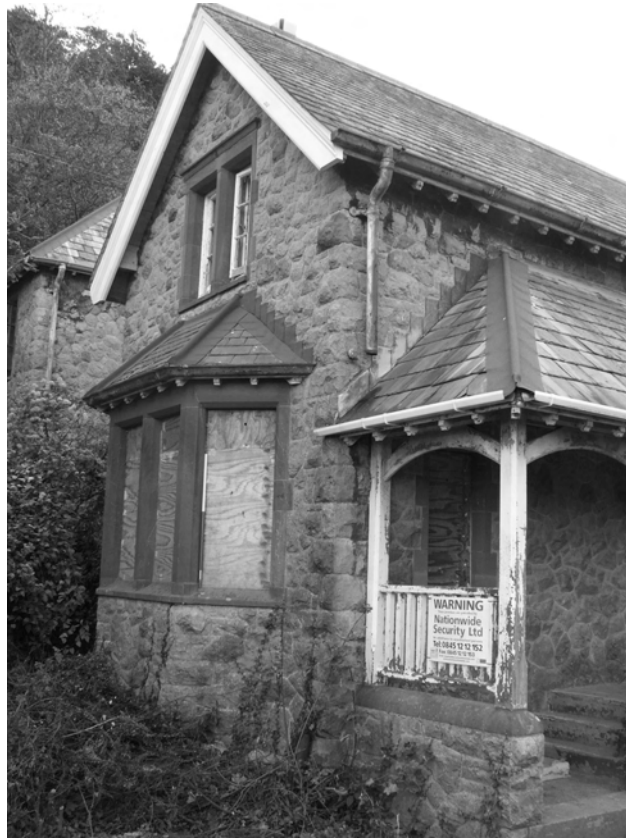


Plate 7 - Northern elevation, looking east

4.3.12. At ground floor level a cant bay window on a rock faced stone base with sandstone dressing can be seen. This bay is a four light window with sandstone sloped sill, mullion and lintel. A hipped slate roof sits above the bay window.

4.3.13. At first floor level paired wooden frame casement windows sit within a sandstone mullioned dressing with intrinsic sandstone drip cap above the lintel. The construction material and form is coherent across all elevations, however it is clear that the north and west elevations are more decorative and form the intended view faces of the structure.

INTERNAL LAYOUT

4.3.14. The gate lodge was in a poor state of repair and as such the first floor was not accessible. The remaining stairs could not support any weight and it is thought that the floorboards on the first floor are dangerous. As such only the ground

floor has been assessed. For security purposes the windows have been boarded up. The gate lodge has also been used for storage and a great deal of equipment still occupied the structure. As such some areas were difficult to photograph, however they were visually inspected.

4.3.15. The ground floor comprises six distinct areas, labelled as L1 to L6 (FIGURE 7). Access to the building was gained via the rear door on the eastern elevation. Immediately to the south was a small toilet (L1) and to the north was an under stair cupboard (L2).

4.3.16. The two small rooms flank the entrance to the kitchen (L3). This is a small room that has undergone redecoration in the late 20th century and the fittings are not original. Windows allow light into the kitchen on the west and southern walls. A chimney breast extends into the room on the north wall.

4.3.17. To the north of the kitchen is a small dining room (L4). The layout of the building means that from the kitchen the doorways align to the north to form an open corridor. The door frames between L3 and L4, L4 and L5 and L5 and L6 are all original and are of decorative wooden architrave (PLATE 8).



Plate 8 - Doorway between L3 and L4, looking north

4.3.18. This room extends further to the west than the kitchen into the squared bay window. The wooden window frame is of the correct style for an early Edwardian building, however the casement windows and latches are thought to be late 20th century replacements (PLATE 9).



Plate 9 - Squared bay window in L4, looking west

4.3.19. A fireplace is located on the south wall, showing evidence of modification. It appears that a gas fire had been inserted in the late 20th century, however this has since been removed (PLATE 10). The remaining metal frame does contain a register grate, which could be a remnant of the original fireplace.



Plate 10 - Fireplace in L4, looking southwest

4.3.20. To the north of L4 is entrance hall L5. This room is a narrow hall leading from the front door on the western elevation to the stairwell. From the entrance hall both the dining room (L4) and parlour (L6) are readily accessible.

4.3.21. To the north of L5 is L6, which is thought to have been the parlour. This room has a cant bay window to the north, which appears to have its original frame and fixings *in situ* (PLATE 11).



Plate 11 - Cant bay window in L6, looking north

4.3.22. On the eastern wall of L6 is a chimney breast which has the ghosting of a removed fireplace. The fireplace had a double header chimney arch (PLATE 12). The scar of the removed fireplace shows a common style of the Edwardian era with flared overmantle.



Plate 12 - Fireplace in L6, looking east

4.3.23. It is evident that the internal division within the gate lodge respects the original layout of the structure. In addition to this there are several original features that survive *in situ*. These include the door frames between the four main areas, L3 to L6, and the window frames in L4 and L6 as well as the window fixings within L6.

4.4.STABLE BLOCK

EXTERNAL ELEVATIONS

4.4.1. The stable block is located to the south of the gate lodge and north of the main structure (FIGURE 2). The building is a two storey structure, which lies along an east west orientation and is of grey brown random coursed rock faced stone. The roof is half hipped in Dutch lap slate with red decorative ridge tiles and moulded red brick chimney at the southwestern corner.



Plate 13 - Stable block, looking southeast

4.4.2. Located centrally along the roof apex is an octagonal louvre vent below a copper cupola with a decorative weather vane. Also located centrally along the northern elevation is a hipped roof dormer (PLATE 13). This dormer has a central loading door with flanking windows. These are all set within red sandstone dressing with intrinsic sandstone lintels and sloped sills, however the sill below the door is of grey stone.

4.4.3. At ground floor level a central doorway with shallow red sandstone arched lintel is flanked by two windows. The doorway matches that seen on the gate lodge with quoins on either side of the door frame. The windows also match the styling seen on the gate lodge, with red sandstone dressing with intrinsic sandstone lintel and sloped sill.

4.4.4. To the east of the doorway a third window can be seen (PLATE 13). This is a modification to the original structure. The arched lintel extends more than

double the width of the window and the sill has been cut off to the west. The stonework in the wall, although close to the original material, is of a different standard and coursing (PLATE 14).



Plate 14 - Eastern window on north elevation of stable block

- 4.4.5. This modification is thought to be infilling of a stable door. This form of arch is only seen on the outbuildings where a doorway is, not over any of the windows. The sill also appears to be used material, rather than cut off *in situ*, and appears to have been inserted. The quality of work, including the stressed quoins at the edges of the window, show that great care was taken during this alteration.
- 4.4.6. At the very eastern end of the northern elevation is a large building scar relating to a demolished structure (PLATE 15). A row of engineer bricks form a gable end of a removed roof structure. Below the brickwork a series of voids relate to removed purlins. There is no evidence of an upright wall associated with this roof structure and it is assumed that this was a covered area between the stable block and laundry block. Cartographic evidence indicates that this was constructed between 1919 and 1937. As this is not an original feature the brickwork must be inserted material. The quality of the work and the proximity to the eastern window could suggest that these modifications were contemporary relating to the change of use of the structures.



Plate 15 - Roof scar on stable block, looking southeast

- 4.4.7. At first floor level two additional windows, beyond those flanking the door within the dormer, can be seen. The eastern window is situated just below the eaves and is of a matching style to the other windows on the face with sandstone dressing, lintel and sloped sill. The western window is elongated and represents a stair light (PLATE 13). This is also in the same style as the other windows, with matching sandstone dressing.
- 4.4.8. The western elevation has a full height protruding bay under a hipped slate roof with copper finial. At ground floor level the squared bay window sits above a grey brown stone wall and is a three light window within a sandstone dressing with intrinsic lintel, sill and mullions (PLATE 16).



Plate 16 - Western elevation of stable block, looking east

4.4.9. At first floor level the squared bay window also sits above a stone wall and matches its ground floor counterpart. The windows are visible within this light, whereas the other windows have all been boarded up. The exposed windows are six pane wooden frame casement windows.

