

MEADOW LODGE, COLWYN BAY

Arolwg o Adeiladau (Lefel 3)/
Building Record (Level 3)



Ymddiriedolaeth Archaeolegol Gwynedd
Gwynedd Archaeological Trust

MEADOW LODGE, COLWYN BAY

Arolwg o Adeiladau (Lefel 3)/ Building Record (Level 3)

Yr Amgylchedd Hanesyddol yn Cofnodi Prif Gyfeirnod /
Historic Environment Record Event Primary Reference Number: 152309

Prosiect Rhif / Project No. G2625

Adroddiad Rhif / Report No. 1505

Wedi'i baratoi ar gyfer / Prepared for:
Cyngor Bwrdeistref Sirol Conwy / Conwy County Borough Council

Medi 2019 / September 2019

Ysgrifenydd gan / Written by: Stuart Reilly

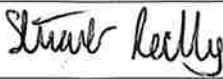
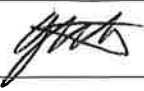

Delwedd clawr blaen / Front Cover image:
Golygfa drawiadol o wyneb de-orllewinol yr hen ysgubor / Oblique view of southwest face of the former barn (G2625_002)

Cyhoeddwyd gan Ymddiriedolaeth Archaeolegol Gwynedd
Ymddiriedolaeth Archaeolegol Gwynedd
Craig Beuno, Ffordd y Garth,
Bangor, Gwynedd, LL57 2RT

Published by Gwynedd Archaeological Trust
Gwynedd Archaeological Trust
Craig Beuno, Garth Road,
Bangor, Gwynedd, LL57 2RT

Cadeirydd / Chair David Elis-Williams MA(Oxon), MSc, CPFA
Prif Archaeolegydd/Chief Archaeologist - Andrew Davidson, B.A., MCIfA

Mae Ymddiriedolaeth Archaeolegol Gwynedd yn Gwmni Cyfyngedig (Ref Cof. 1180515) ac yn Elusen (Rhif Cof. 508849)
Gwynedd Archaeological Trust is both a Limited Company (Reg No. 1180515) and a Charity (reg No. 508849)

Approvals Table				
	Role	Printed Name	Signature	Date
Originated by	Document Author	STUART REILLY		20/09/19
Reviewed by	Document Reviewer	JOHN ROBERTS		20/09/19
Approved by	Principal Archaeologist	JOHN ROBERTS		20/09/19

Revision History			
Rev No.	Summary of Changes	Ref Section	Purpose of Issue

CONTENT

FIGURES	4
PLATES	5
CRYNODEB ANNHECHNEGOL	7
NON-TECHNICAL SUMMARY	7
1 INTRODUCTION.....	8
1.1 Aims and Objectives.....	9
1.2 Historic Environment Record.....	9
2 ARCHAEOLOGICAL & HISTORICAL BACKGROUND	10
3 METHOD STATEMENT	12
3.1 Introduction.....	12
3.1.1 Photographic Record	12
3.1.2 Written Record	12
3.1.3 Drawing Record	13
4 FIELDWORK RESULTS	14
4.1 Introduction.....	14
4.2 The Barn (No. 247 Abergele Road).....	14
4.2.1 Exterior.....	14
4.2.2 Interior.....	15
4.3 The Cottage.....	16
4.3.1 Exterior.....	16
4.3.2 Interior.....	17
5 CONCLUSIONS.....	19
6 SOURCES CONSULTED	21
FIGURE 01	22
Reproduction of Dewis Architecture Drawing No. D688.01. Scale 1:500@A1	22
FIGURE 02	23
Reproduction of Llandrillo-yn-Rhos tithe map 1847.....	23
FIGURE 03	24
Reproduction of Ordnance Survey First Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1876. Scale 1:2500 @ A4.	24
FIGURE 04	25
Reproduction of Ordnance Survey Second Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1900. Scale 1:2500 @ A4.	25
FIGURE 05	26

Reproduction of Ordnance Survey Third Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1913. Scale 1:2500 @ A4.	26
FIGURE 06	27
Photographic location plan of the exterior of the cottage and barn; based on reproduction of ACS Consulting plan ARB/3920/Y/100.....	27
FIGURE 07	28
Photographic location plan of the interior, groundfloor of the barn No 247 Abergele Road, Colwyn Bay.....	28
FIGURE 08	29
Photographic location plan of the interior, upper floor of the barn No 247 Abergele Road, Colwyn Bay.....	29
FIGURE 09	30
Photographic location plan of the interior of the Cottage, Colwyn Bay.....	30
APPENDIX I.....	31
Reproduction of approved Gwynedd Archaeological Trust Written Scheme of Investigation	31
APPENDIX II.....	32
Reproduction of Gwynedd Archaeological Trust Photographic Metadata	32
APPENDIX III.....	33
Gazetteer of Room Descriptions for the Barn and Cottage	33

FIGURES

Figure 01 Reproduction of Dewis Architecture Drawing No. D688.01. Scale 1:500@A1.

Figure 02 Reproduction of Llandrillo-yn-Rhos tithe map 1847.

Figure 03 Reproduction of Ordnance Survey First Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1876. Scale 1:2500 @ A4.

Figure 04 Reproduction of Ordnance Survey Second Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1900. Scale 1:2500 @ A4.

Figure 05 Reproduction of Ordnance Survey Third Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1913. Scale 1:2500 @ A4.

Figure 06 Photographic location plan of the exterior of the cottage and barn; based on reproduction of ACS Consulting plan ARB/3920/Y/100.

Figure 07 Photographic location plan of the interior, groundfloor of the barn No 247 Abergele Road, Colwyn Bay.

Figure 08 Photographic location plan of the interior, upper floor of the barn No 247 Abergele Road, Colwyn Bay.

Figure 09 Photographic location plan of the interior of the Cottage, Colwyn Bay.

PLATES

Plate 1: View of Meadow Lodge from driveway; scale: Not used (archive reference: G2625_001).

Plate 2: Oblique view of southwest face of the former barn; scale: 1x2m & 1x1m (archive reference: G2625_002).

Plate 3: East face of former barn (middle section); scale: 1x2m (archive reference: G2625_015).

Plate 4: Southwest face of the former barn (middle section); scale: 1x2m & 1x1m (archive reference: G2625_004).

Plate 5: Oblique view of the northern end of the former barn with stone steps; scale: 1x2m & 1x1m (archive reference: G2625_009).

Plate 6: Stone steps at the northern end of the former barn; scale: 1x2m & 1x1m (archive reference: G2625_010).

Plate 7: Northwest face of former barn showing eaves and blocked window; scale: 1x2m & 1x1m (archive reference: G2625_011).

Plate 8: South face of former barn; scale: 1x2m & 1x1m (archive reference: G2625_018).

Plate 9: Former barn - Room 5; scale: 1x2m (archive reference: G2625_049).

Plate 10: Former barn - Room 4 (boiler and door); scale: 1x2m (archive reference: G2625_047).

Plate 11: Former barn - Room U4; scale: 1x1m (archive reference: G2625_059).

Plate 12: Former barn - Room U6; scale: 1x2m (archive reference: G2625_062).

Plate 13: South face of cottage; scale: 1x2m (archive reference: G2625_019).

Plate 14: View of pitched roof, chimney and flat-roofed extension of the cottage; scale: Not used (archive reference: G2625_022).

Plate 15: Southwest face of the original cottage; scale: 1x2m & 1x1m (archive reference: G2625_025).

Plate 16: Southwest face of flat roof extension of the cottage; scale: 1x2m & 1x1m (archive reference: G2625_024).

Plate 17: Oblique view of northwest face of the cottage; scale: 1x2m & 1x1m (archive reference: G2625_037).

Plate 18: Porch located on northwest face of the cottage; scale: 1x2m & 1x1m (archive reference: G2625_033).

Plate 19: Interior (oblique view) of the porch; scale: 1x2m & 1x1m (archive reference: G2625_034).

Plate 20: Oblique view of northwest face of the cottage; scale: 1x2m & 1x1m (archive reference: G2625_026).

Plate 21: Close-up of original (boarded up) window frame in northwest face of the cottage; scale: 1x1m (archive reference: G2625_030).

Plate 22: Cottage Room C4 with fireplace and exposed support beams; scale: 1x2m & 1x1m (archive reference: G2625_071).

Plate 23: Oblique view of Room C4 and fireplace; scale: 1x2m & 1x1m (archive reference: G2625_074).

Plate 24: Cottage Room C4 with fireplace and window; scale: 1x1m (archive reference: G2625_073).

Plate 25: Cottage Room 4 view of support beam on southwest wall; scale: 1x2m (archive reference: G2625_072).

Plate 26: Cottage Room C4; scale: 1x2m & 1x1m (archive reference: G2625_076).

Plate 27: Cottage Room C4 - northeast wall with Window 2 and Door 5; scale: 1x2m & 1x1m (archive reference: G2625_077).

Plate 28: Cottage Room C7 and Window 4; scale: 1x2m (archive reference: G2625_087).

Plate 29: Close-up of Window 6; scale: 1x2m (archive reference: G2625_085).

Plate 30: Cottage Room C5 southwest wall with Windows 8 and 9; scale: 1x2m & 1x1m (archive reference: G2625_088).

Plate 31: Cottage Room C3 - Kitchen; scale: 1x2m & 1x1m (archive reference: G2625_067).

CRYNODEB ANNHECHNEGOL

Comisiynwyd Ymddiriedolaeth Archaeolegol Gwynedd gan Gyngor Bwrdeistref Sirol Conwy i gynnal cofnod adeilad Lefel 3 ar ddau eiddo yn Meadow Lodge, Bae Colwyn - y bwthyn a rhif 247 Ffordd Abergele, sef cyn ysgubor oedd yn rhan o ystâd Llety'r Dryw. Cynhaliwyd y cofnod adeilad cyn dymchwel y ddau eiddo.

