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**Holywell Tyre Centre, Rue St Gregoire,
Holywell, Flintshire CH8 7TR
(FUL/000866/23)**

February 2024 v1.0



Photographic Historic Building Record

Project Code: A0471.1

Report no. 0458

Event PRN: 218158





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**Aeon Archaeology
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Project Code: A0471.1

Date: 29/02/2024

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Holywell Tyre Centre, Rue St Gregoire, Holywell, Flintshire CH8 7TR (FUL/000866/23)

February 2024 v1.0

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1.0 NON-TECHNICAL SUMMARY

Comisiynwyd Aeon Archaeology gan Jason Davies i gynnal arolwg ffotograffig o adeilad hen ganolfan deians yn Rue St Gregoire, Treffynnon, Sir y Fflint CH8 7TR.

Aeon Archaeology was commissioned by Jason Davies to carry out a photographic building survey of a former tyre centre located at Rue St Gregoire, Holywell, Flintshire CH8 7TR.

2.0 INTRODUCTION

Aeon Archaeology was commissioned by Jason Davies, hereafter ‘the Client’, to carry out a photographic building survey of a former tyre centre located at Rue St Gregoire, Holywell, Flintshire CH8 7TR (SJ 18715 75823), hereafter ‘the Site’, (figures 01-03).

Full planning permission (**ref: FUL/000866/23**) was secured by the Client from Flintshire County Council, hereafter ‘the Council’, on the 13th February 2024 for the *alterations, extension, and change of use of former commercial building to 1 no detached dwelling* with the following condition concerning archaeology being applied to the permission:

Condition 6

No development shall take place until a Photographic Survey has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation (WSI) which has been submitted and approved in writing by the local planning authority. The Photographic Survey will be completed by a professional archaeological contractor in accordance with the brief, approved WSI and relevant CIFA Standards and Guidance. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust via- neil.bayliss@cpat.org.uk Tel: 01938 553670). On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

Reason: To secure a detailed photographic record of the original building internally and externally prior to conversion in accordance with Policy PE8 of the Flintshire Local Development Plan.

The Development Management Archaeologist (DMA) at the Clwyd-Powys Archaeological Trust (CPAT) made the following consultee comments as part of the application and in their role as archaeological advisors to the Council:

Information held within the Regional Historic Environment Record indicates that the building to be converted is shown on the 1st edition Ordnance Survey Mapping of the 1870's. At present we know little about the building, although as it is within the Conservation Area of Holywell, the building is of vernacular and local interest. The conversion will inevitably alter the original construction fabrics of the building and as such we would recommend that an appropriate level of building recording is completed by an approved archaeological contractor to record the building in its current condition prior to the work commencing. Due to its location within the Conservation Area, the Built Heritage Conservation Officer should be consulted on the works.

This design and all subsequent mitigation will conform to the guidelines specified in Historic England’s ‘*Understanding Historic Buildings: a guide to good recording practice*’ (2016) & *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2020).