4.4.10. The southern elevation is also of random coursed grey brown rock faced stone. A series of four, unevenly spaced, arched windows are visible on this elevation (PLATE 17).



Plate 17 - Southern elevation, looking northeast

4.4.11. The arched windows are set within a sandstone dressing with flat arched lintels, flat protruding sills and flanking quoins. These appear to respect a now missing internal division.

4.4.12. At the eastern end of the southern elevation is a doorway and flanking window (PLATE 18). The doorway has rounded sandstone edging with a plain transom window. To the east of the door was a large boarded up window light which matched the style of the windows on the north elevation, with sandstone dressing, lintel and sill.



Plate 18 - Southern elevation, looking west

4.4.13. The eastern elevation of the stable block shows the level of landscaping and terracing that must have been undertaken when the buildings were constructed. The elevation is of grey brown random coursed stone with no features (PLATE 19). However, as opposed to the two storey elevation at the western elevation, this is a single storey elevation, as the ground level steps up along the southern façade.



Plate 19 - Eastern elevation of stable block, looking north

INTERNAL LAYOUT

4.4.14. The stable block was divided into two distinct areas on the ground floor and

three areas on the first floor (FIGURE 8). This difference in layout relates to the changing ground level noted above.

4.4.15. At ground floor level on the central and western areas, S1 and S2 were accessible. There does not appear to be a room to the east of S1 at ground floor level.

4.4.16. S1 was accessed via the central door on the northern elevation. This was a large open plan room which appears to have been used in recent years as a mess or social room. The floor is half carpet and half tile, west and east respectively.

4.4.17. To the east of the entrance a small room has been constructed of brick. This is a WC and is thought to be a late 20th century addition.

4.4.18. The north wall is of brick construction in English bond. The east, south and west wall are half panelled. The lower half of each of the walls has vertical wood panelling, whereas the upper half of the walls is in English bond brickwork (PLATE 20).



Plate 20 - S1, east and south walls, looking southeast

4.4.19. The four arched windows seen on the southern external elevation all open into S1 on the southern wall. These are metal framed hopper lights with arched uppers.

4.4.20. The room had been painted white on numerous occasions, however the covering had decayed allowing the construction form to be seen.

4.4.21. On the western wall two features were identified. Above the door leading to S2 a brick arch could be seen. This was formed by two header courses and is typical of architectural features seen in workshops and stables of this date (PLATE 21).



Plate 21 - Brick arch over doorway between S1 and S2, looking west

4.4.22. The doorway below the arch appears to be a later modification. The lintel and frame are typical of the later 20th century.



Plate 22 - Stable ghosting on western wall

4.4.23. To the south of the doorway ghosting of a previous internal feature can be seen on the wall. A curving mark, barely visible, can be seen above the panelling (PLATE 22). The form of the ghosting is reminiscent of stable

divisions of the Victorian and Edwardian eras.

4.4.24. The layout and features within S1 indicate that this room was originally designed as stables. The half panelling, high windows and ghosting on the western wall are all evidence of this. It is likely that the floor below the carpet and tiles retains features, such as gulleys, associated with the stabling function.

4.4.25. To the west of S1 was a small office, S2. This room was used for storage of hospital equipment, however features could still be identified. On the south wall was the remains of a small fireplace in the form of a mini range. The front of the fireplace was missing, however the structural components behind were still intact. The lower section was a cast iron firebox, above which a small oven box is located (PLATE 23). The scar on the wall surrounding the fire shows a typical late Victorian and Edwardian overmantle and surround style.



Plate 23 - Mini range in S2, looking south

4.4.26. The bay window on the west wall was not accessible during survey from the inside.

4.4.27. The north wall was panelled in dark stained pine. This panel wall was the face of the staircase leading to the first floor and room S3.

4.4.28. S3 was identical in size and layout to S2, however the fireplace was slightly smaller and all original components had been removed. The scar of the mantle piece was still visible, showing the same styling as the fireplace in S2 as well as in the gate lodge rooms L4 and L6.

4.4.29. The bay window was exposed in S3 showing wooden framed casement windows. These appear to be later replacements to the original fittings, however they match the style of the period.

4.4.30. Room S4 was accessed via a ladder at the northwest corner of S1. This was an open plan storage area with a central wooden structure leading to the louvre vent and cupola on the roof. This would have allowed ventilation when the structure was in use as a stable and hay store. The roof structure appears to be original with long purlins supporting the common rafters with a central tie beam that also forms part of the support structure for the cupola.

4.4.31. Room S5 was located at the eastern end of the stable block. This was only accessed via the external door at the southeastern end of the structure. It was completely divided from the rest of the structure by a brick wall in English bond.

4.4.32. The room had brick walls on all four sides painted a light green colour. Windows were present on the north and south faces as identified on the external elevations above. This room appears to have originally been a store room and at the time of assessment was full of paper records and modern shelving units.

4.4.33. Although room S1 has been converted to a mess/social room it still retains evidence of its intended layout, with the addition of a small WC at the northeast corner. The stable divisions have been removed, although ghosting shows their original form. The original windows are still in place within S1. S2 and S3 have been redecorated and the fireplaces have been destroyed, however the layout remains intact as does the panelling in S2.

4.5. LAUNDRY BLOCK

EXTERNAL ELEVATIONS

4.5.1. The laundry block lies to the north of the stable block and east of the gate lodge. It lies in a north south alignment and is of grey brown random coursed stone with stressed quoins at the edges of the structure and decorative sandstone dressing surrounding the windows. The western elevation has a

central advanced block with a Dutch lap slate hipped roof (PLATE 24). The main roof is also hipped at both north and south ends and dormer window bays flank the central advanced bay.



Plate 24 - laundry block, looking northeast

4.5.2. Located centrally to the southern bay is an octagonal louvre vent with copper cupola. The cupola and hipped roofs all have copper finials (PLATE 25).



Plate 25 - Southern bay of laundry block, looking east

4.5.3. The western elevation is the main façade of the structure and as such is decorative in nature. At the southern end a double width bay has a large garage door at ground floor. The hinges of the garage door match the decorative styling of the finials on the hipped roof. The garage door has a large sandstone lintel with intrinsic drip cap.

- 4.5.4. At first floor level a large double sized dormer window is flanked by two other windows. These windows match the styling of the other buildings in the complex with sandstone dressing, lintels and sills with quoins to the sides of each window.
- 4.5.5. The central advance bay is also double width and contains at ground floor level two double height doors and two windows. The southern section of the central bay has a double height doorway with sandstone dressing. To the north of this doorway is a large window with sandstone dressing containing intrinsic lintel and sloped sill. This reflects the styling of the gate lodge and stable block.
- 4.5.6. The northern section of the central bay also has a double height doorway with sandstone dressing. However the window to the north of this is less than a quarter of the size of its counterpart between the two doorways. The styling, of red sandstone dressing, matches the other window, only its size is different. This is due to its location. The window respects the staircase internally, allowing light in below the staircase.
- 4.5.7. At first floor level in the central bay a double height window is located to the north. This is the stair light respecting the turn of the stairwell internally. Located above the larger ground floor window is a window with red sandstone dressing, lintel and sloped sill.
- 4.5.8. The northern bay is, again, double width. At ground floor level this has a large arched doorway flanked by two differing sized windows. The arched doorway matched the style of the rear doorway to the gate lodge, however it is of a much grander scale. The window to the south of the doorway matches the style and size of the southern window on the central bay. The window to the north, however, differs in that the sandstone dressing extends to the ground and has a radius on the northern quoins (PLATE 26). The windows and door within the northern bay form a single dressed unit.



Plate 26 - Northern elevation, looking east

4.5.9. The northern elevation was a single storey façade and formed a sheltered porch under the hipped roof. A large sandstone entrance gave access to the first floor and was flanked by two wooden framed casement windows with sandstone dressing including quoins, lintels and sills (PLATE 27).



