

ARCHAEOLOGY WALES LIMITED:

**Written Scheme of Investigation
For Archaeological Photographic Survey**

**Tudno Castle Hotel, Llandudno,
Conwy**

**Prepared for:
Allison Pike Partnership Ltd.**

Project No: 2485

06 December 2016

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NON TECHNICAL SUMMARY

This Written Scheme of Investigations details a proposal for Archaeological Building Investigation and Recording, with Level 2 survey, in advance of the proposed development 'Proposed 63 bedroom hotel, 3 n° restaurant units, 2 n° retail units and 1 n° business unit incorporating listed façade retention', at Tudno Castle Hotel, Llandudno, Conwy, LL30 1YL. It has been prepared by Archaeology Wales Ltd for Allison Pike Partnership Ltd.

The development, with Planning Application Number DC/0/40758, affects a building that is of local and regional historical, archaeological and/or architectural significance. The Conwy County Borough Council grants permission for the development and Listed Building Consent (DC/0/40759), under condition of the completion of a complete programme of Archaeological Building Investigation and Recording: Photographic Survey Level 2. This document will serve also as a Written Scheme of Investigations to be approved by the Local Planning Authority prior commencement of the works.

1. Introduction (see Figures 1 & 2)

The planned development encompasses the site of Tudno Castle Hotel at Llandudno, Conwy, LL30 1YL, centred at NGR: 278600 382110 (henceforth, the 'site').

The development proposal has been prepared by Allison Pike Partnership Ltd. at 7 Buxton Road West, Disley, Stockport, Cheshire, SK12 2AE. The local planning authority is Conwy County Borough Council (henceforth CCBC), and the planning application number is DC/0/40759.

This Written Scheme of Investigation has been prepared Archaeology Wales (henceforth, AW) at the request of Allison Pike Partnership Ltd. (henceforth, the 'client'). It provides information on the methodology that will be employed by AW during an Archaeological Building Investigation and Recording at the 'site', consisting on a photographic survey. The project will be managed by Mark Houlston, Managing Director, Archaeology Wales Ltd.

Gwynedd Archaeological Planning Service (henceforth GAPS) in its capacity as archaeological advisor to the local planning authority, have recommended that a photographic survey must be undertaken prior to any development work on site.

Welsh planning legislation and policy guidance outlines that:

"The desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application, whether that monument is scheduled or unscheduled. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in

situ. In cases involving lesser archaeological remains, local planning authorities will need to weight the relative importance of archaeology against other factors, including the need for the proposed development.” (Planning Policy Wales, Chapter 6, Paragraph 6.5.1).

The adopted Planning (Listed Buildings and Conservation Areas) Act 1990 and the Planning (Listed Buildings and Conservation Areas - Wales) Regulations 2012, set out CCBC policies and proposals to guide development in the region. The work specifications that have been set in this Written Scheme of Investigation, respond to Condition 6 of Decision notice for Planning Application DC/0/40759, which states:

“The works (including demolition works) hereby permitted shall not commence until a photographic survey record of the interior of the building has been submitted to and approved in writing by the Local Planning Authority.

Reason: To record the character of the Listed Building and its features of special architectural or historic interest.”

The details set out in this document outline procedures to be undertaken during the photographic survey work at Tudno Castle Hotel, Llandudno, which will result in an archive standard photographic record and an illustrated report.

All work will be undertaken by suitably qualified staff and in accordance with the standards and guidelines of the CIfA.

2. Site description

The site comprises a trapezoid shaped parcel of land measuring approximately 2,700 sq. m (0.66 acres) in area. It is set in an urban landscape, bounded to the west by Vaughan Street, to the north by Mostyn Broadway, to the southwest by Conwy Road, and to the southeast by a tarmac layout that gives access to some commercial establishments and a linear arrangement of mature trees.

The parcel of the development site is located at the centre of Llandudno, just over 200m from Llandudno Bay. There are a number of local facilities located in the vicinities, within 750m radius from site. Site is 4.6km to the north of 13th century Conwy Castle.