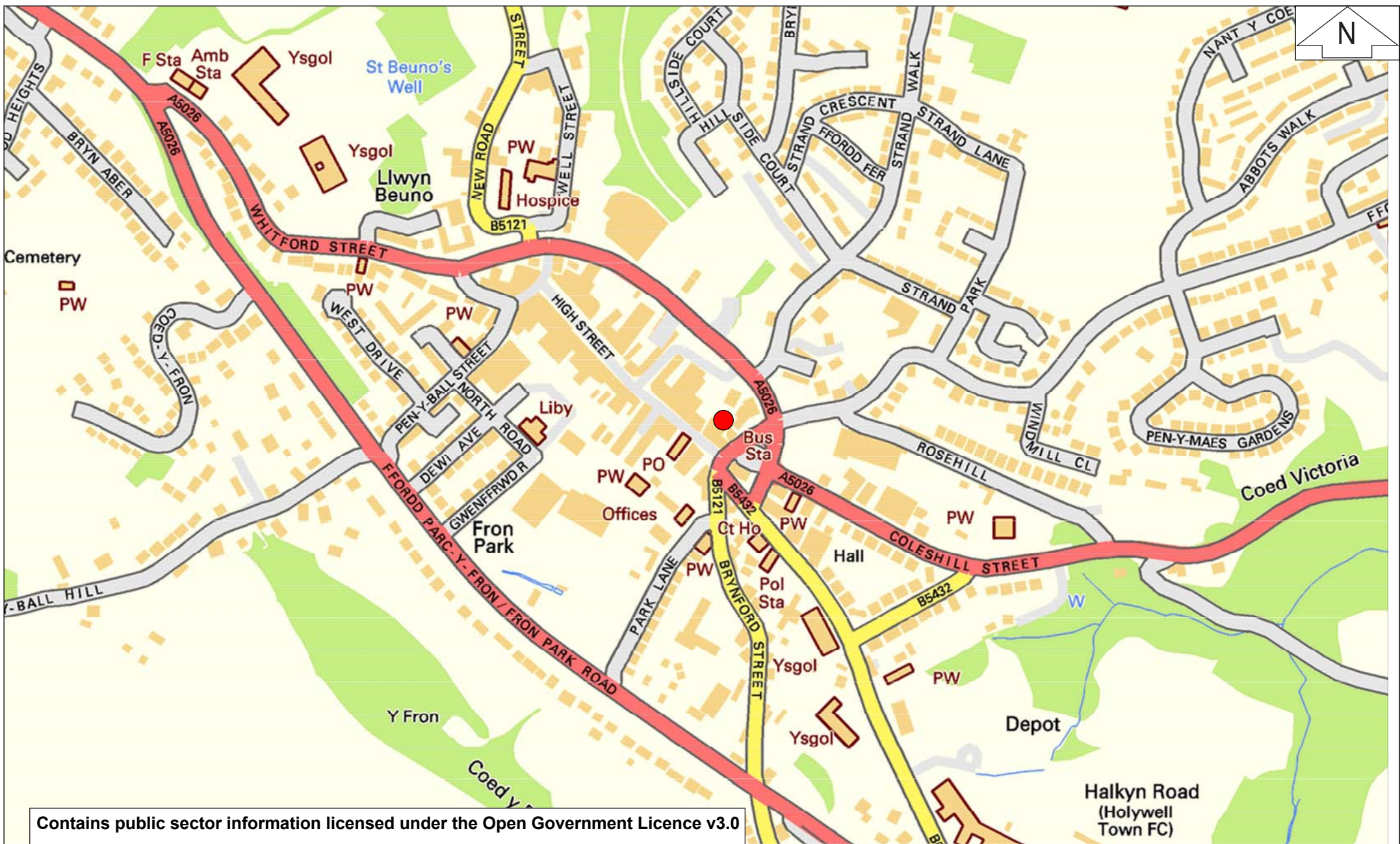


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Figure 01: Location of Holywell Tyre Centre, Rue St Gregoire, Holywell, CH8 7TR (SJ 18715 75823). Scale 1:20,000 at A4.



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Figure 02: Location of Holywell Tyre Centre, Rue St Gregoire, Holywell, CH8 7TR (SJ 18715 75823). Scale 1:5,000 at A4.



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Figure 03: Location of Holywell Tyre Centre, Rue St Gregoire, Holywell, CH8 7TR (SJ 18715 75823). Scale 1:1,250 at A4.

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3.0 POLICY CONTEXT

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource – the UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage and the European Convention on the Protection of the Archaeological Heritage, commonly known as the Valetta Convention. The latter was agreed by the Member States of the Council of Europe in 1992, and became law in 1992. It has been ratified by the UK, and responsibility for its implementation rests with Department for Culture Media and Sport.

The management and protection of the historic environment in Wales is set out within the following legislation:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)
- The Historic Environment (Wales) Act 2016
- The Town and County Planning Act 1990
- The Ancient Monuments and Archaeological Areas Act 1979
- The Town and Country Planning (General Permitted Development Order) 1995 (As amended)

The Historic Environment (Wales) Act is the most recent legislation for the management of the Historic Environment and amends two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The new Act has three main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

With respect to the cultural heritage of the built environment the Planning (Conservation Areas and Listed Buildings) Act 1990 applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that: -

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s66(1))

Other known sites of cultural heritage/archaeological significance can be entered onto county-based Historic Environment Records under the Town and Country Planning 1995.