Ar sail ffurf y simnai a'r lle tân agored yng nghanol yr adeilad, penderfynnodd y cofnod adeilad Lefel 3 fod y bwthyn yn dyddio o'r 17eg ganrif, ac ar sail tystiolaeth mapio bod y gyn ysgubor gyfagos yn dyddio o'r 19eg ganrif gynnar i ganol y 19eg ganrif. Roedd y bwthyn a'r gyn ysgubor ill dau wedi eu hystreyn a'u newid ers y 1960au er mwyn eu haddasu a'u defnyddio fel safleoedd swyddfeydd cyn eu digomisiynu yn ystod y degawd olaf.

NON-TECHNICAL SUMMARY

Gwynedd Archaeological Trust was commissioned by Conwy County Borough Council to undertake a Level 3 building record of the two properties at Meadow Lodge, Colwyn Bay, the cottage and No. 247 Abergele Road, a former barn of the Llety'r Dryw estate. The building record was undertaken in advance of the two properties being demolished.

The Level 3 building record determined that the cottage, based on the style of the chimney and open fireplace at the centre of the building, originates from the 17th century and that the adjacent former barn is of early to mid-19th century date based on cartographic evidence. The cottage and former barn had been extended and altered since the 1960s for conversion and use as office space before being decommissioned within the last decade.

1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) was commissioned by Conwy County Borough Council (CCBC) to undertake archaeological mitigation in advance of proposed demolition works at Meadow Lodge, Colwyn Bay (NGR SH86007832; postcode: LL29 8AA; [Figure 01](#)). Meadow Lodge comprises two properties: the Cottage, a single storey building measuring 13m in length and 10m in width, and no. 247 Abergele Road, a two storey building, 21m in length and 7m in width. The properties are located 35m southwest of Llety'r Dryw, a Grade II listed house (ref. 14665), within a modern urbanised landscape.

The archaeological mitigation comprised a building record equivalent to Level 3, as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England, 2016). A Level 3 record is classed as an analytical record of a building that will include an interior and exterior photographic survey as well a written discussion that describes form, function and setting, as well as any structural phasing.

The GAT WSI was approved by Huw Davies, CCBC Conservation Officer and the Development Control Archaeologist Clwyd Powys Archaeological Trust (CPAT) prior to the building recording being undertaken.

All work was planned, managed and undertaken by GAT in accordance with the following standards and guidance:

- *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* Version 1.1 (The Welsh Archaeological Trusts, 2018);
- *Guidelines for digital archives* (Royal Commission on Ancient and Historic Monuments of Wales, 2015).
- *Management of Archaeological Projects* (English Heritage, 1991);
- *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England, 2015);
- *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2014);
- *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (Chartered Institute for Archaeologists, 2014); and

- *Understanding Historic Buildings: A Good to Good Recording Practice* (Historic England, 2016).

Gwynedd Archaeological Trust is certified to ISO 9001:2008 and ISO 14001:2004 (Cert. No. 74180/A/0001/UK/En), a Registered Organisation with the Chartered Institute for Archaeologists (CIfA), and a member of the Federation of Archaeological Managers and Employers (FAME).

1.1 Aims and Objectives

The key aims and objectives were to:

- Complete an analytical record of the two properties at Meadow Lodge and produce a suitable analysis of their development and use.

1.2 Historic Environment Record

In line with the CPAT Environment Record (HER) requirements, the HER was contacted at the onset of the project to ensure that any data arising was formatted in a manner suitable for accession to the HER and follows the guidance set out in Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs) (The Welsh Archaeological Trusts, 2018). In line with this guidance, all submitted reporting will include the equivalent of a non-technical summary in Welsh and English at the front of the report combined with short bilingual summaries of the principal Historic Assets recorded during the event. These requirements are mandatory. The CPAT HER Event Primary Reference Number for this project is 152309.

2 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

Meadow Lodge consists of a former cottage farmhouse and barn and surrounding grounds, in the south-eastern part of the larger Eiras Park area, in Colwyn Bay (NGR SH86007832). Immediately to the east of the site are the grounds of Llety'r Dryw, a Grade II listed building built in 1893 and designed by the architects Douglas and Fordham in a 17th century vernacular style for John Eden, uncle to the former Prime Minister Sir Anthony Eden, while to the west are open areas of the park (Cadw Listed Building Description 1994). The site is therefore immediately surrounded by mixed woodlands with mature trees, planted as part of the landscaping of both areas. The former farmhouse is believed to have been the home to the gardener of the new Llety'r Dryw house during the Eden occupation, resulting in it becoming a subsidiary element in the new estate.

The former farmhouse at Meadow Lodge, then known as Llety'r Dryw, is likely to have been built in the 17th century, and contains the remnants of a large former chimney breast and fireplace that may be characteristic of buildings of this age. It was in the hands of Owen Williams of Craig-y-Don, Beaumaris after the death of Thomas Williams in 1801, and likely to have been held by that family some time before that. The former farmhouse is shown on the Llandrillo-yn-Rhos tithe map of 1847 within a plot covering an area of 3 roods (0.303ha), and named Llettyr Drew (*sic*), indicating that the name given to the late 19th century listed property to the east was formerly the name of the farmhouse, the latter being changed to Meadow Lodge. It is stated on the apportionment to be owned by Thomas Peers Williams Esquire and to be occupied by Joseph Jones, along with a significant portion of the surrounding land, including that on which the later Llety'r Dryw was constructed (National Library of Wales). Thomas Peers Williams was MP for Great Marlow between 1820 and 1868 and was father of the House of Commons from 1867-8. He and his descendants owned the Craig-y-Don estate in Anglesey, and had numerous other Welsh properties including an estate near Llandudno which he also gave the name Craig-y-Don to. He also held land extending eastwards to Colwyn Bay and Rhuthin, along with substantial English estates in Berkshire. He owned 7,010 acres (28.4km²) in Wales by 1873 (seen at www.genuki.org.uk/big/wal/Greatlandowners.html).

The 1st Edition 25 inch Ordnance Survey Denbighshire County Series Map of 1876, sheet III.8, shows the farmhouse much as that shown on the tithe map of 1847, within an irregular enclosure and with outbuildings to the east which have developed since the time of the tithe map ([Figure 02](#)). By the time of the second edition County Series Map of 1900 ([Figure 03](#))

the new Llety'r Dryw has been built and is clearly shown as a more substantial property, with landscaping separating it from Meadow Lodge, which still has its own yard and outbuildings. It can be suggested that the working part of the estate may have still functioned from Meadow Lodge, at least for a time. Little change is noted on the third edition 25 inch Map of 1913 ([Figure 04](#)).

In about 1960 the Llety'r Dryw estate was acquired by Denbighshire County Council, and was used as the Fire Brigade Headquarters until acquired by the North Wales Constabulary in 1990. These institutional uses have resulted in much construction on the former estate land to the east and surrounding it, resulting in the urbanised landscape seen today.

3 METHOD STATEMENT

3.1 Introduction

The archaeological mitigation was undertaken as a Level 3 Record, as defined by *Understanding Historic Buildings: A Good to Good Recording Practice* (Historic England, 2016). A Level 3 record is characterised in *Understanding Historic Buildings* as an analytical record (Historic England, 2016: 26), and incorporated the exterior and interior of the buildings, for which a photographic record, written record and drawn record was completed.

3.1.1 Photographic Record

The photographic record conforms to *Understanding Historic Buildings* photographic elements 1 to 9 (Historic England, 2016: 26) and includes;

- general views of the cottage and barn, in relation to each other and within the local landscape as far as was practicable;
- exterior and interior elevations - oblique and face-on (where practical); and
- a record of the overall appearance of the interior. Suitable scales were used.

Photographic images were taken using a digital SLR (Nikon D5100) camera set to maximum resolution (4928 × 3264; 16.2 effective megapixels) in RAW format; a total of 91 photographs were taken (archive ref: G2625_001 to G2625_091, [Appendix II](#)).

3.1.2 Written Record

The written record conforms to *Understanding Historic Buildings* report elements 1-3, 6-9, 11 to 13 and 23 (Historic England, 2016: 26). This consists of;

- a description of the visible form, function, construction and any phasing of the cottage and barn;
- a discussion of the architectural and historical context and significance of the buildings in terms of their location and historical associations; and
- building record pro-forma were used to record individual rooms. Key dimensions were taken using a *Leica DISTO* laser measurer and detailed measurements using appropriate hand tapes.

3.1.3 *Drawing Record*

Measured drawings have been prepared in accordance with *Understanding Historic Buildings* drawing elements 2 to 7 (Historic England, 2016: 26). This includes;

- a location plan, incorporating the location/orientation of photographs taken; and
- an annotated measured plan that includes the form and location of key structural features and fixtures.

Off-site digitisation was completed using *Adobe Illustrator*.

4 FIELDWORK RESULTS

4.1 Introduction

The Level 3 building recording of the former cottage and barn at Meadow Lodge off Abergele Road, Colwyn Bay was undertaken on 12th and 14th August 2019. The buildings are accessed via a tarmac drive off the Abergele Road, set on a gradual northwest facing slope (Plate 01). The drive splits at the southern end of the former barn, to form a car park located to the immediate south of the cottage and rear access to the former barn (Figure 06), with another car park on the edge of the northeast boundary of the site. The surfaces are a mixture of tarmac and concrete. The boundary of the site is defined by mature trees and bushes. The grounds of the site were inspected but nothing of archaeological significance was identified.