Currently located within the development area are two buildings, Tudno Castle Hotel and an auxiliary garage. Tudno Castle Hotel is a complex 4 ½ storey building in L-shape with approximately 30m by 30m, with the frontal façade facing west. There are some landscaping works at the front of the hotel. This is a red brick building with white and cream rendering, with cross-hip slate tiled roof. The garage building is located just over 8m to the southeast from the hotel, and it measures approximately 13.5m by 6m, on a northeast-southwest axis. This is a 1 storey, red brick building with pitched slate tiled roof.

The building complex dates back to the 1870s and was formerly the place for two different hotels, the Tudno Castle and the Temperance Hotel. It was also known as The North-Western Hotel from 1900s till 1950s. After several repairs, modernizes and additions, it has lain empty since closing in 2008, and has become one of the seaside town's biggest eyesores due to its prominence. The western façade is Grade II listed, and as such needs to be retained while the rest of the building will be demolished.

The underlying geology on site is Moelfre tuff formation, formed approximately 451 to 461 million years ago (Ordovician Period), in a local environment previously dominated by explosive eruptions of silica-poor magma (British Geological Survey 2016).

The 'site' has been identified as area of archaeological, historical, architectural and artistic sensitivity, with the buildings dating from 19th century and becoming a landmark for Llandudno townscape. Both the hotel and the auxiliary garage building are depicted at the 1st ed. Ordnance Survey map from 1880s. The outbuildings and the interiors retain a remarkable number of original features, fixtures and fittings. Some elements could have been reused from earlier buildings also.

3. Archaeological Building Investigation and Recording

The definition and purposes of a programme of Archaeological Building Investigation and Recording (henceforth ABIR) are set on the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Cifa 2014). According to this, an ABIR is a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure or complex and its setting. The purpose of an ABIR is to examine the specified building in order to inform:

- a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building

and

- b) to seek a better understanding, compile a lasting record, analyse the findings/record, and disseminate the results.

The work will result in a report, which will provide a comprehensive record of all the work undertaken. It will include interpretive statements and provide an assessment of the regional context within which the site is located.

4. Site Specific Photographic Survey

Gwynedd Archaeological Planning Service has established the principle of requesting photographic surveys, or photographic records, from applicants as part of the planning process in order to preserve by record the original form or specific character of Wales historic buildings. These photographic survey records will serve as the only surviving documentation of buildings prior to alteration, restoration, conversion or demolition. As such it is important that the specifications set in this Written Scheme of Investigations are followed in order to allow the Regional Historic Environment Record (HER) held by Gwynedd Archaeological Trust, and the National Monuments Record archive held by the RCAHMW, to curate a unique record that will be publicly-available for future study and reference.

Recording of site

The recording will be undertaken by a suitably experienced Building Recording Archaeologist who will be able to ‘read’ the structure and record the features relevant to achieve a satisfactory photographic building. Prior to undertaking a field assessment and analyse of the building, the following sources will be consulted for establishing and compilation of possible relevant information about the building:

- RCAHMW data relating to the listed structure
- Published sources
- Cartographic sources
- Local archive centres

The following will also be considered:

- Site layout and organisation
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

Photographic Survey methodology

The majority of the buildings and other structures located within the site have been in use until recently and it is not anticipated that there will be a problem with access.

Should this prove to be the case, however, further consultation with GAPS will be undertaken on the appropriate level of internal recording required.

Appropriate lighting conditions must be taken into account in order to produce a clear photographic record. The use of a standard flash is recommended indoors to light the interior views, however off-camera flashes are considered to produce the best images, where available. Use of a tripod is recommended, especially in poor light conditions.

High resolution photographs should be taken, using a camera with a minimum of 10 megapixels. Image quality should be set as high as possible. Ideally cameras will take images as TIFF or RAW and the resulting files will be saved in tiff file format (uncompressed) for archival stability. If this is not possible then a high quality jpeg image will be acceptable. RAW files must not be supplied. The files must be saved to a CD / DVD with accompanying plans and photograph/photographer information. The record will present conclusions regarding the building's origins, development/s and use/s.

A plan, and if needed other drawings, will be made to illustrate the structure's appearance and to support an historical analysis but a comprehensive drawing record will not be required. The drawn records will use existing surveyor's drawings of the site where appropriate.