Planning Policy Wales sets out the land use planning policies of the Welsh Government. Chapter 6 covers the historic environment and emphasises that the positive management of change in the historic environment is based on a full understanding of the nature and significance of historic assets and the recognition of the benefits that they can deliver in a vibrant culture and economy.

Various principles and policies related to cultural heritage and archaeology are set out in the Planning Policy Wales which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from Planning Policy Wales are particularly relevant and are quoted in full:

Paragraph 6.1.5 concerns planning applications:

The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource, and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TAN). Technical Advice Note 24: The Historic Environment contains detailed guidance on how the planning system considers the historic environment during development plan, preparation and decision making on planning and listed building consent applications. TAN 24 replaces the following Welsh Office Circulars:

- 60/96 Planning and the Historic Environment: Archaeology
- 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas
- 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales

4.0 REQUIREMENTS

4.1 Building Record

The requirement was for a Photographic Building Survey of the former Tyre Centre in advance of alteration. However, should observations or desk-based research suggest the potential for significant features to be encountered during the alteration works, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The DMA at CPAT, as advisors to the Council, has requested that the building record be roughly commensurate with the Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Photographic Record**.

A photographic survey provides a very full visual record, but without a written or drawn survey. A photographic survey may be called for when recording a building which has complex and important decoration or historic furnishing but for which there is no need for detailed analysis.

It may also be appropriate in recording a building of well-known type which is under threat but where existing documentation is in other respects adequate or when for some other reason drawings and historical analysis are not required.

The photographic survey will consist of Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

- written account: HE Guidance 2016 4.4.8 Items 1-9
- photographs: HE Guidance 2016 4.5.2 Items 1-5 (6 optional) and 7
- drawn record: HE Guidance 2016 4.3.3 Items 7 and 8

5.0 METHOD STATEMENT

5.1 Photographic Record

5.1.1 Written Account

The written account will include:

- a. The precise location of the building as an address and in the form of a National Grid reference.
- b. A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area), where applicable. Information on statutory designations can be found on the CADW website. Non-statutory designations (local lists) may be added.
- c. The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- d. A summary statement. This account should describe the buildings type and purpose, historically and at present, its materials, and possible date(s), so far as these are apparent from a superficial inspection.

5.1.2 Photographs

The photographic record will include:

- a. All photographs will be given a unique number to be used for identification. This unique number should be used in the labelling of digital images.
- b. A general view or views of the building (in its wider setting or landscape).
- c. The building's external appearance. Typically, a series of oblique views will show all external elevations of the building, and give an overall impression of its size, shape and immediate setting. Where individual elevations include complex historical information, it may also be appropriate to take views at right-angles to the plane of the elevation.
- d. The overall appearance of the principal rooms and circulation areas.
- e. Any external or internal detail, structural or decorative, which is relevant to the buildings design, development, and use, with scale where appropriate.
- f. A photographic register detailing the photo number, the location and direction of each view, and the composition of the shot.
- g. Photograph locations and directions of view should be marked on plans of each building separate photographed
- h. Photographs should be of archive quality using a digital SLR (minimum 12 megapixel)
- i. Photographs, where appropriate (i.e., not general shots) should include a clearly visible, graduated metric scale.
- j. Photographs should be adequately lit and not blurry. Please check all photos before leaving the survey area and before submitting the final report and retake any blurred or poorly lit photos.

A Digital SLR (Canon 600D) set to maximum resolution with appropriate photographic scale will be used throughout.

5.1.3 Drawn Record

The drawn record will include:

- a. A plan showing the location and direction of view of each photograph. A separate plan should be provided of all floors affected by the proposed development.
- b. Standard drawing conventions must be used, as depicted in Historic England (2016) Understanding Historic Buildings. A guide to good recording practice pp.35-40

5.2 Processing data, illustration, report, and archiving

Following completion of the record as outlined above, a report will be produced incorporating the following:

- A copy of the design brief and agreed specification
- A site location plan
- A plan illustrating the location and direction of photographs
- Basic background and relevant historical, descriptive or analytical detail
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.
- An updated Data Management Plan (DMP) and an archive content list with updated archive Selection Strategy will be included.