4.2 The Barn (no. 247 Abergele Road)

4.2.1 Exterior

The former barn of Llety'r Dryw measures 21m in length and 7m in width. The building was predominantly a two storey structure with two single story extensions at the southeastern extent of the building (Plate 02) and a two storey extension on the northeast face (Plate 03). Adjacent to the northeastern two storey extension there was a small slate roofed porch which contained the main entrance into the building that was bracketed by windows 18 and 19. The core of the structure had a pitched slate roof, while the southeastern extensions had a pitched slate roof and sloped felt/tar roof, while the northeastern extension had a flat felt/tar roof. The exposed external face of the barn along the southwest and northwest faces revealed that it is constructed of random stone blocks partially rendered by pink concrete and bonded by concrete pointing. The remaining faces of the structure were covered by concrete pebble dash render or plain, even concrete render painted white. The majority of the guttering and down pipes were modern black plastic except for the cast iron downspout in the centre of the southwestern face of the building (Plate 04). At the time of the building recording the structure was secured with timber hoarding, painted black, over all potential points of access (i.e. the windows and subsidiary doors) except for the front door located on the northeast face which was secured through a bolt and padlock as well as a keypad lock. In total there were 25 window openings and 2 doorways, the majority of the windows were located on the northeast and southwest faces, ranging in size and shape. Most of the window openings were rectangular in shape, with the largest (window 2) measuring 3.0m by 1.30m on the groundfloor of the southwest face of the building but there were also two

diamond shaped windows (15 and 16) set within the groundfloor of the northeastern extension that measured 0.78m in height by 0.50m in width.

The core of the building used to be a barn of the Llety'r Dryw estate and while it has been altered for office use in the late 20th century, there are a few surviving external features which hark back to its original use. Notably stone steps located at the northwestern end of the structure (Plate 05). In total there were seven steps that varied in size, ranging from being 0.24m to 0.28m deep and 0.20m to 0.25m high; on average the steps were 1.08m wide (Plate 06). The structure of the steps had a maximum width of 2.8m east-west and height of 2.5m, being constructed of random stone blocks bonded by concrete pointing. The steps consisted of large shaped rectangular blocks of stone bonded by concrete. They would have provided access to the interior of the barn but the original doorway (situated below window 13) has been walled-up and is barely visible as an outline, measuring approximately 0.9m in width and 1.08m in height (Plate 07).

There were also four window openings (windows 3, 9, 25 and 26) located in the southwest and southeast (Plate 08) faces of the original core of the building that were probably contemporary with its original use as a barn. The four windows were relatively tall and narrow, more typical of the slit-type openings in 18/19th century barns as opposed to the wide, rectangular windows which dominate the two storey structure and are more evidently associated with the building's later use as an office. Window 3, on the groundfloor of the southwest face, is quite distinct with a schist/slate lintel (measured 0.65m by 0.24m) and yellow sandstone sill. The window opening measured 0.72m in height by 0.45m in width.

4.2.2 Interior

The interior of the former barn consisted of 16 rooms spread across two floors (Figures 07 & 08), the details of which are outlined within Appendix III, the Gazetteer. In summary, the interior of the building had plastered and plainly painted walls, with the floors being predominantly carpeted (Plate 09), the exceptions being room 4 on the groundfloor with red tiles (Plate 10) and lino being laid in rooms 6 and U4 (Plates 11) for use as WC (water closets). Original architectural features and phasing were not evident during the building recording due to the presence of the intact wall plaster which covered blocked openings and the structural make-up of the core building and extensions. The window frames all seemed to be broadly contemporary of late 20th century date, being single glazed, wooden framed windows with simple latches allowing limited opening (Plate 12).

4.3 The Cottage

4.3.1 Exterior

The cottage is located to the immediate northwest of the barn and is a single storey structure. It measured 13m in length northwest – southeast by 10m in width northeast – southwest. The original core of the cottage consisted of an 'L'-shaped building (Figure 06) with pitched slate roof (Plate 13) and large chimney (Plate 14) at what would have been the southeast gable. The cottage was enlarged to the southeast by a short, pitched slate roofed extension and was subsequently added to a second time along the southwest edge, with a flat roofed extension. The outer walls of the cottage had been painted white and rendered partially or fully with concrete. The western end of the original cottage had been partially pebble dashed (Plate 15), while an exposed section of the external wall of the flat roofed extension appeared to be an attempt to mimic the barn with a random stone block facing, bonded by thick concrete pointing (Plate 16). While the northeastern face of the building was of roughly coursed stone construction with the stonework being partially rendered and heavily painted in white (Plate 17), making it hard to discern how it had been bonded. At the time of the building recording the cottage had 12 window openings, all of which had been boarded up with timber panels painted white and two (external) doorways; the existing entrance on the southwest face within the flat roofed extension and the original entrance set within a porch on the northeast face.

The cottage was a former farmhouse and while it has been extended to over the years a number of external features remain intact which relate to its original use. The original entrance to the cottage, located on the northeast face of the building, was enclosed by a fairly grand porch. The porch had a steeply pitched slate roof that tied in with the roof of the main body of the house, along with a distinct drip course above the entrance to the porch (Plate 18). The porch extended 0.96m out from the northeast face of the cottage, with a maximum external height of 3.5m and width of 2.3m. The porch doorway measured 1.8m in height and 0.93m in width, with no indication that it had a separate door or screen but there were stone recesses within the porch where benches may once have existed (Plate 19). The floor of the porch consisted of large, grey slate tiles.

In addition, at the centre of the cottage there was a large chimney that appeared to be of stone build and was capped by concrete with a 'T'-shaped chimney pot. Set within the northwest face of the cottage there were two recessed window openings (5 and 6) that each measured 0.72m high by 0.42m wide. Given the size and form of the window openings it is highly likely that they were original features of the cottage (Plates 20 & 21).

4.3.2 Interior

The interior of the cottage was comprised of nine rooms (Figure 09) the details of which are outlined within Appendix III, the Gazetteer. In summary, rooms C4, C7 and C8 were of most architectural and archaeological interest. Room C4 was the heart of the original farmhouse and was dominated by a large open fireplace (Plate 22), the interior of which had been re-styled in the 1980s with a glossy tiled floor, grey brick façade with fireplace and alcoves, bracketed by exposed stone work (Plate 23). The fireplace had an exposed maximum height of 2.52m and width of 2.42m, being tied in with the inside edge of the northeast facing wall of the cottage and continuing beyond the semi-domed ceiling into the attic space. The opening of the fireplace was slightly arched with a maximum width of 1.972m, height of 1.772m and depth of 0.742m. The exposed wall which formed the southwestern end of the fireplace was 0.38m wide. The walls of the fireplace were covered by painted plaster or later decoration, so it was not possible to determine the material used in its construction, although it is likely made-up of a combination of brick and stone.

Emerging out of the northeastern and southwestern walls that defined room C4 were exposed beams. The beam on the northeastern wall was visible above window 3 being approximately 0.35m deep and 0.16m wide with only about 1.0m in length visible before extending beyond the ceiling (Plate 24). The beam on the southwestern wall was more visible and consisted of two, interlinked parts (Plate 25). The lower section, a bracket, appeared to be moulded with the wall, probably made of stone (this was difficult to verify during the recording as it was heavily coated in plaster and paint) with a slight arch and steeped ledge at the top. Sat on top of the bracket ledge was a roof beam, similar to the one in the opposite wall, and the bottom end of the ceiling merged with the lower lip of the bracket. The bracket was 0.24m, 0.55m deep and approximately 1.5m high, while the beam was 0.16m wide, 0.35m deep and approximately 1.0m high.

In addition, there were four doorways into the room, one of which, number 5, was external and one window. Window 3 was recessed and was set within the northeast wall of room C4. It had retained a single glazed, metal window frame with 12 lights, with the eastern side being hinged and possible to open with a latch to hold it in place (Plate 26). The window opening had a width of 1.42m, height of 1.32m and depth of 0.44m. Adjacent to window 3 was door 5, which led to the porch and would have been the original entrance into the cottage. At the time of the building recording there was panelled timber door with a large window inset (Plate 27). The doorway was 1.836m high and 0.967m wide. The details of the remaining doorways can be found in Appendix III.

Rooms C6, C7 and C8 along with room C4, were set within the core of the original farmhouse. Room C6 appears to have been a later division to form a short, narrow corridor between rooms C4 and C7, given how thin the dividing walls are in relation to the wall that separated room C7 from C8. The window openings 5 and 6, noted along the outer face of the northwest wall of the cottage, correspond with rooms C7 and C8 respectively. Room C7 was full of office desks and filing cabinets (Plate 28) and as such window 5 was not visible but window 6 in the adjacent room C8 was apparent. The window opening was recessed (with a depth of 0.35m) and trapezoidal being wider within the room (Plate 29), measuring 0.791m high and 0.583m wide, compared to 0.72m by 0.42m for the window frame and exterior. The window frame was single glazed with two lights.

The remaining rooms of the cottage were either part of the modern flat roofed extension (rooms C5 and C9; Plate 30) or had been extensively altered (such as the modern kitchen within room C3, within the pitched slate roof extension; Plate 31) to convert the cottage from a residential home to an office space. Aside from the original features noted in rooms C4, C7 and C8, nothing of architectural or archaeological significance was noted.