Plate 27 - Northern elevation of laundry block, looking south

4.5.10. The eastern elevation was situated next to the retaining wall for Fferm Bach Road. The narrow nature of the walkway behind the laundry block made photography problematic (PLATE 28).



Plate 28 - Eastern elevation of laundry block, looking north

4.5.11. Three windows matching the style of the other structures were seen on this elevation. These were unevenly spaced, respecting an internal structure, discussed below (4.5.34).

4.5.12. The southern elevation was a single bay wide and of the same grey brown random coursed stone. At first floor level was a double height window with sandstone quoins, lintel and sill. To the west of the doorway a chimney breast was evident. This is a later addition to the structure and obscures the western quoins of the window (PLATE 29).



Plate 29 - Southern elevation of laundry block,
looking northwest

4.5.13. Below the window a building scar could be seen respecting that identified on the stable block, noted above. The same brick had been used and the voids for the purlins were also visible on this face (PLATE 30).



Plate 30 - Southern elevation of laundry block

INTERNAL LAYOUT

4.5.14. The laundry block can be divided into three distinct areas on the ground floor and two areas on the first floor (FIGURE 9).

4.5.15. Room E1 was identified as a garage and was accessed via the large door at the southern end of the western elevation. The room was of brick construction in English bond with a concrete floor and no sub divisions. It was being used for storage but is thought to have been a coach house or garage previously. The ceiling showed the construction for the first floor as it had exposed steel joists and cross struts, with inset concrete panels (PLATE 31).



Plate 31 - Ceiling in E1, looking northeast

4.5.16. Room E2 was located to the north of the garage and was accessed via the north doorway on the central bay. The room was an entrance way to the structure which contained the concrete staircase leading to the first floor. At the southeastern corner of E2 was a small goods lift. This is thought to have been used to move the washing up to the first floor.

4.5.17. To the east of E2 was a room used for storage, E3. This had brick walls in English bond and concrete floor. At the northeastern corner of the room was a blocked brick arch and a small window looking into E5 (PLATE 32). These appear to be functional, relating to its original use as a wash room for staff.



Plate 32 - Blocked arch in E3, looking north

4.5.18. On the eastern wall of E3 was a cistern linked to two pipes. One running south to E4 and the other north to E5 (PLATE 33).



Plate 33 - Cistern in E3

4.5.19. Also within E3 was a powered fan, allowing air flow between E3 and the lowered floor section of E8 (PLATE 34).



Plate 34 - Fan between E3 and the lower section of E8

4.5.20. To the south of E3 was a large room, E4, accessed via a doorway at the southwestern corner of E3 or via the large doorway on the western elevation. Above the doorway between E3 and E4 was a double header brick arch, as seen in the stable block, between S1 and S2.

4.5.21. The eastern half of E4 had a lowered ceiling, supported on steel joists. This must relate to a function on the first floor, discussed below (4.5.34). As room E4 was used for storage access was problematic, however behind some of the items stored machinery was visible (PLATE 35). This appears to be gears associated with supplying power to the main property.



Plate 35 - Gears within E4

4.5.22. At the western end of E4 was the electrical switchboard and consumer unit for

the structure.

4.5.23. Room E5 was located at the northern end of the ground floor of the laundry block. This was a large open plan room with a short stub wall extending from the eastern wall, approximately centrally, to sub divide the room into two (PLATE 36).



Plate 36 - E5, looking east from doorway

4.5.24. On the stub wall was a blocked metal ring that appears to have been a functional element in the past. The pipes from the cistern in E3 supply a control unit on the eastern wall within E5.

4.5.25. The blocked arch and window seen in E3 are clearly visible in E5 (PLATE 37).



Plate 37 - Blocked arch between E5 and E3

4.5.26. At the northeast corner of the room was an arched alcove, which was inaccessible at the time of assessment (PLATE 38).



Plate 38 - Alcove in E5, looking east

4.5.27. Room E5 is thought to have been the boiler room in the past, housing a large boiler to power the laundry.

4.5.28. Room E6 was the first floor landing area, accessed via E2. This led from the concrete stairs leading from the ground floor to a small room to the south (E7) and a large open plan area to the east (E8).

4.5.29. Room E7 was a small, square, room with a single window on the west wall and a small goods lift at the north east corner. Although empty at the time of assessment it is thought that this would have been an office or store room in the past. The goods lift was located within this room and it is likely this room saw movement of washing to the machine room (E9).

4.5.30. E8 lay to the east of E7 and E6 and could be accessed by doors to either room. The doorway from E7 to E8 had a single course header arch with a very shallow radius above it. The frame and arch style suggest that this doorway was inserted at a later date. Doors from E6 to E8 and between E8 and E9, as well as E8 to E10, all had double header arches above them, in the same styling as the internal door in the stable block and on the ground floor of the laundry block.

4.5.31. E8 was a large open plan area with full height windows on both east and west walls allowing a great deal of light in. At the time of survey these were

boarded up, however the window frames were visible from the inside (PLATE 39). The frames are wooden 28 pane windows with central hopper lights.



Plate 39 - Full height window on east wall of E8

4.5.32. Although the floor had been mainly removed, exposing the screed concrete base, a small patch of parquet wood floor tiles survived in the northwest corner of the room.

4.5.33. The roof structure visible in E8 was of simple construction with tie beams spanning the width of the room. An electrical conduit also spans the rooms and can be seen attached to the tie beams. Located in front of E6 and E7 was a heavy wood frame built into the tie beams. This appears to have held some sort of machinery (PLATE 40).



Plate 40 - Roof system in E8, looking south

4.5.34. At the southeastern corner of E8 was an area divided from the rest of the room by a brick wall with metal grate on the north face. This had a lowered floor, seen as the lowered ceiling in E4 on the ground floor, and was open at the top (PLATE 41).



Plate 41 - Brick division within E8, looking south

4.5.35. On the north wall of this feature was a small metal vent which appeared to be linked to ducting on the south wall of the feature. This was manufactured by Bradford & Co of Manchester. Thomas Bradford and Co were known from the Victorian and Edwardian period for manufacturing and fitting steam boilers.

4.5.36. On the south wall of E8 was a feature that is likely associated with the original function of the building. A metal casing formed a void in the wall between E8

and E9, usually seen in industrial buildings, these bearing boxes allow transmission of power from one area of the building to another (PLATE 42).



Plate 42 - Bearing box on south wall of E8

4.5.37. The layout of the room, as an open plan area with large windows and evidence of power transfer systems such as the bearing box indicate that this may have been the ironing and packing room. A breakdown of the systems employed in large scale laundries of this date can be found in section 4.5.46.

4.5.38.



Plate 43 - Roof system, E9, looking south

4.5.39. To the south of E8 was E9. This room was smaller in scale than E8, however it had the same roof system as E8, with tie beams spanning the width of the room and a central, heavy duty, wood frame support for some form of

machinery (PLATE 43).

4.5.40. Above the wooden frame, located centrally to the room, was the opening for the louvred vent on the roof. This had a powered fan attached to it to create a better air flow than it would have created naturally (PLATE 44).



Plate 44 - Fan below louvred vent in E9

4.5.41. Below the wooden frame, on the floor, were two channels running east west and an exposed metal framework which appears to be a machine base.

4.5.42. Full height windows, matching those seen in E8, were located on the east, south and west walls of E9.

4.5.43. It is evident that E9 functioned as a machine room in the past and original fixtures and fittings relating to this function survive *in situ*. At the time of assessment the room was in a poor state and debris spread across the room may have obscured some features. The machine room would have housed early industrial washing machines.

4.5.44. Room E10 was located to the north of E8 and was accessed via the north door on E8 or by the external door in the north elevation. This was a small porch that had brick division creating two small rooms, one either side of the doorway. To the west the room had been converted to a WC, whereas the room to the east was used for storage. It is thought that these would have originally functioned as cloak rooms.

4.5.45. The laundry block is a very good example of late Victorian and Edwardian approach to utilitarian buildings. The building was constructed to house the laundry that serviced the convalescent home. Evidence of this, and of the manufacturers involved, survives within the fabric of the building. As is typical of this period a great deal of expense was assigned to the structure to create an attractive and decorative building.