6.0 DISSEMINATION AND ARCHIVING

A full archive including plans, photographs, written material and any other material resulting from the project will be prepared. All plans, photographs and descriptions will be labelled, and cross-referenced, and lodged with the RCAHMW within six months of the completion of the project.

A draft copy of the report will be produced within six weeks of the completion of the fieldwork and will include an updated Data Management Plan (DMP) and an archive content list with updated archive Selection Strategy. A copy of the report will be sent to the Client and the DMA at CPAT for comment prior to finalisation of the report and dissemination. Digital copies of the report and archive will be sent to the regional HER and the DMA at CPAT, with the original paper and digital archive being deposited with the Royal Commission on the Ancient and Historic Monuments of Wales (RCAHMW) for long term archiving. Furthermore, a summary of the project will be sent to *Archaeology in Wales* for publication.

The project report and archive will adhere to the Welsh Trusts' and Cadw's *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (2018 updated 2022) including the translation of a non-technical summary into the medium of Welsh.

7.0 DIGITAL DATA MANAGEMENT PLAN

7.1 Type of study

A photographic building survey of a former tyre centre located at Rue St Gregoire, Holywell, Flintshire CH8 7TR (SJ 18715 75823).

7.2 Types of data

File name	File Contents	Linked File(s)	No. of files
A0471.1 Holywell Tyre Centre HBR 1.0.PDF	PDF report		1
A0471_1_001 - A0471_1_026.JPG	JPEG site images	A0471.1_Metadata	26
A0471_1_001 - A0471_1_026.TIF	TIF site images	A0471.1_Metadata	26
A0471.1_Metadata.XLSX	Excel file of photographic metadata	A0471_1_001 - A0471_1_026 (JPG and TIF)	1

All data generated during this project has been selected for archive

7.3 Format and scale of the data

Photographs taken in *RAW* format and later converted to *TIF* format for long term archiving and *JPEG* format for use in the digital report, converted using *Adobe Photoshop*. All photographs renamed using *AF5* freeware with the prefix (*project code_frame number*) and a photographic metadata created using Microsoft Excel (*.xlsx*) or Access (*.accdb*).

7.4 Methodologies for data collection / generation

Digital data was collected / generated in line with recommendations made in the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2020). Sections 3.3.1 and 3.3.3 are relevant:

3.3.1 Project specifications, research designs or similar documents should include a project specific Selection Strategy and a Data Management Plan.

3.3.3 Project designs or schedules of works etc should outline the methodology used in recording all information, in order to demonstrate that all aspects of archive creation will ensure consistency; for instance, in terminologies and the application of codes in digital data sets, highlighting relevant data standards where appropriate

7.5 Data quality and standards

Consistency and quality of data collection / generation was controlled and documented through the use of standardised procedure as outlined in the WSI. This included the use of standardised data capture file formats, digital proformas, data entry validation, peer review, and use of controlled vocabularies.

7.6 Managing, storing and curating data.

All digital data was organised into Aeon Archaeology proforma project file systems and backed up to The Cloud using *Acronis Cyber Protect* with additional copies made to external physical hard drive.

7.7 Metadata standards and data documentation

Digital metadata was created using Microsoft Excel (.xlsx) of all photographic plates.

7.8 Data preservation strategy and standards

Long term data storage will be through the submission of digital (.PDF) reports to the regional Historic Environment Record (HER) (via HEDDOS) and retention of copies of all digital files at Aeon Archaeology on physical external hard drive and uploaded to The Cloud.

7.9 Suitability for sharing

All digital data will be placed within the public realm (through the channels in 7.8) except for where project confidentiality restricts the sharing of data. All data sets will be selected / discriminated by the Senior Archaeologist at Aeon Archaeology and written permission will be sought from all project specific Clients prior to the sharing of data.

7.10 Discovery by potential users of the research data

Potential users of the generated digital data (outside of the organisation) will be able to source the data and identify whether it could be suitable for their research purposes through access granted via the RCAHMW website. Requests can also be made for data through the regional HER's and directly to Aeon Archaeology (info@aeonarchaeology.co.uk).