5 CONCLUSIONS

Gwynedd Archaeological Trust (GAT) was commissioned by CCBC to undertake a Level 3 building record of the two properties at Meadow Lodge, Colwyn Bay, the cottage and No. 247 Abergele Road, a former barn of the Llety'r Dryw estate. Available cartographic evidence shows that the buildings were extant from at least the early to mid-19th century as the buildings are depicted on the Llandrillo-yn-Rhos tithe map of 1847. The layout of the buildings remains unchanged from 1847 through to the 3rd Edition OS map of 1913. There are subtle changes though with the buildings from the 1st Edition OS Map onwards. In 1876 the buildings are depicted as simple block outlines, in particular the barn, with the cottage having an essentially 'L'-shaped plan footprint. By the time of the 2nd Edition OS map of 1900 though the cottage has gained the porch on the northeast face and the steps are present along the northwestern end of the barn. The erection of the fairly grandiose porch may well co-incide with the construction in 1893 of Llety'r Dryw. These details are more clearly shown on the 3rd Edition OS map, along with a small extension along the northeast face of the barn, in the vicinity of the current porched entrance and flat-roofed extension for the stairs.

The external features noted on the ordnance survey maps survived through to the time of the building recording, with the cottage's porch and the barn's steps still being extant. The original core of both the cottage and the barn were also clearly evident externally as later extensions were clearly defined, especially when viewed in conjunction with the cartographic evidence. The footprint of the cottage in the historic OS maps, aside from the addition of the porch, remained unchanged for 37 years and given the layout of the cottage depicted in the maps this would correlate with the 'L'-shaped slate pitched roof and the slate pitched roof southeastern extension.

The interiors of the cottage and the barn had been heavily altered to convert them into office space with attendant facilities such as toilets and a kitchen. This was to be expected given that the properties have been owned by local government in various guises, most recently by Conwy County Borough Council, since the 1960s. The modern fixtures and fittings, along with intact concrete plaster, obscure evidence for internal phasing or changes. The large windows present within the cottage and the barn are clearly later additions that are contemporary with the buildings being converted and may well have replaced earlier window openings. The notable exception being the presence of the open fireplace and the roof beams within room C4 of the cottage, which have been retained for structural reasons and have been turned into features; the fireplace in particular dominates the room. The style and

size of the fireplace with its large opening and that the cottage was built around this large chimney would strongly indicate a 17th century date for this feature and the core of the building (Simons, 2017).

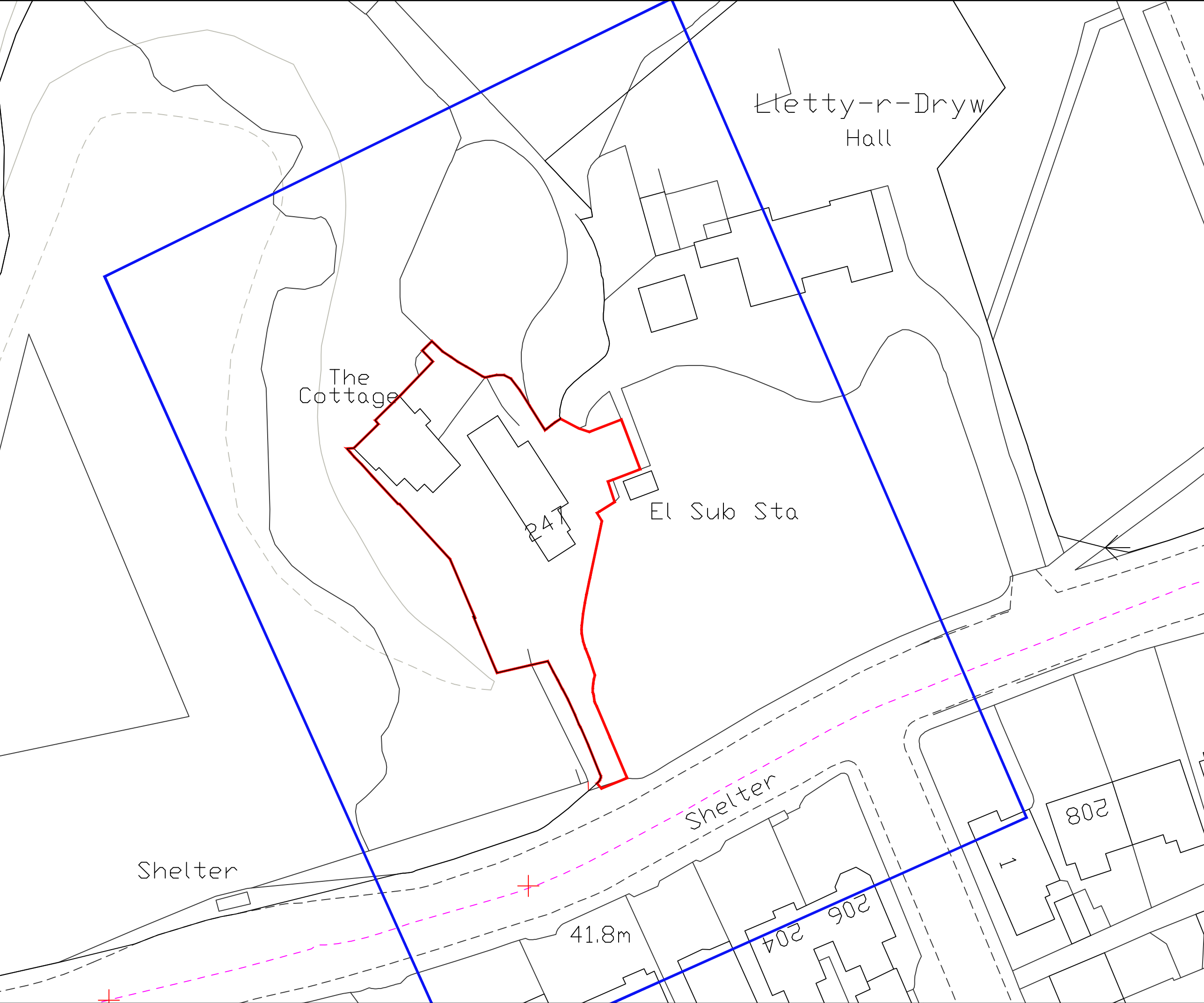
The Level 3 record of the buildings at Meadow Lodge has established that the cottage was once a farmhouse of probable 17th century origin that was once called Llety'r Dryw until the name was appropriated by the Grade II listed house (ref. 14665) constructed in 1893. The associated barn dates from at least the early-mid 19th century, based on cartographic evidence. The buildings retain architectural features from their earlier use, notably the large open fireplace and chimney within the centre of the cottage and the exterior stone steps of the barn and phasing is quite obvious on the exterior of both structures. The cottage and former barn have been extended and heavily altered, most notably the interior of both buildings, with larger window openings and window frames which date from the late 20th century onwards whenever they were converted for use as council buildings and local emergency services buildings, until being decommissioned within the last decade.

6 SOURCES CONSULTED


1. Cadw Listed Building Description for Llety'r Dryw, Colwyn Bay 1994;
2. Chartered Institute for Archaeologists, 2014, Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures;
3. Chartered Institute for Archaeologists, 2014, Standard and guidance for the collection, documentation, conservation and research of archaeological materials;
4. English Heritage, 1991, Management of Archaeological Projects (MAP2);
5. Historic England, 2015, Management of Research Projects in the Historic Environment (MoRPHE);
6. Historic England, 2016. *Understanding Historic Buildings: A Good to Good Recording Practice*;
7. National Library of Wales *Tithe Map of the Parish of Llandrillo yn Rhos, Caernarfonshire and Denbighshire* 1847;
8. Ordnance Survey First Edition 1-inch to 25-mile Denbighshire County Series Map Sheet III.8; published in 1876;
9. Ordnance Survey Second Edition 1-inch to 25-mile Denbighshire County Series Map Sheet III.8; published in 1900;
10. Ordnance Survey Third Edition 1-inch to 25-mile Denbighshire County Series Map Sheet III.8; published in 1913;
11. Royal Commission on Ancient and Historic Monuments of Wales, 2015, Guidelines for digital archives;
12. *Sentinel Environmental Consultancy*. Asbestos Demolition Survey: Meadow Lodge Site (ref. J001883);
13. Simons, Edmund, 2017 *Fireplaces, Stoves and Chimneys*, The Building Conservation Directory;
14. The Welsh Archaeological Trusts, 2018. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* Version 1.1.

FIGURE 01

**Reproduction of Dewis Architecture Drawing No. D688.01. Scale
1:500@A1**



Rev	Description	Date	Dr. by	



dewis
ARCHITECTURE

Mencol House
Ffordd Caergybi
Llanfalepwll
Tŷrys Môn
LL61 5UJ

☎ (01248) 715006
info@dewis.uk.com
www.dewis.uk.com

Sylfebwyr Siartredig Adeiladau
Technolegwyr Fensiennol Siartredig
Ymgynghorwyr Adeiladau Hanesyddol

Chartered Building Surveyors
Chartered Architects
Chartered Architectural Technologists
Historic Building Consultants

--	--	--	--	--	--	--	--	--	--

Client
Conwy County Borough Council

Project
**Meadow Lodge, 247 Abergele Rd, Colwyn Bay
LL29 9YF**

Drawing
Location Plan

Dwg No.	Rev.	Scale	Drawn By
D688.01	.	1:500	LW
Plot Date	Size	Issue Status	Approved By
15/02/2019	A3	.	-

This drawing must be read in conjunction with all related drawings.
All dimensions must be checked and verified on site before commencing any work
or producing shop drawings. The originator should be notified immediately of any
discrepancies. Only figured dimensions are to be worked to.
This drawing is copyright and remains the property of DEWIS.

FIGURE 02

Reproduction of Llandrillo-yn-Rhos tithe map 1847.