Photographs should be taken of all exterior and interior wall elevations, interior spaces, and detail photographs of the roof interior.

The record should include general photographs to locate the building(s) within the site and relate the building or group of buildings to its grounds and associated buildings, where appropriate. Features of particular interest (e.g. staircases, date stones, obvious differences in wall fabric, windows and doors whether blocked up or not, fireplaces, machinery and other fittings, timber framing, decorative details) should be fully photographed.

If available, a scale of noted measurement should be placed within any detailed shots but this is not essential.

The photographs should be accompanied by at least one annotated plan – if available, an architect's floor plan of the building as existing. Where many photographs are taken, or where extensive or multiple buildings are being recorded, it may be advisable to use more than one plan for clarity.

The plan(s) should be labelled with the name and address or grid reference of the site, the date that the photographs were taken and the planning application number. If more than one plan is produced, this should also be indicated (e.g. plan 1 of 3). Ideally the plan(s) will also be supplied as a digital file.

Results of photographic survey

Photographs should be numbered for ease of reference. These numbers should be used to locate the photographs on the plan(s). The plan(s) should indicate the points from which photographs are taken and the direction photographs are taken in. Photograph reference

numbers should be copied onto the backs of prints together with brief descriptive details of the location; or for digital images, reference numbers should form part of the file name with any additional descriptive information provided in a cross-referenced document. Poor quality or blurred images should not be supplied. Replacement images should be taken for inclusion in the completed record.

Monitoring

GAPS will be contacted at least one week prior to the commencement of site works, and subsequently once the work is underway.

The photographic survey will be undertaken in two phases, encompassing the auxiliary garage building during December 2016, and the hotel buildings during January 2017. In order to secure a most efficient work, scaffolding and any other elements obstructing the visibility of outbuildings and interior settings will ideally be removed prior to undertaking the photographic survey.

Any changes to this Written Scheme of Information that AW may wish to make after approval will be communicated to GAPS for approval on behalf of the Planning Authority.

Representatives of GAPS will be given access to the site so that they may monitor the progress of the building recording. GAPS will be kept regularly informed about developments, both during the site works and subsequently during the post-fieldwork programme.

5. Post Field-work programme

Submitting photographs

Three copies of the photographic survey should be produced. These should be sent to:

- the relevant planning office
- the NMRW Archivist, National Monuments Record of Wales, the Royal Commission on the Ancient and Historical Monuments, Plas Crug, Aberystwyth, SY23 1NJ (01970 621200)
- the Development Control Archaeologist, Gwynedd Archaeological Planning Service (GAPS), Craig Beuno, Ffordd y Garth, Bangor, Gwynedd LL57 2RT (01248 370926).

Approved photographic records

Receipt of the photographs and annotated plans by GAPS will be confirmed and the planning authority will be informed that the condition has been satisfied.

Deposition of records

Records received by GAPS will be deposited with the Regional Historic Environment Record (HER). The HER requests that a Depositor Licence is completed to allow future use and dissemination of the images and will supply one in response to any photographic record received. Alternatively a covering letter containing appropriate conditions can be used. Where an appropriate covering letter has been supplied there will be no need to supply a depositor licence.

The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail.

Final reporting

A draft report will be submitted to the client for comments within 4 weeks of the survey being complete.

A full client report of the results of the archaeological work will be prepared within 6 months of the end of the survey. Copies of the report will be sent to the client and for inclusion in the regional Historical Environment Record (held and maintained by GAT).

The client report will contain, as a minimum, the following elements:

- A concise non-technical summary of the results
- An introductory statement
- The aim/s, objective/s, and methodology adopted in the course of the investigation with details of how all the buildings and structures were surveyed and recorded
- A brief account of the archaeological and historic background of the site
- An account of all the consulted and compiled documentary sources
- A written record of the building/s including the level-required analysis
- Conclusions and discussion of the ABIR results as appropriate
- A statement of the local and regional context of the remains
- Bibliography and cross-reference with in-text mentioned sources
- Location plans tied into the national grid, plan/s of site showing the positions all drawn and photographic records relating to the survey.
- A composition of plates from the photographic record taken on site, indicating as a minimum plate number, subject identification and direction of shot.
- A copy of the AW Written Scheme of Investigations
- A copy of the archiving specifications (Archive Cover Sheet).