7.11 Governance of access

The decision to supply research data to potential new users will be via the associated website request (RCAHMW) or via the Senior Archaeologist when made directly to Aeon Archaeology.

7.12 The study team's exclusive use of the data

Aeon Archaeology's requirement is for timely data sharing, with the understanding that a limited, defined period of exclusive use of data for primary research is reasonable according to the nature and value of the data, and that this restriction on sharing should be based on simple, clear principles. This time period is expected to be six months from completion of the project however Aeon Archaeology reserves the right to extend this period without notice if primary data research dictates.

7.13 Restrictions or delays to sharing, with planned actions to limit such restrictions

Restriction to data sharing may be due to participant confidentiality or consent agreements. Strategies to limit restrictions will include data being anonymised or aggregated; gaining participant consent for data sharing; and gaining copyright permissions. For prospective studies, consent procedures will include provision for data sharing to maximise the value of the data for wider research use, while providing adequate safeguards for participants.

7.14 Regulation of responsibilities of users

External users of the data will be bound by data sharing agreements provided by the relevant organisation or directly through Aeon Archaeology.

7.15 Responsibilities

Responsibility for study-wide data management, metadata creation, data security and quality assurance of data will be through the Senior Archaeologist (Richard Cooke BA MA MCifA) at Aeon Archaeology when concerning data generation and early/mid-term storage. Upon deposition with digital depositories the study-wide data management, metadata creation, data security and quality assurance of data will be the responsibility of the specific organisations' themselves.

7.16 Organisational policies on data sharing and data security

The following Aeon Archaeology policies are relevant:

- Aeon Archaeology Archive Deposition Policy 2022
- Aeon Archaeology Quality Assurance Policy 2022
- Aeon Archaeology Conflict of Interest Policy 2022
- Aeon Archaeology Outreach Policy 2022
- Aeon Archaeology Digital Management Plan 2022

8.0 PHOTOGRAPHIC RECORD

(Figures 1-6; Plates 1-13)