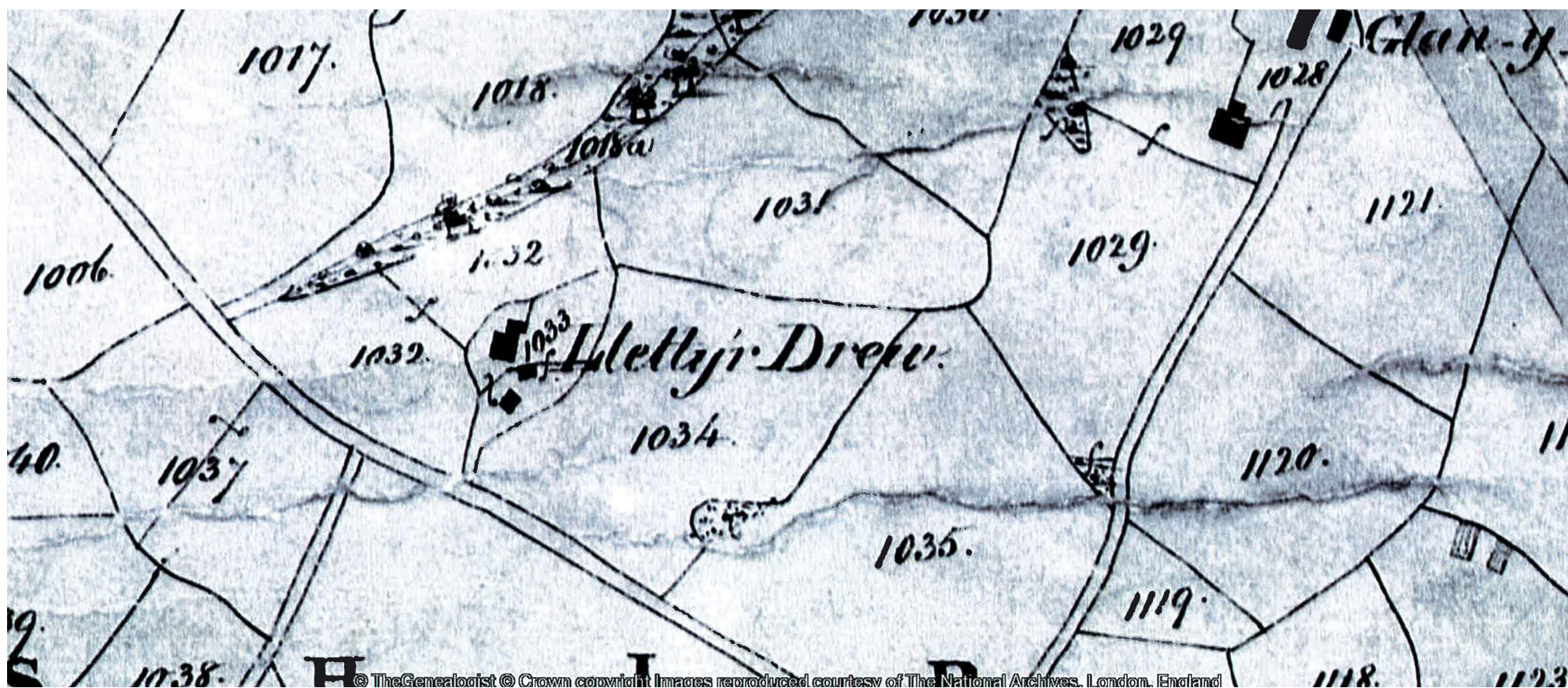


Figure 02: Reproduction of Llandrillo-yn-Rhos tithe map 1847.



Ymddiriedolaeth Archaeolegol Gwynedd
Gwynedd Archaeological Trust

FIGURE 03

Reproduction of Ordnance Survey First Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1876. Scale 1:2500 @ A4.

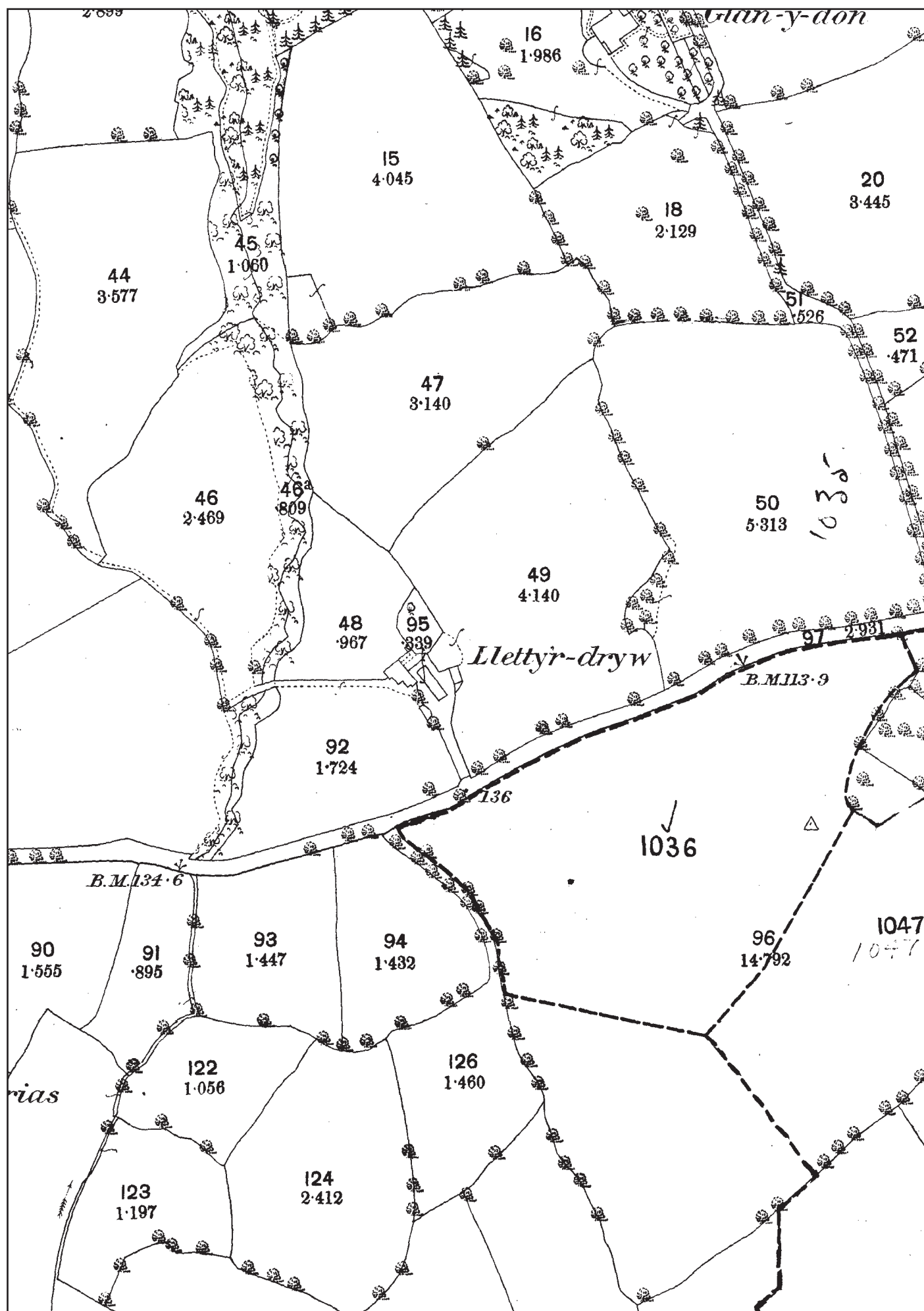


FIGURE 03: Reproduction of Ordnance Survey First Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1876. Scale 1:2500 @ A4.

FIGURE 04

**Reproduction of Ordnance Survey Second Edition 1-inch to 25-mile
County Series Map Sheet III.8; published in 1900. Scale 1:2500 @ A4.**