6. Resources and timetable

Standards

The field work will be undertaken by AW staff using current best practice.

Staff

The project will be undertaken by suitably qualified AW staff. Overall management of the project will be undertaken by Mark Houliston.

Equipment

The project will use existing AW equipment.

Timetable of archaeological works

The work will be undertaken at the convenience of the client. No start date has yet been agreed.

Insurance

AW holds Public Liability Insurance through Aviva Insurance Ltd, with a £5,000,000 Limit of Indemnity (expires 05/12/16), Employers Liability Insurance through Aviva Insurance Ltd, with a £10,000,000 Limit of Indemnity (expires 05/12/16) and Professional Indemnity Insurance through Hiscox Insurance Company Ltd, with a £1,000,000 Limit of Indemnity (expires 05/12/16).

Arbitration

In the event of any dispute arising out of this Agreement (including those considered as such by only one of the parties) either party may forthwith give to the other notice in writing of such a dispute or difference and the same shall be and is hereby referred for decision in accordance with the Rules of the Chartered Institute of Arbitrators' Arbitration scheme for the Chartered Institute for Archaeologists applying at the date of this Agreement.

Health and safety

All members of staff will adhere to the requirements of the *Health & Safety at Work Act, 1974*, and the AW Health and Safety Policy.

Any persons undertaking the survey will have undertaken Asbestos awareness training within the last 12 months. Lone working at the building will not be permitted.

Before entering the building a detail plan and risk assessment will be produced.

If AW has sole possession of the site, then AW will produce a detailed Risk Assessment for approval by the client before any work is undertaken. If another organisation has responsibility for site safety, then AW employees will be briefed on the contents of all existing Risk Assessments, and all other health and safety requirements that may be in place.

7. Bibliography

British Geological Viewer, 2016:

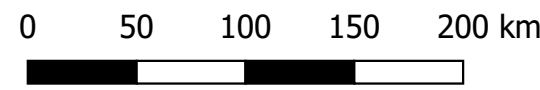
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, retrieved 05.12.2016

Chartered Institute for Archaeologists, 2014: *Standard and guidance for the archaeological investigation and recording of standing buildings or structures.*

Gwynedd Archaeological Planning Service, 2015: *Guidance for applicants undertaking general photographic surveys for planning purposes.*