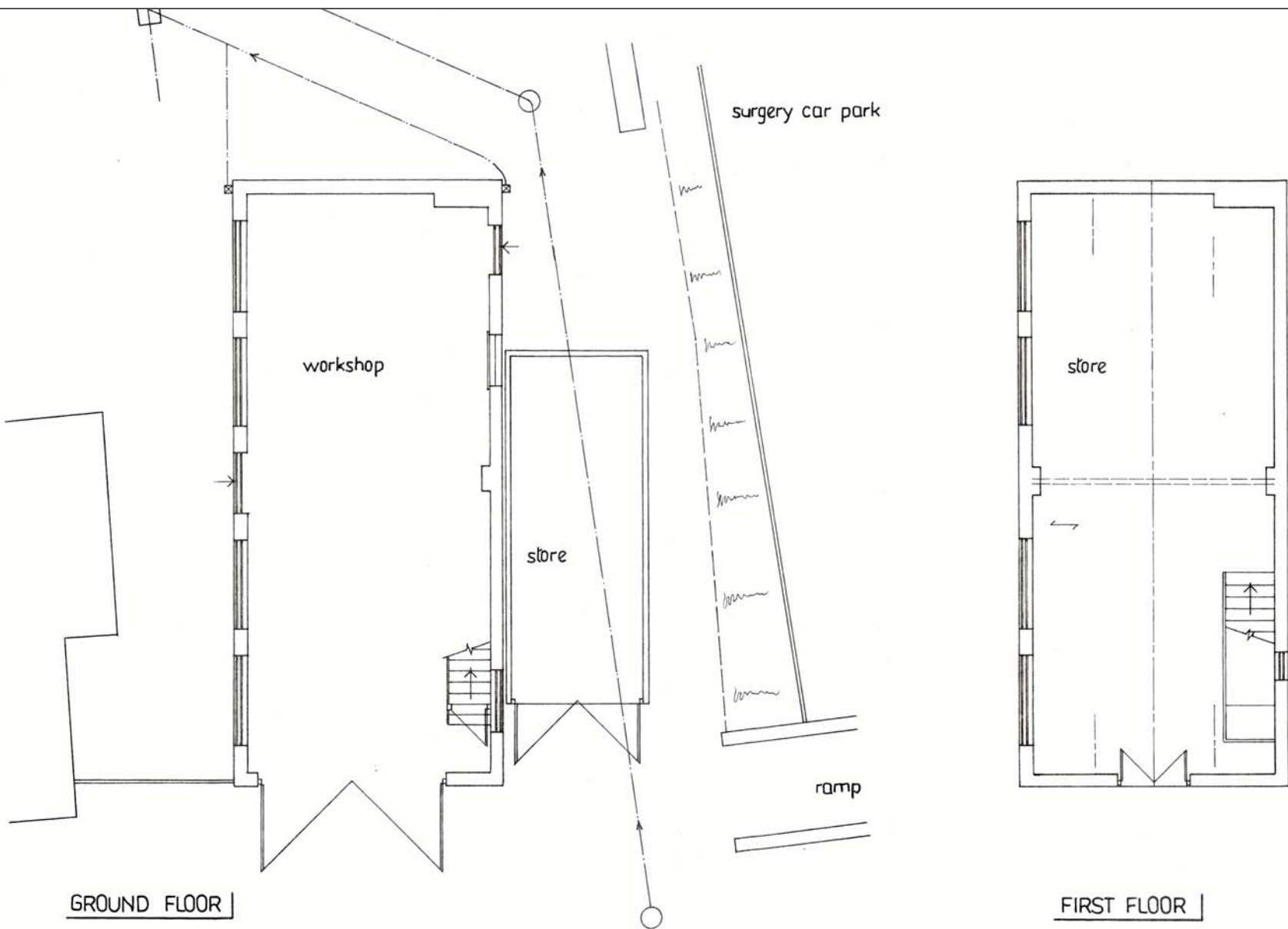
The location of the building known as Holywell Tyre Centre is first shown on the 1841 title map for the Parish of Holywell, where it is shown as an area of undeveloped land to the north of Stryd Fawr. This area of land extends up to the northwest and was land belonging to St Winefride's Church and shrine. The building, which is the focus of this study, had not been constructed by this point in time but is shown on the first edition six inch Ordnance Survey map of 1870 as a rectangular building orientated northwest-southeast. Unfortunately the map is of low detail and not much information can be gathered from it.

The building is again shown on the 1898 six inch Ordnance Survey map, but again is of low detail.

By the production of the 25 inch Ordnance Survey map of 1910 the building is shown in detail as a rectangular building orientated northwest – southeast and divided into two rooms – a smaller room to the southeast and a larger rectangular room to the northwest. Interestingly no evidence for former partitions were observed within the building during the survey. The map also shows two conjoined small outbuildings, perhaps stores or outside toilets, to the immediate northwest and attached to the gable. It was observed during the survey that a single storey building with a double-pitched roof had been demolished from the northwest gable.

The original function of the building is unclear and beyond the limits of this photographic survey record. However, the building clearly has its principle elevation to the southwest and appears to have been accessed via a northwest-southeast snicket leading from Rue St Gregoire in the southeast. The single chimney stack is located over the rear corner of the northwest gable which suggests that either domestic or administrative duties were located in the northwest part of the building, with the large cart door opening in the southeast gable suggesting that the southeast part of the building was used for storage or a workshop. Moreover, the remains of a former hoist support arm is located at first floor height in the southeast gable with single doorway opening below. This would suggest that goods were being hoisted from Rue St Gregoire and stored within the upper storey.

The photographic record was undertaken by Richard Cooke BA MA MCIfA archaeologist at Aeon Archaeology on the 29th February 2024.



GROUND FLOOR

FIRST FLOOR

vehicular access

Figure 04: Ground floor plan as existing. Scale 1:100 at A4.