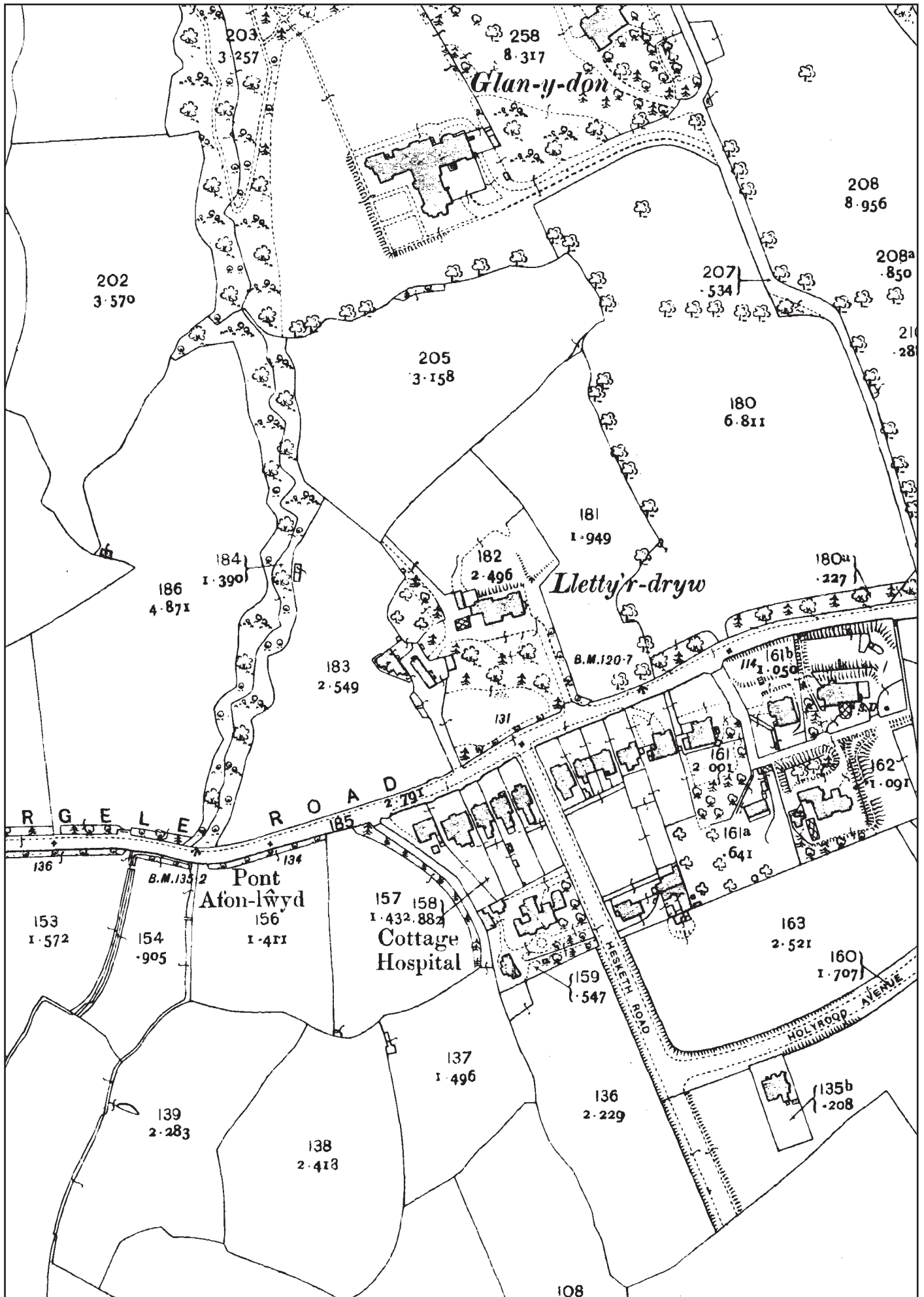


FIGURE 04: Reproduction of Ordnance Survey Second Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1900. Scale 1:2500 @ A4.

FIGURE 05

Reproduction of Ordnance Survey Third Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1913. Scale 1:2500 @ A4.

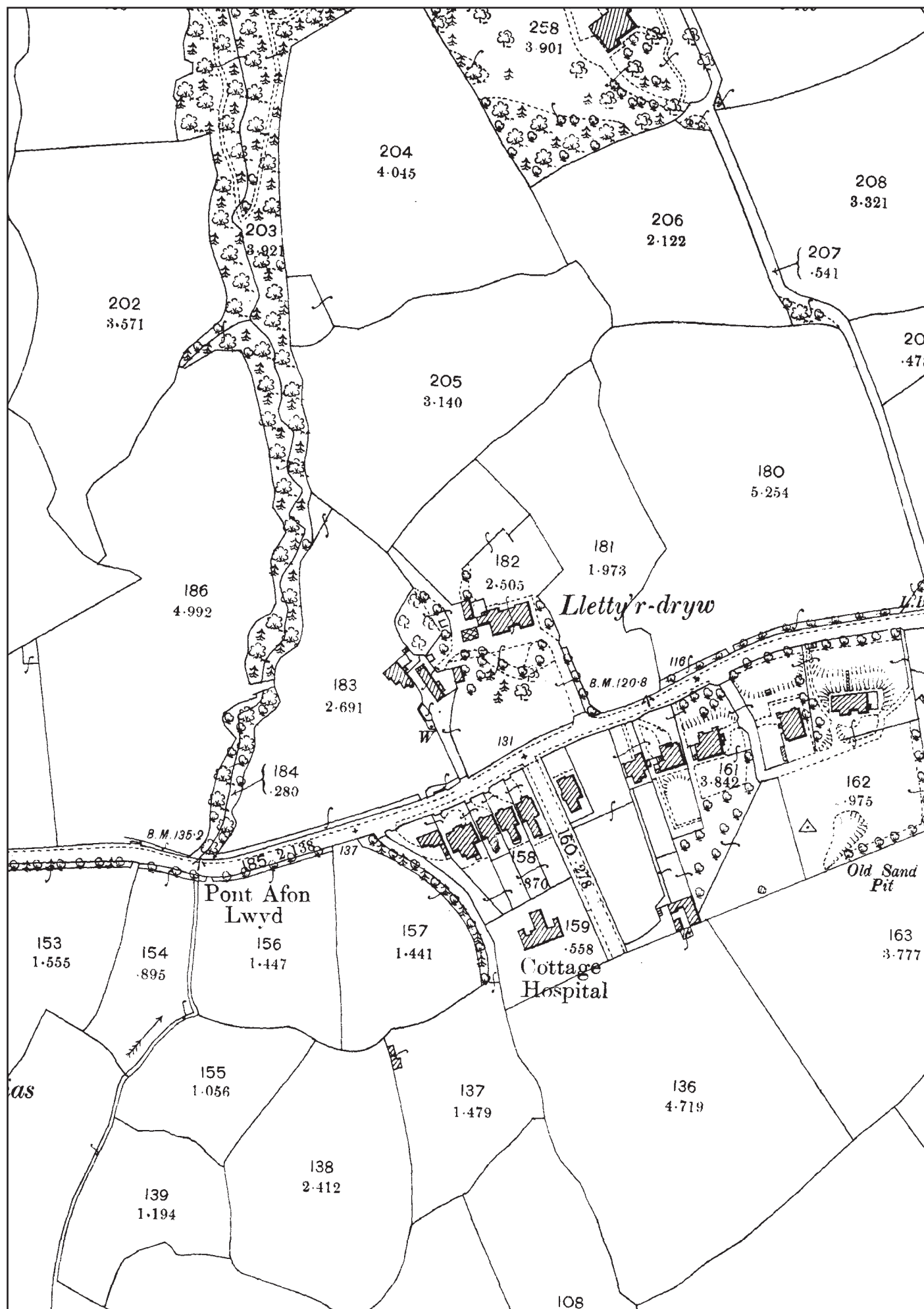


FIGURE 05: Reproduction of Ordnance Survey Third Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1913. Scale 1:2500 @ A4.

FIGURE 06

Photographic location plan of the exterior of the cottage and barn; based on reproduction of ACS Consulting plan ARB/3920/Y/100.



Figure 06 - Photographic location plan of the exterior of the cottage and barn; based on reproduction of ACS Consulting plan ARB/3920/Y/100

FIGURE 07

Photographic location plan of the interior, groundfloor of the barn No 247 Abergele Road, Colwyn Bay.

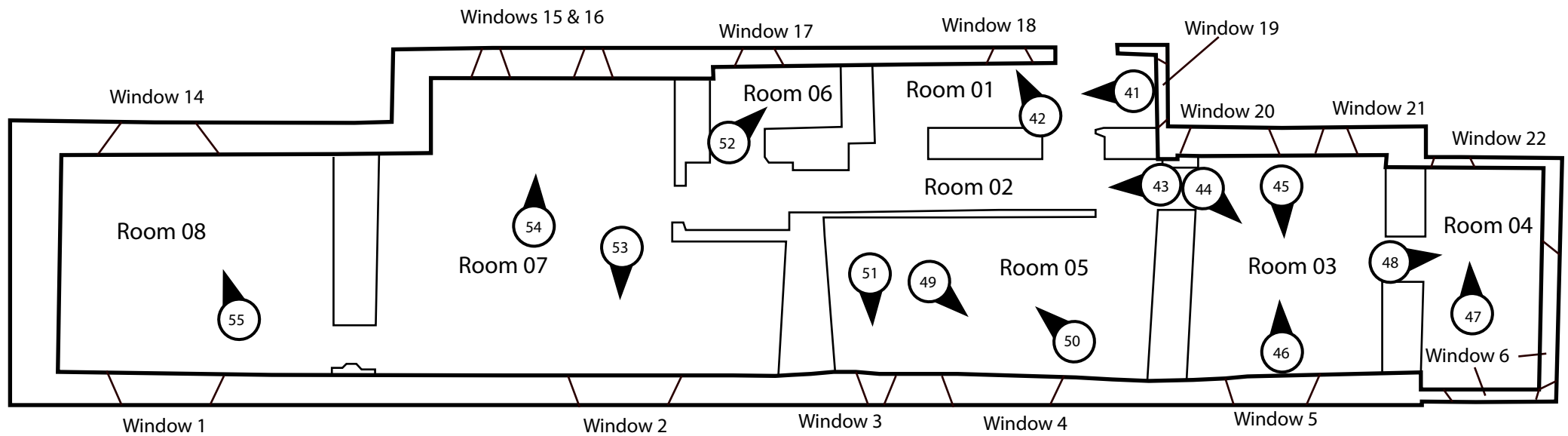


Figure 07 - Photographic location plan of the interior, groundfloor of the barn No 247 Abergele Road, Colwyn Bay.