4.5.46. The layout of the laundry can be seen to follow other industrial examples of this type of structure, such as Hungerford Sanitary Laundry Co. The company noted above, Thomas Bradford, had moved to producing industrial washing machines, boilers and fitting laundries by the start of the Edwardian period and fitted both Lady Foresters and Hungerford Sanitary Laundry with boilers and machines.



Plate 45 - Thomas Bradford washing machine, C1902 (Manchester Museum of Science and Industry)



Plate 46 - Ironing room fitted by Thomas Bradford
(hungerfordvirtualmuseum.co.uk)



Plate 47 - Ironing room (hungerfordvirtualmuseum.co.uk)

4.5.47. The images above show ironing rooms fitted with machinery supplied by Thomas Bradford.

4.5.48. The usage of the building can be seen by dividing by floors. The ground floor housed the boiler and pumping gear. Washing would be delivered to this level and loaded via the goods lift to the first floor. The washing would then be taken to the washing machine room at the southern end of the structure in E9.

4.5.49. Once washed it could be dried in the vented cage before being moved to the ironing and packing areas in E8. The clean washing could then be taken out of the building via E10. This gives a clear flow of movement from main entrance on the ground floor to the exit at first floor level.

5. Summary & Conclusions

- 5.1. The outbuildings to the north of St Dunstan's, Llandudno, have been proposed for renovation. This document is an historic building assessment aimed to aid in the design process of this renovation and to inform the local planning authority of the significance and character of the buildings as well as identify any intact historic fabric of interest.
- 5.2. The buildings must be viewed in the context of the entire estate and its development. The estate dates to 1902, when a convalescent home was set up in her name in memory of Lady Forester's husband. The structures on the site date to between 1902 and 1904, when the home was opened. Cartographic evidence shows that by 1912 the estate was fully formed with the study structures in place.
- 5.3. They lie within an intact estate boundary, which retains the majority of its original layout. The main house, terraced lawn, gate lodges and outbuildings survive with a wooded walk. The only element that has been removed since the early 20th century is the formal gardens at the southwest of the estate. This area now has houses on it.
- 5.4. The gate lodge retains its original layout and evidence of decorative features, such as the outline of the fireplaces. There have been later 20th century modifications within the kitchen. If this was to be stripped out, it is possible that earlier features are obscured behind this material.
- 5.5. The stable block also retains its original layout, with the addition of a WC in the main ground floor area. Some of the stable fixtures, such as the wood panels, are still intact. However the stable divisions have been removed and are only evidenced by minor ghosting on one wall. The offices to the west of the structure are still intact with wood panelling on the ground floor.
- 5.6. The laundry block has seen little modification since its construction. The layout of the structure is still apparent. The boilers have been removed, however their associated fixtures and mountings are still evident and the building can be understood as an entity.

5.7. HISTORIC CHARACTER

- 5.7.1. The outbuildings are high quality stone structures and form a complex to the

rear of the main property. They include a gate lodge, stable block and laundry block. All three structures retain their intended appearance, layout and a number of original architectural, functional and decorative features and fixtures.

- 5.7.2. The structures have undergone some modifications and parts of the buildings, such as the first floor of the gate lodge, are in a poor state of repair. However they are very good examples of high quality early Edwardian estate buildings.

5.8.SIGNIFICANCE

- 5.8.1. The significance of the structures will be addressed using the English Heritage guidelines (2008). These are broken down into evidential, aesthetic, historic and communal values. The overall significance will be based on these components.
- 5.8.2. The completeness of the estate and of the buildings, alongside the historic research, allows an accurate dating and understanding of the structures. The lack of comparable structures of this type, in this state, in the local area mean that the evidential value must be assessed as high.
- 5.8.3. As the intended vistas from the buildings and views of the building still survives in the landscape, the original intention of the designers can be assessed. These views of and from the buildings, as well as the appearance of the buildings, was part and parcel of the rehabilitation of the residents. This gives a greater understanding of the approach to rehabilitation of this period. As such the aesthetic value is considered high.
- 5.8.4. The state and completeness of the buildings and their setting aid in illustrating the past and allows the viewer to associate with the heritage with a greater understanding. The site's historic value is considered high.
- 5.8.5. Although the main building was used as the North Wales medical centre within living memory, and it is likely that earlier residents or their relatives are still alive, the outbuildings would have only been used by staff. As such the communal value of the structures would relate specifically to those staff members. The communal value is therefore considered low.

5.8.6. The overall significance of the structures as a complex must be considered high.

5.9.RECOMMENDATIONS

5.9.1. Due to the character, significance and completeness of the structures it is thought that the local authority would require some form of detailed building recording in advance of any material changes. This could be at level 2/3 and would enable a permanent record of the structures and their features.

5.9.2. Any recording would have to be undertaken after the structures have been cleared of obstacles and opened up to allow sufficient light for a photographic record.

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CARTOGRAPHIC

Ordnance Survey, 1889, 25"

Ordnance Survey, 1891, 25"

Ordnance Survey, 1901, 25"

Ordnance Survey, 1912, 25"

Ordnance Survey, 1937, 1:10,000

Ordnance Survey, 1960, 1:10,000

Ordnance Survey, 2010, 1:10,000

FIGURES

FIGURE I // Site Location General



Scale 1:25,000 @ A4

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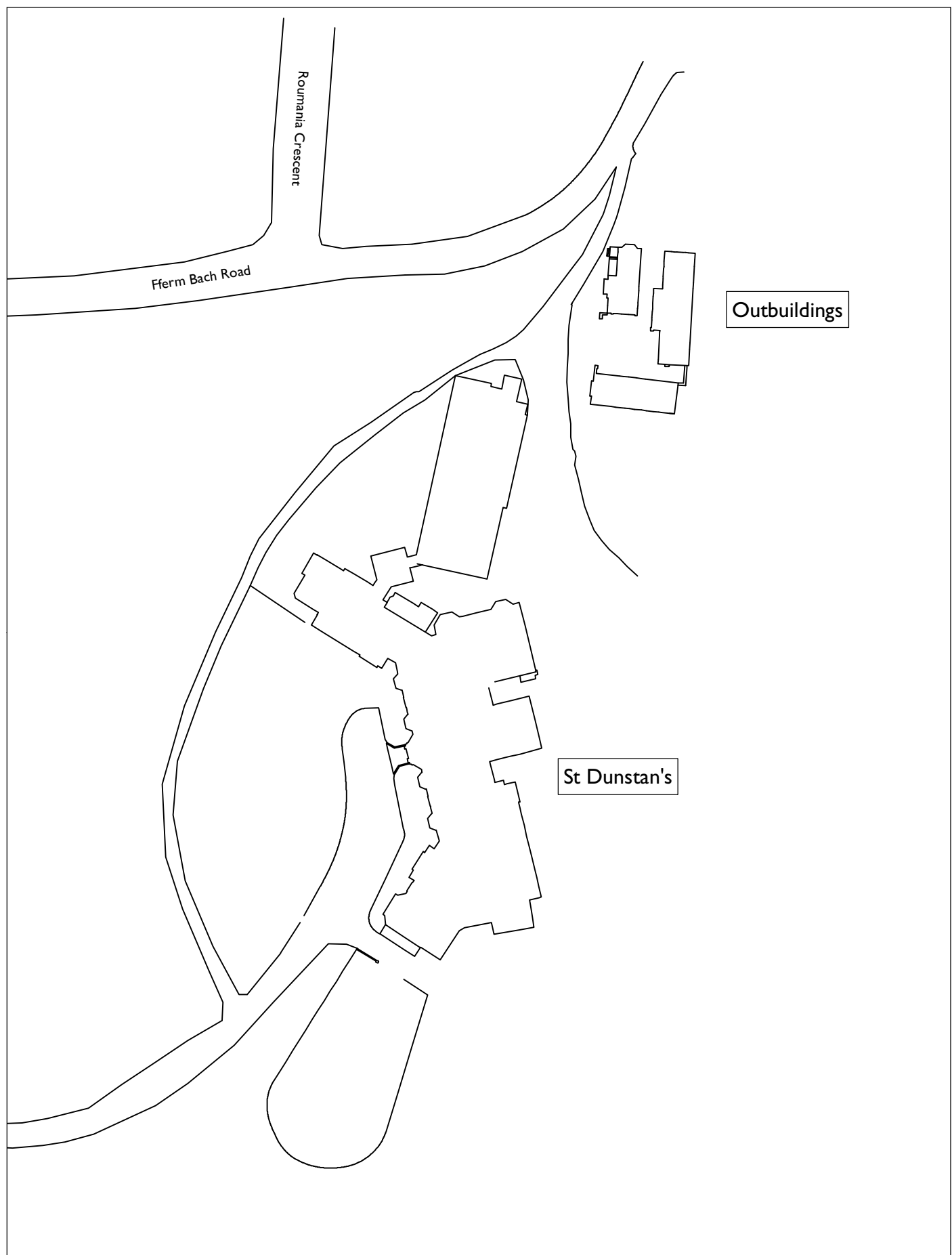
PROJECT // I264C - St Dunstons Outbuildings, Llandudno