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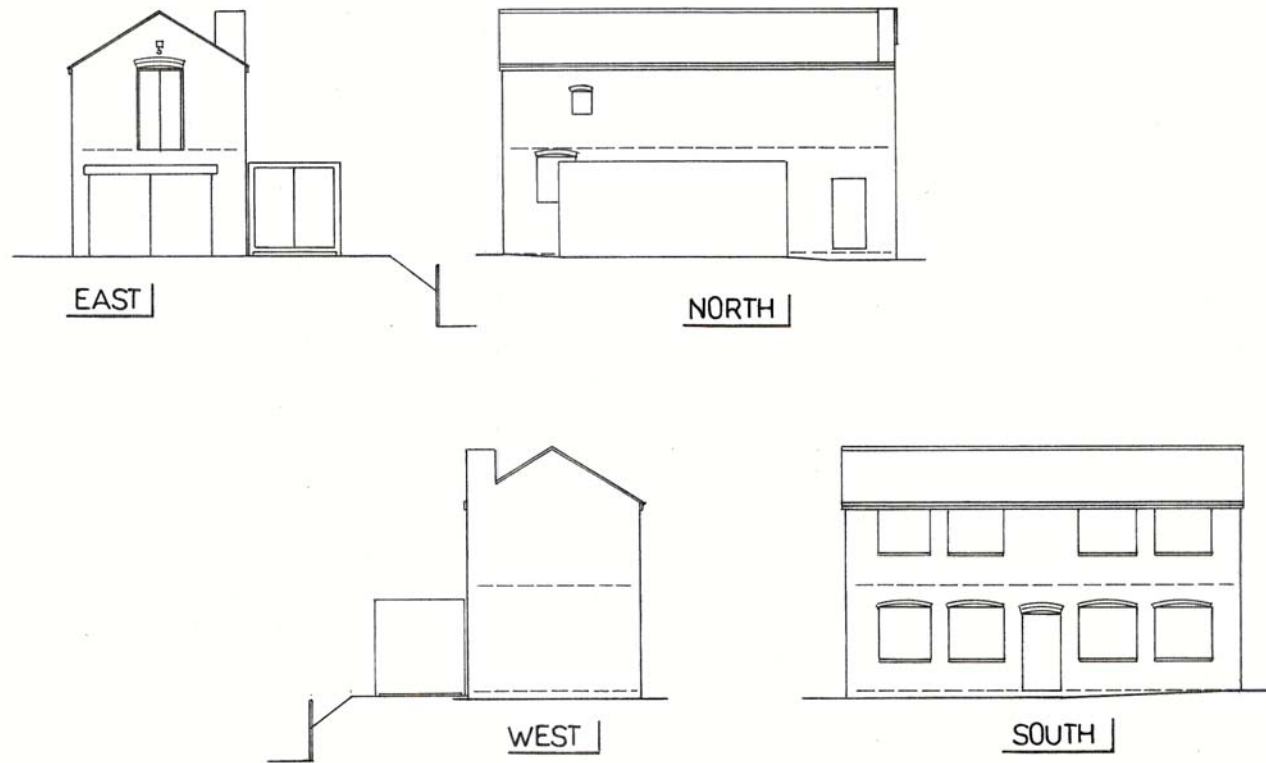


Figure 05: Elevations as existing. Scale 1:200 at A4.