Ymddiriedolaeth Archaeolegol Gwynedd
Gwynedd Archaeological Trust

FIGURE 08

**Photographic location plan of the interior, upper floor of the barn No 247
Abergele Road, Colwyn Bay.**

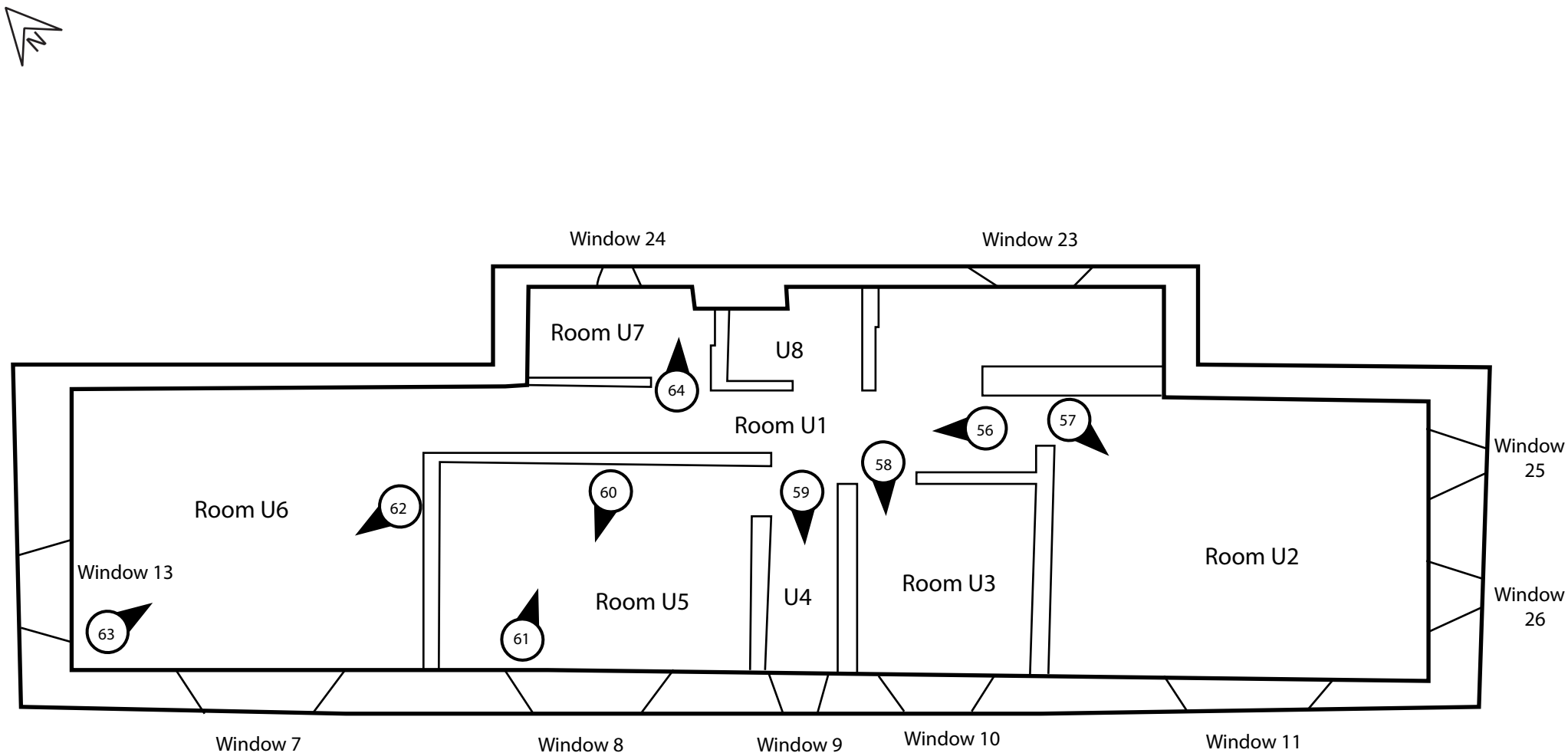


Figure 08 - Photographic location plan of the interior, upper floor of the barn No 247 Abergele Road, Colwyn Bay.

FIGURE 09

Photographic location plan of the interior of the Cottage, Colwyn Bay.

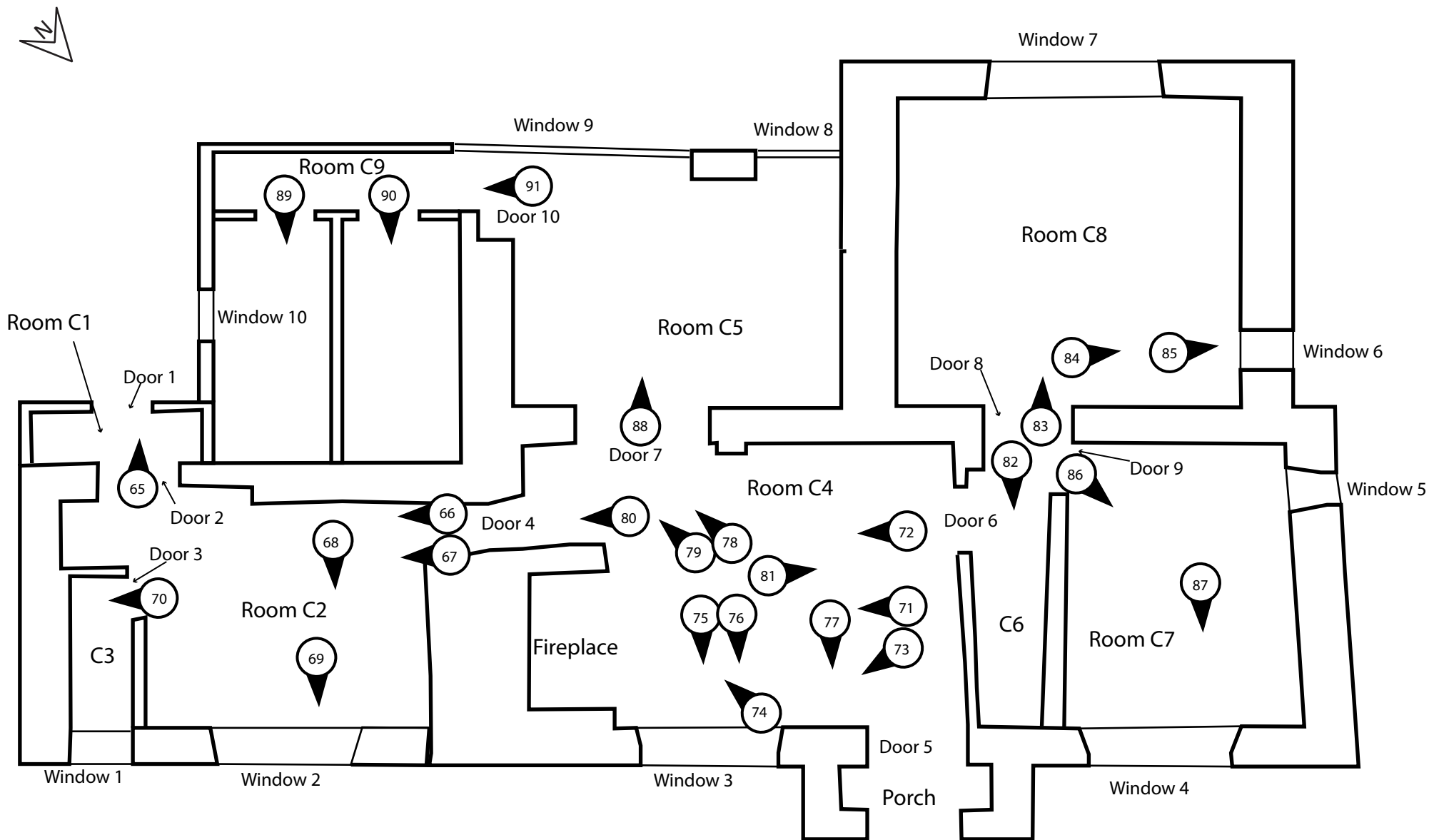


Figure 09 - Photographic location plan of the interior of the Cottage, Colwyn Bay.



Plate 1: View of Meadow Lodge from driveway; scale: Not used (archive reference: G2625_001).



Plate 2: Oblique view of southwest face of the former barn; scale: 1x2m & 1x1m (archive reference: G2625_002).



Plate 3: East face of former barn (middle section); scale: 1x2m (archive reference: G2625_015).



Plate 4: Southwest face of the former barn (middle section); scale: 1x2m & 1x1 m (archive reference: G2625_004).



Plate 5: Oblique view of the northern end of the former barn with stone steps; scale: 1x2m & 1x1m (archive reference: G2625_009).



Plate 6: Stone steps at the northern end of the former barn; scale: 1x2m & 1x1m (archive reference: G2625_010).



Plate 7: Northwest face of former barn showing eaves and blocked window; scale: 1x2m & 1x1m (archive reference: G2625_011).



Plate 8: South face of former barn; scale: 1x2m & 1x1m (archive reference: G2625_018).



Plate 9: Former barn - Room 5; scale: 1x2m (archive reference: G2625_049).



Plate 10: Former barn - Room 4 (boiler and door); scale: 1x2m (archive reference: G2625_047).