DESCRIPTION // Site location general

DOC REF: LPI264C-HBA-v1

L-P:ARCHAEOLOGY

FIGURE 2 // Site Layout



Scale 1:1,000 @ A4

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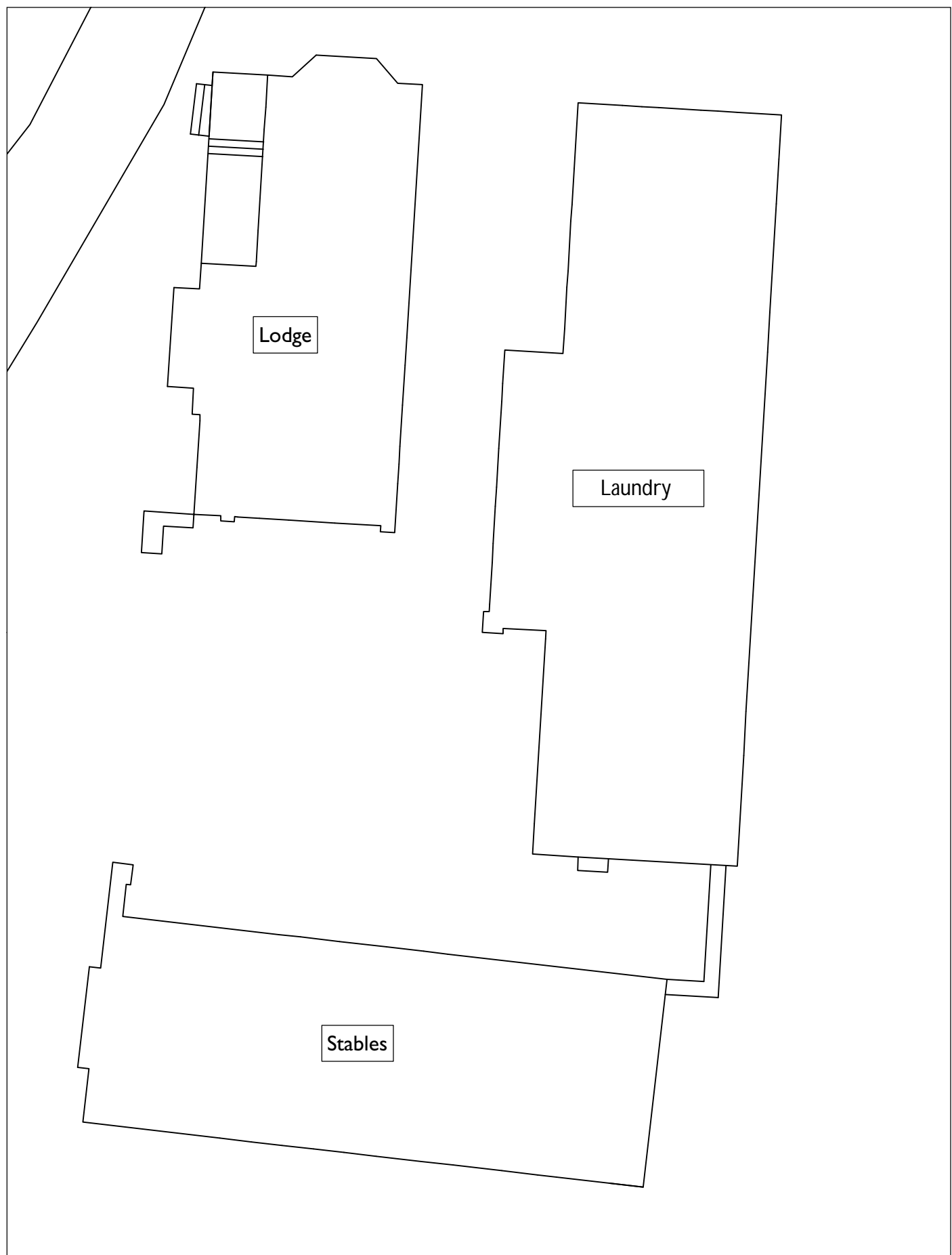
PROJECT // 1264C - St Dunstans Outbuildings, Llandudno

DESCRIPTION // Site layout

DOC REF: LPI264C-HBA-v1

L-P:ARCHÆOLOGY

FIGURE 3 // Survey Buildings



Scale 1:150 @ A4

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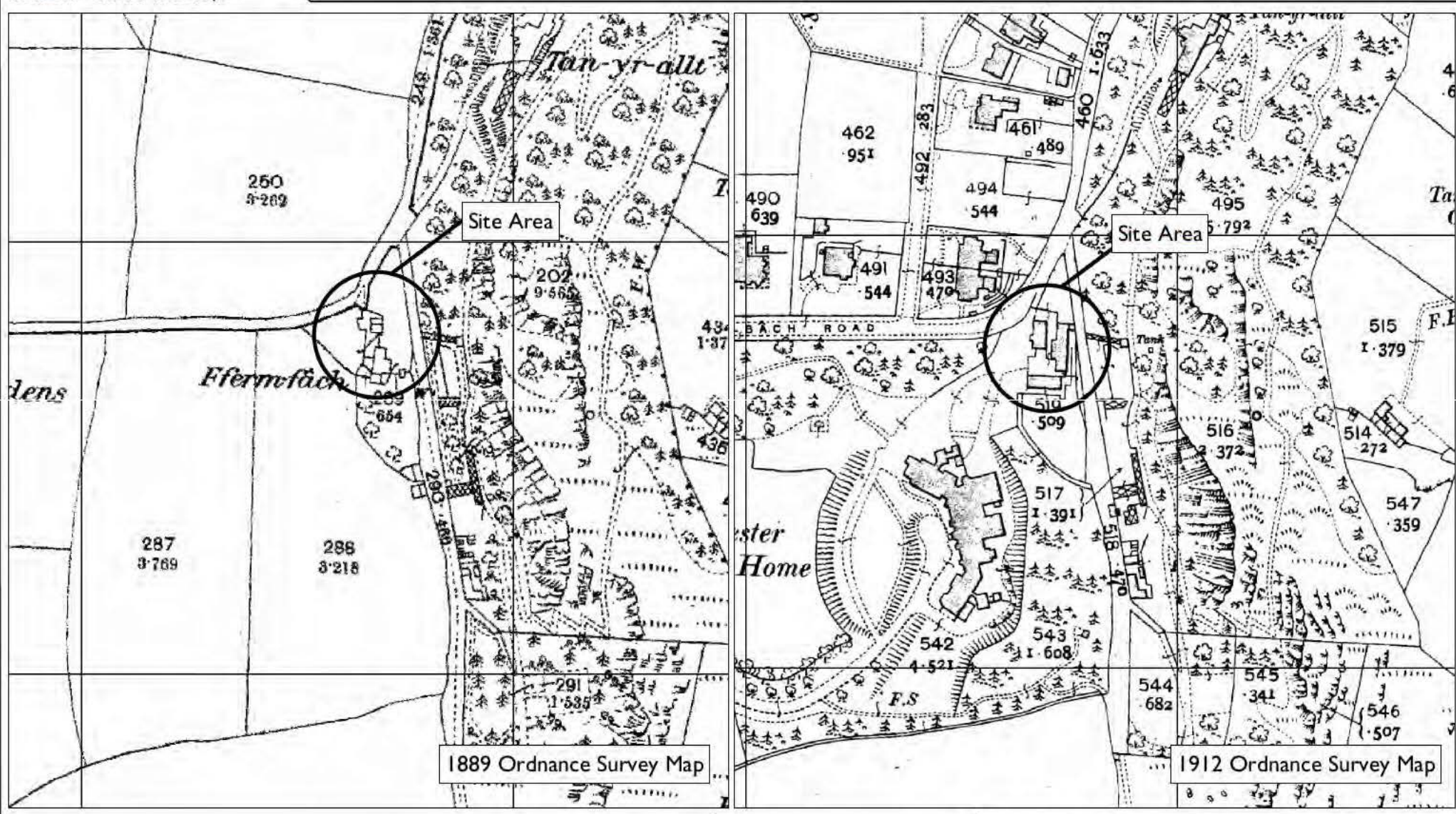
PROJECT // 1264C - St Dunstons Outbuildings, Llandudno