Figure 1: Location map of site, 1:30,000



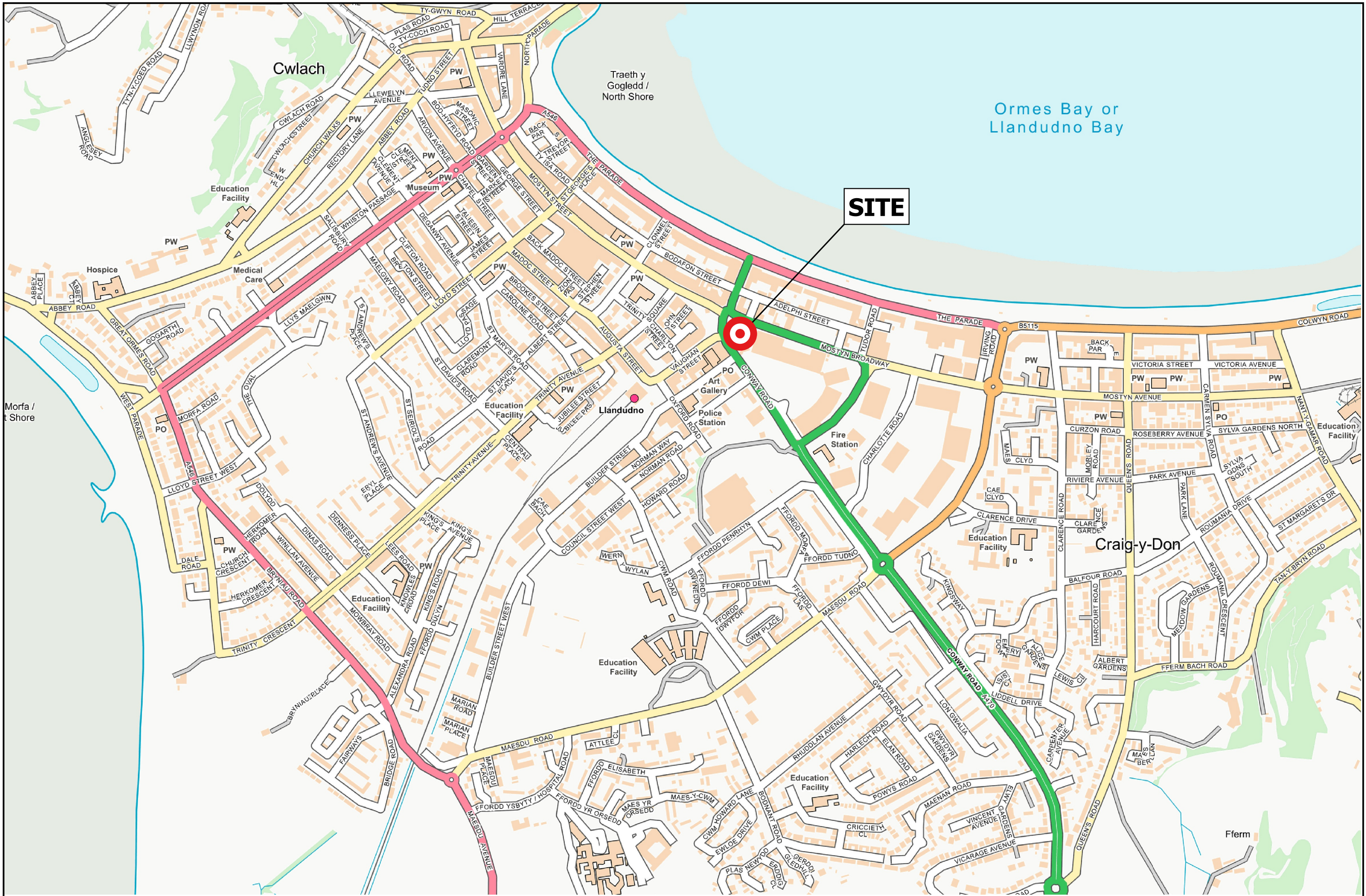
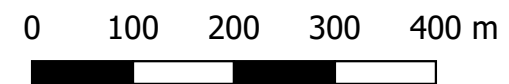


Figure 2: Location map of site, 1:7,500

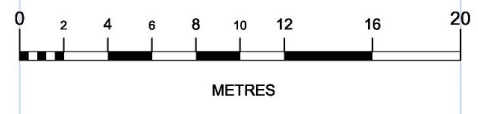


Ground Probing Radar (GPR) identified a linear feature running across Hotel frontage. On closer investigation a signal was induced using CAT & Genny. A Metallic Undersified feature was located, requires further investigation??

NOTE: GPR detected features, may not be utilities. Features identified are linear within the scan area. Possible anomalies with ground conditions only unless proved different with service stais.

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Ground Probing Radar (GPR) identified the possibility of 2 No. Water supplies to the garage.



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No.	Description	Date	Signed
Revisions			
Drawing Status			
FINAL			
Surveyed	AF	Date	24.12.13
Scale	1:200		
Drawn	AF	Sheet	1 of 1
Approved	CS		
Client	Whitbread Group		
Title	Topographical & Utilities Survey		
Project	Tudno Castle Hotel Llandudno Clwyd, North Wales		
Drawing No.	3475/10/001	Rev.	-
Clugston Survey Services St Vincent House Normanby Road Souththorpe North Lincolnshire DN15 8QT Tel: 01724 748170 Fax: 01724 748171 survey@clugston.co.uk www.clugstonsurvey.co.uk			
Regional Office in Leeds <small>Clugston Survey Services is a business name of Clugston Construction Limited Registered in England No. 4811537 Registered Office: St Vincent House, Normanby Road, Souththorpe North Lincolnshire, DN15 8QT</small>			

Figure 3: Plan of existing buildings on site, from developers supplied information, 1:200