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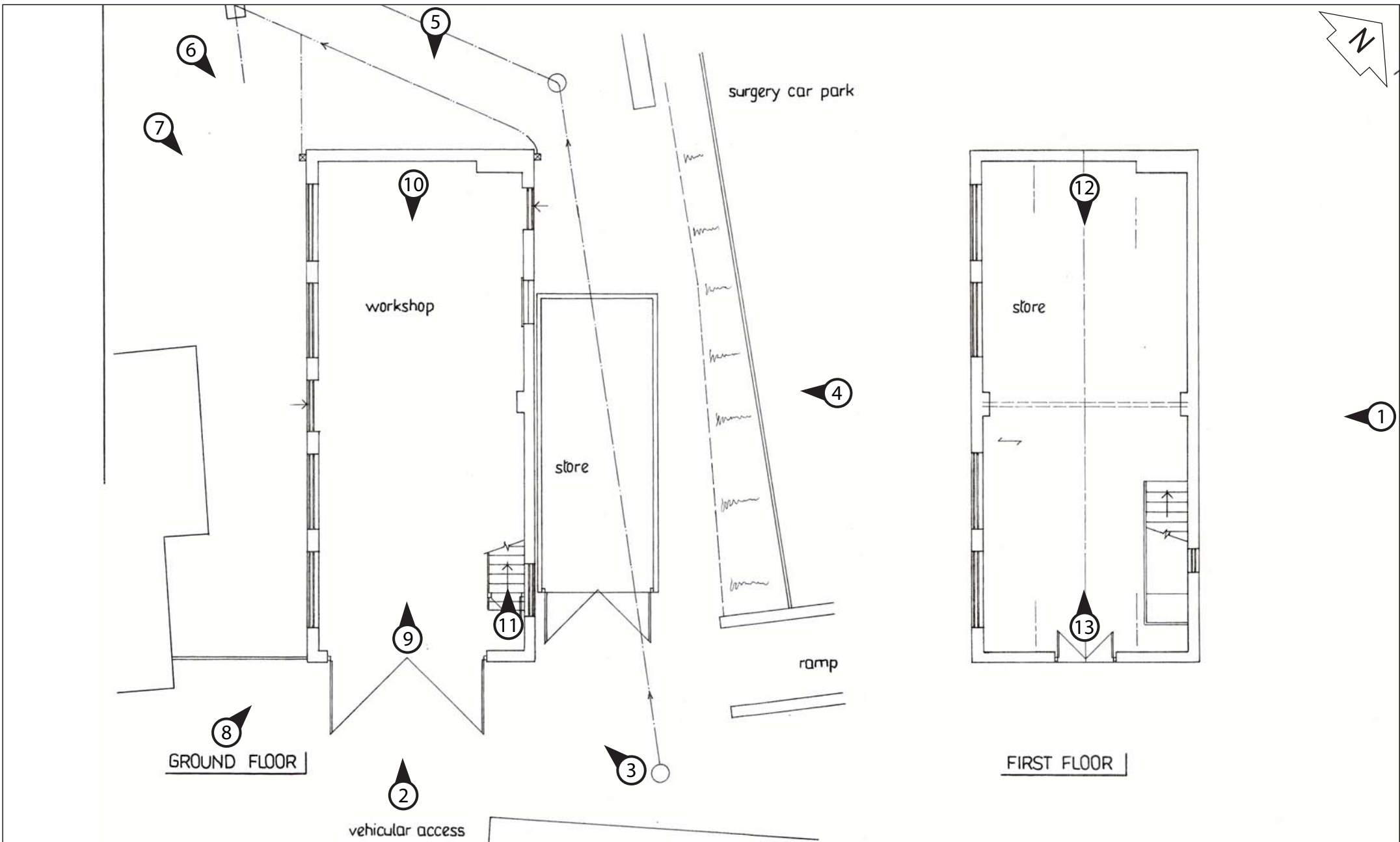


Figure 06: Location and orientation of photographic plates. Scale 1:100 at A4.



Plate 01: Context photograph of Holywell Tyre Centre, from the northeast.



Plate 02: Southeast facing external elevation, from the southeast. Scale 1.0m.



Plate 03: Southeast and northeast external elevations, from the east. Scale 1.0m.



Plate 04: Northeast external elevation, from the northeast. Scale 1.0m.



Plate 05: Northwest facing external elevation, from the northwest. Scale 1.0m.



Plate 06: Northwest and southwest external elevations, from the west. Scale 1.0m.



Plate 07: Southwest external elevation, from the west. Scale 1.0m.



Plate 08: Southwest and southeast facing external elevations, from the south. Scale 1.0m.



Plate 09: Ground floor workshop, from the southeast. Scale 1.0m.



Plate 10: Ground floor workshop, from the northwest. Scale 1.0m.



Plate 11: Stairwell, from the southeast. Scale 1.0m.



Plate 12: First floor Store, from the northwest. Scale 1.0m.



Plate 13: First floor Store, from the southeast. Scale 1.0m.

9.0 SOURCES

Maps.

Ordnance Survey Open Data maps SJ NE17, NW17, SE17, SW17.

Secondary Sources

Chartered Institute for Archaeologists, (2020). *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures.*

Historic England, (2016). *Understanding Historic Buildings: a guide to good recording practice.*