DESCRIPTION // Survey buildings

DOC REF: LPI264C-HBA-v1

L-P:ARCHÆOLOGY

FIGURE 4 // 1889 & 1912 OS Maps



Scale 1:2,500 @ A4

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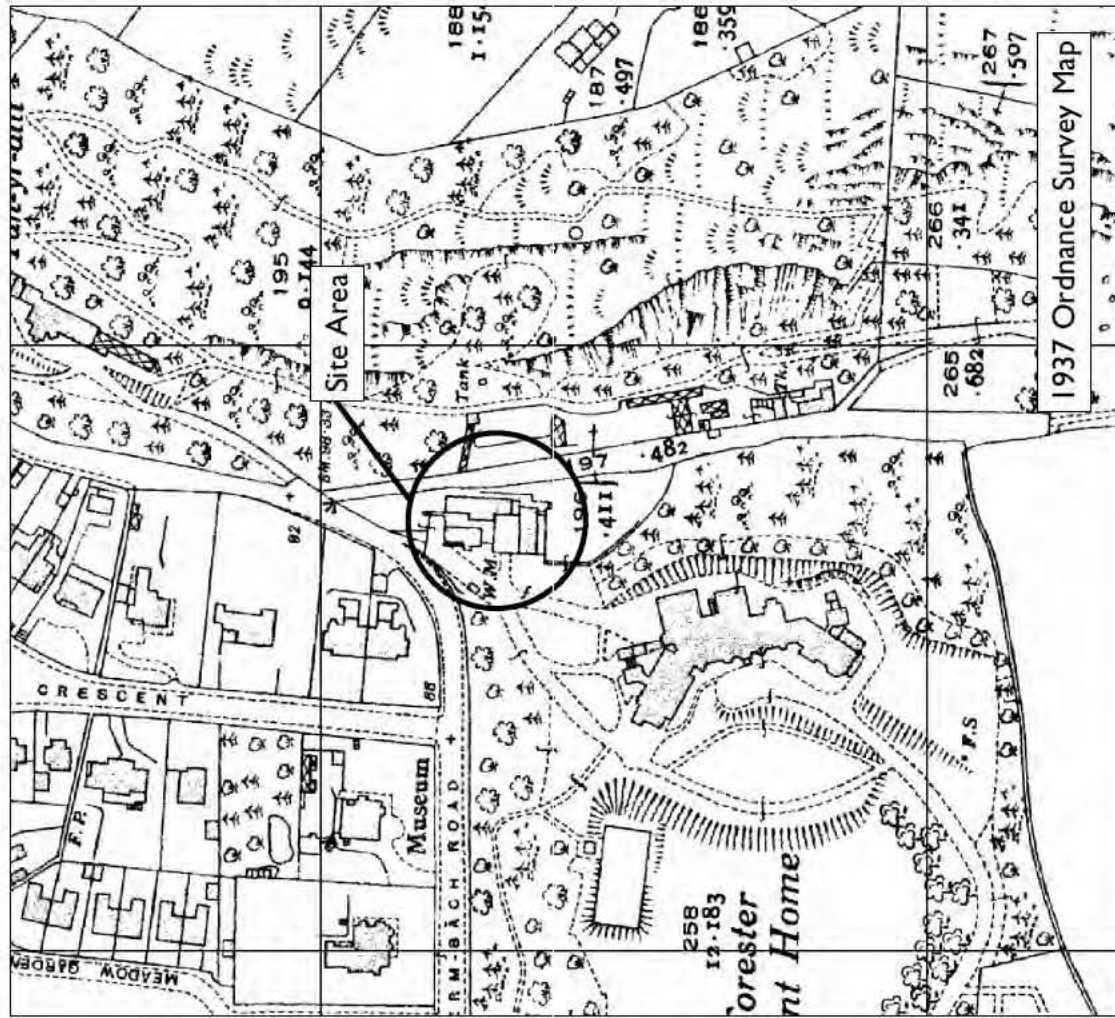
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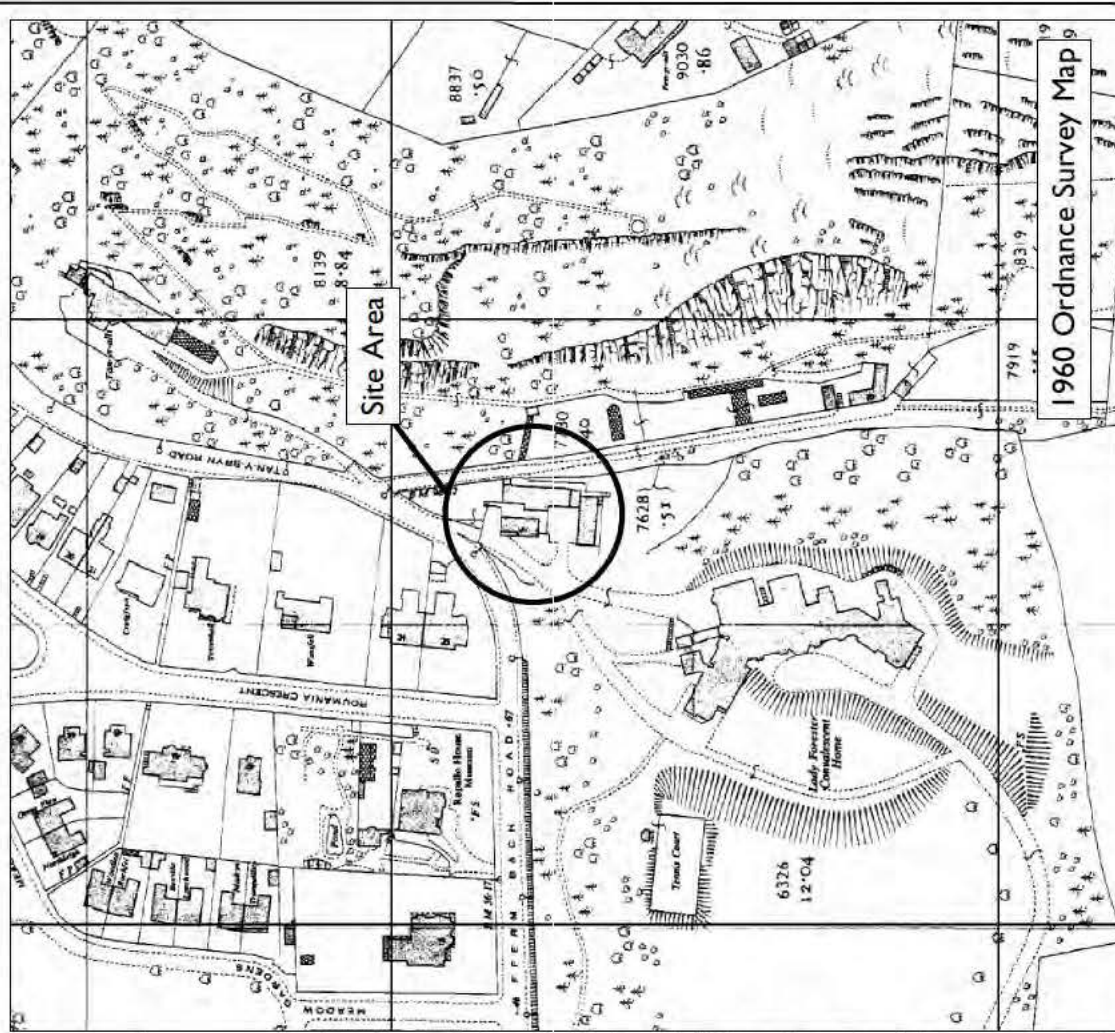
L-P-ARCHAEOLOGY

FIGURE 5 // 1937 & 1960 OS Maps



Scale 1:2,500 @ A4

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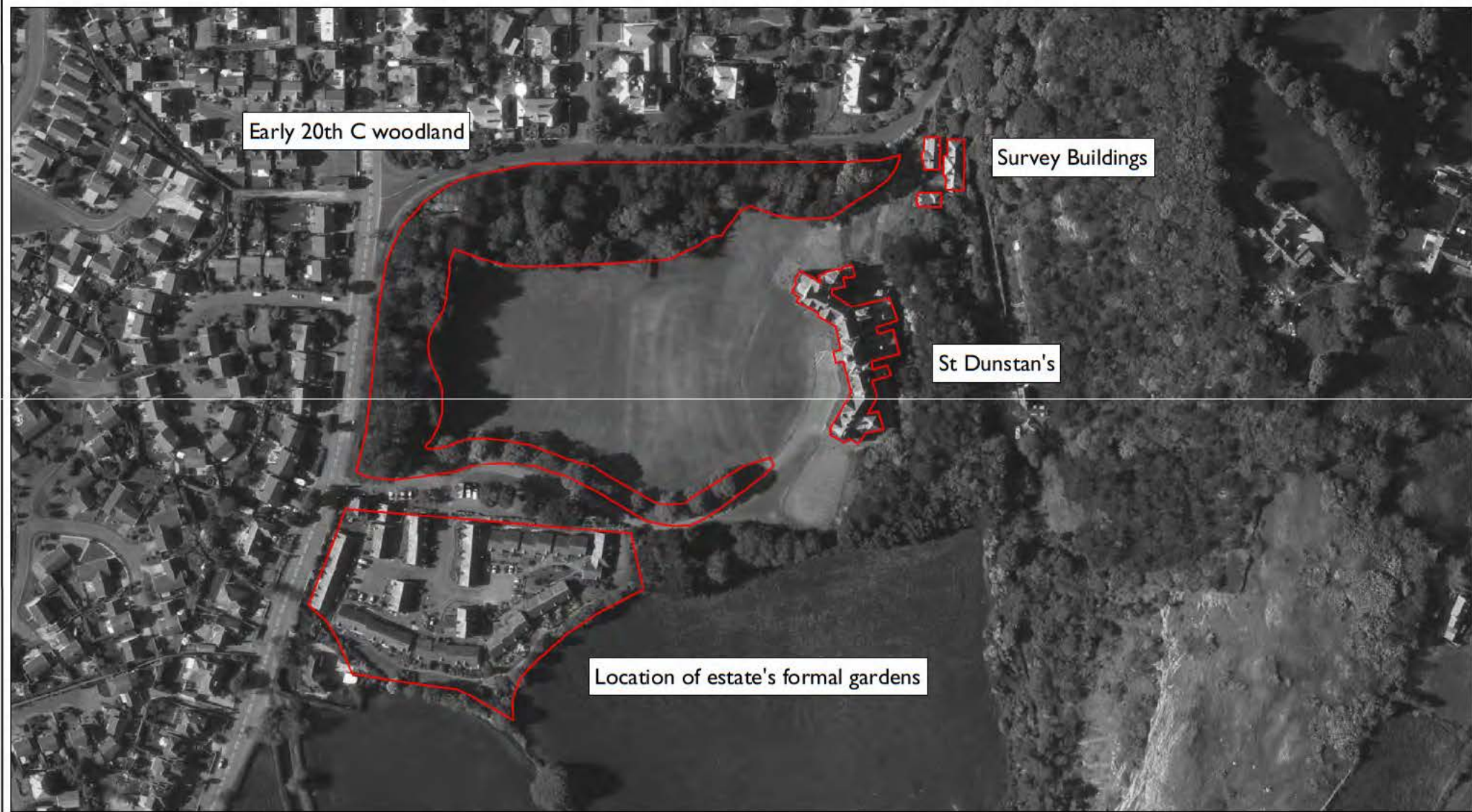
PROJECT // 1264C- St Dunstons Outbuildings, Llandudno

DESCRIPTION // 1937 and 1960 Ordnance Survey maps

DOC REF: LP1264C-HBA-v1

L-P:ARCHAEOLOGY

FIGURE 6 // 2010 Aerial Photograph



Scale 1:2,500 @ A4



Location of original estate features

0 100m



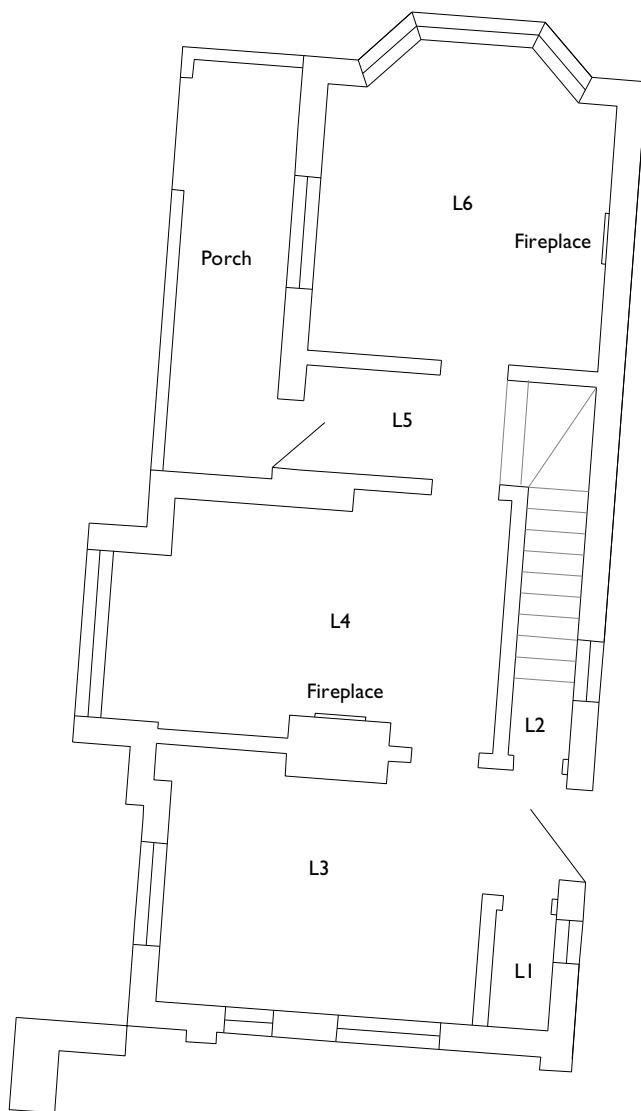
PROJECT // 1264C- St Dunstons Outbuildings, Llandudno

DESCRIPTION // 2010 Aerial Photograph

DOC REF: LP1264C-HBA-v1

L-P:ARCHAEOLOGY

FIGURE 7 // Gate Lodge Plan



Scale 1:100 @ A4

0 5m



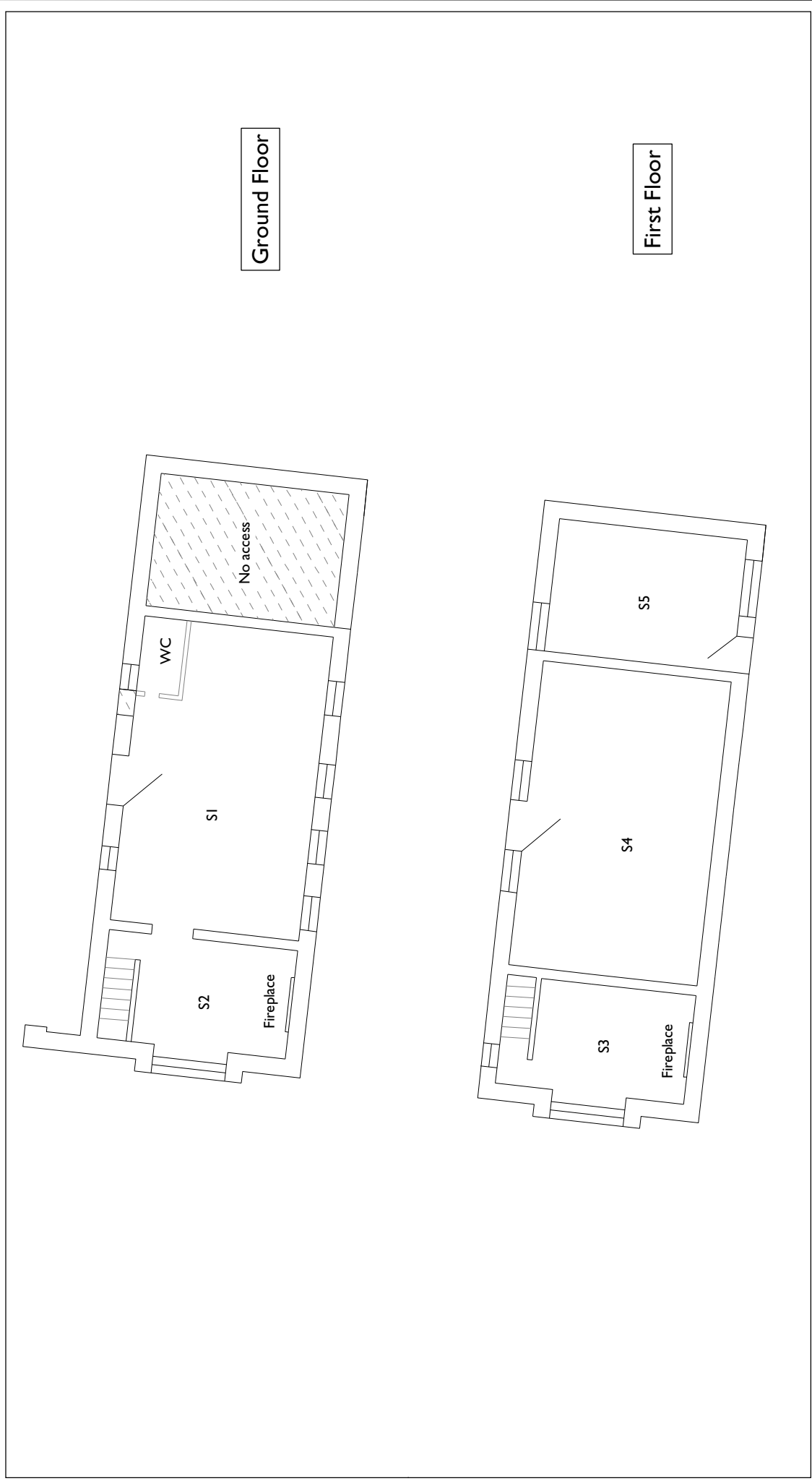
PROJECT // 1264C - St Dunstons Outbuildings, Llandudno

DESCRIPTION // Gate lodge plan - Ground floor

DOC REF: LPI264C-HBA-v1

L~P:ARCHÆOLOGY

FIGURE 8 // Stable Block Plans



Scale 1:150 @ A4

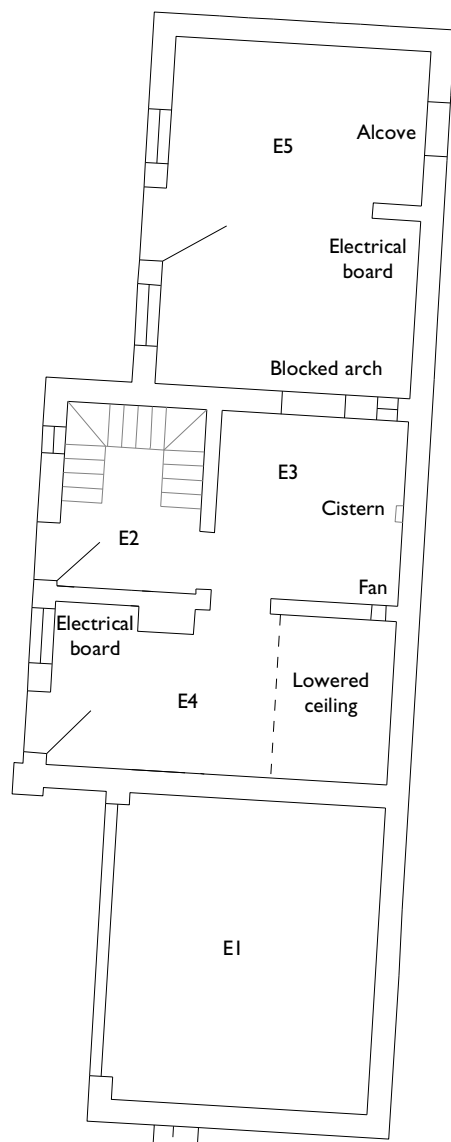
PROJECT // 1264C- St Dunstons Outbuildings, Llandudno

DESCRIPTION // Stable block plans

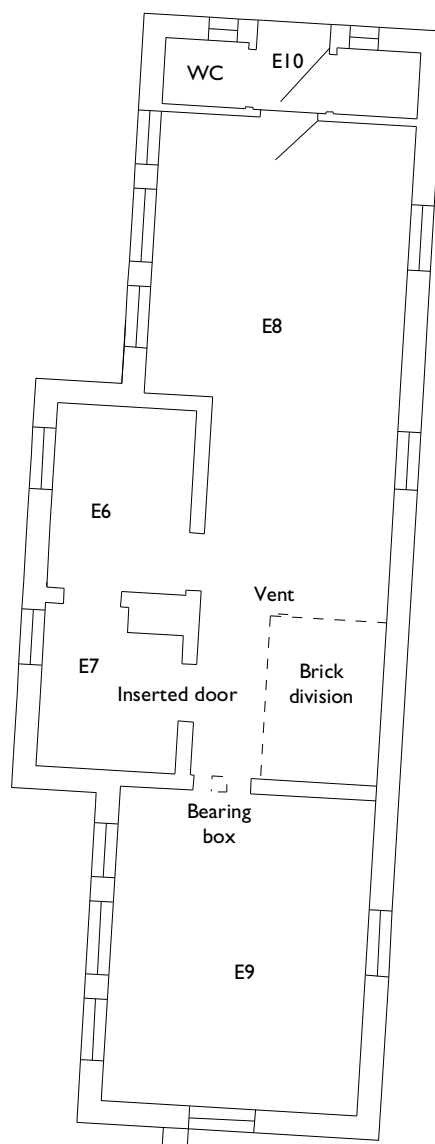
DOC REF: LP1264C-HBA-v1

L-P:ARCHÆOLOGY

FIGURE 9 // Laundry Block Plans



Ground Floor



First Floor

Scale 1:150 @ A4

0 5m



PROJECT // 1264C - St Dunstons Outbuildings, Llandudno

DESCRIPTION // Laundry block plans

DOC REF: LPI264C-HBA-v1

L-P:ARCHÆOLOGY

LISTING DESCRIPTION

APPENDIX 1

Rear Lodge (Gate lodge)

Record No	25309
Date Listed	06/06/2001
Grid Ref	SH 27973 381356
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 (Stable block and laundry block)

Record No	25311
Date Listed	06/06/2001
Grid Ref	SH 27974 381342
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.