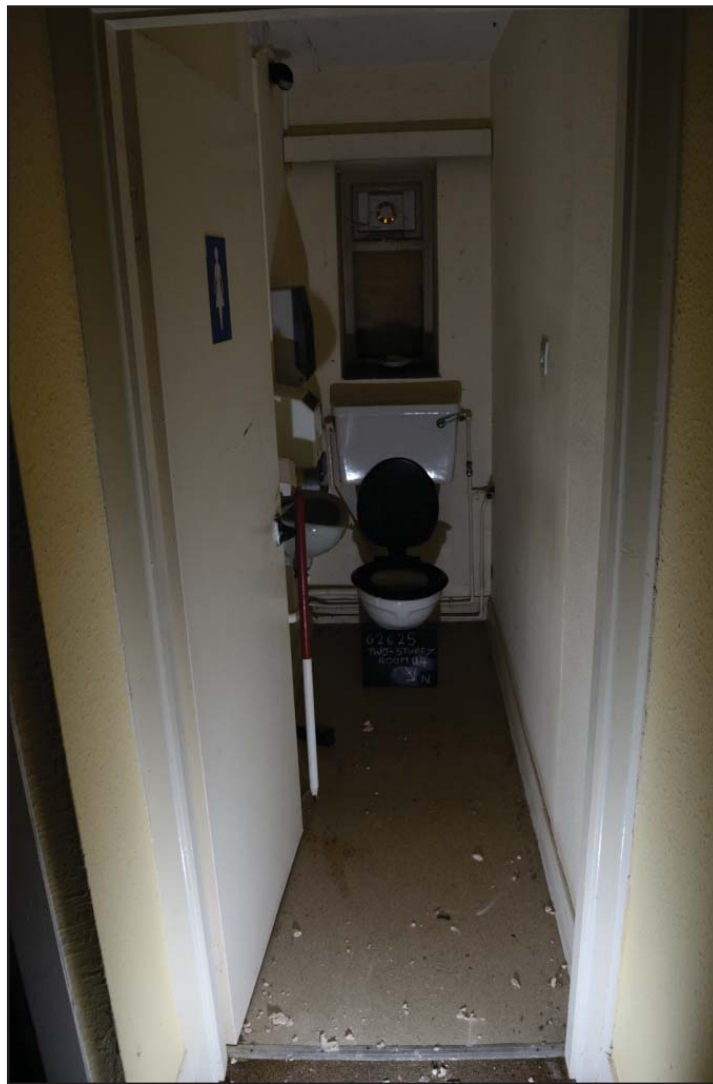


Plate 11: Former barn - Room U4; scale: 1x1m
(archive reference: G2625_059).



Plate 12: Former barn - Room U6; scale: 1x2m (archive reference: G2625_062).



Plate 13: South face of cottage; scale: 1x2m (archive reference: G2625_019).



Plate 14: View of pitched roof, chimney and flat-roofed extension of the cottage; scale: Not used (archive reference: G2625_022).



Plate 15: Southwest face of the original cottage; scale: 1x2m & 1x1m (archive reference: G2625_025).



Plate 16: Southwest face of flat roof extension of the cottage; scale: 1x2m & 1x1m (archive reference: G2625_024).



Plate 17: Oblique view of northwest face of the cottage; scale: 1x2m & 1x1m (archive reference: G2625_037).



Plate 18: Porch located on northwest face of the cottage; scale: 1x2m & 1x1m (archive reference: G2625_033).



Plate 19: Interior (oblique view) of the porch;
scale: 1x2m & 1x1m (archive reference: G2625_034).



Plate 20: Oblique view of northwest face of the cottage; scale: 1x2m & 1x1m
(archive reference: G2625_026).



Plate 21: Close-up of original (boarded up) window frame in northwest face of the cottage; scale: 1x1m (archive reference: G2625_030).



Plate 22: Cottage Room C4 with fireplace and exposed support beams; scale: 1x2m & 1x1m (archive reference: G2625_071).



Plate 23: Oblique view of Room C4 and fireplace; scale: 1x2m & 1x1m (archive reference: G2625_074).



Plate 24: Cottage Room C4 with fireplace and window; scale: 1x1m (archive reference: G2625_073).



Plate 25: Cottage Room 4 view of support beam on southwest wall; scale: 1x2m (archive reference: G2625_072).



Plate 26: Cottage Room C4; scale: 1x2m & 1x1m (archive reference: G2625_076).



Plate 27: Cottage Room C4 - northeast wall with Window 2 and Door 5; scale: 1x2m & 1x1m (archive reference: G2625_077).



Plate 28: Cottage Room C7 and Window 4; scale: 1x2m (archive reference: G2625_087).

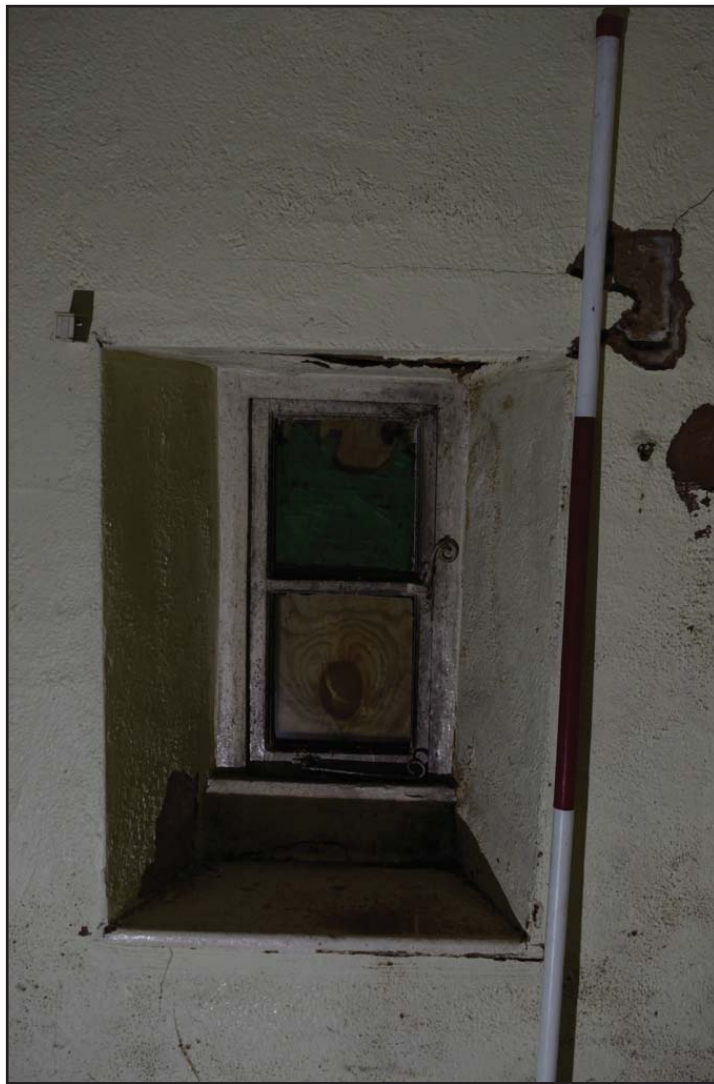


Plate 29: Close-up of Window 6; scale: 1x2m
(archive reference: G2625_085).



Plate 30: Cottage Room C5 southwest wall with Windows 8 and 9;
scale: 1x2m & 1x1m (archive reference: G2625_088).



Plate 31: Cottage Room C3 - Kitchen; scale: 1x2m & 1x1m (archive reference: G2625_067).

APPENDIX I

**Reproduction of approved Gwynedd Archaeological Trust Written
Scheme of Investigation**

MEADOW LODGE, COLWYN BAY (G2625)

WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MITIGATION:

Level 3 Building Record




Prepared for

Conwy County Borough Council

August 2019



Ymddiriedolaeth Archaeolegol Gwynedd
Gwynedd Archaeological Trust

Approvals Table				
	Role	Printed Name	Signature	Date
Originated by	Document Author	JOHN ROBERTS		01/08/19
Reviewed by	Document Reviewer	STUART REILLY		01/08/19
Approved by	Principal Archaeologist	JOHN ROBERTS		01/08/19

Revision History			
Rev No.	Summary of Changes	Ref Section	Purpose of Issue

All GAT staff should sign their copy to confirm the project specification is read and understood and retain a copy of the specification for the duration of their involvement with the project. On completion, the specification should be retained with the project archive:

Name

Signature

Date

MEADOW LODGE, COLWYN BAY (G2625)
WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL
MITIGATION: Level 3 Building Record

Prepared for *CCBC*, August 2019

Historic Environment Record Event Primary Reference Number 152309

1	INTRODUCTION.....	6
1.1	Aims and Objectives	7
1.2	Monitoring Arrangements.....	7
1.3	Historic Environment Record	7
2	ARCHAEOLOGICAL & historical BACKGROUND.....	8
3	METHOD STATEMENT	10
3.1	Introduction	10
3.1.1	Photographic Record.....	10
3.1.2	Written Record	10
3.1.3	Drawing Record.....	10
3.2	Fieldwork Methodology	11
3.3	Fieldwork Archiving.....	12
3.4	PROCESSING DATA, ILLUSTRATION, REPORT AND ARCHIVING.....	13
4	DISSEMINATION AND ARCHIVING	14
5	PERSONNEL	15
6	HEALTH AND SAFETY	16
7	social media	17
8	INSURANCE	18
8.1	Public/Products Liability	18
8.2	Employers Liability	18
8.3	Professional Indemnity.....	18
9	SOURCES CONSULTED.....	19
	Figure 01.....	20
	Reproduction of Dewis Architecture Drawing No. D688.01. Scale 1:500@A1	20
	Figure 02.....	21
	Reproduction of Ordnance Survey First Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1876. Scale 1:2500 @ A4.....	21

Figure 03.....	22
Reproduction of Ordnance Survey Second Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1900. Scale 1:2500 @ A4.....	22
Figure 04.....	23
Reproduction of Ordnance Survey Third Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1913. Scale 1:2500 @ A4.....	23
Appendix I.....	24
Gwynedd Archaeological Trust Building Record pro-forma	24
Appendix II.....	25
Gwynedd Archaeological Trust room recording pro-forma	25
Appendix III.....	26
Gwynedd Archaeological Trust photographic metadata pro-forma	26

1 INTRODUCTION

Gwynedd Archaeological Trust (GAT) has been commissioned by Conwy County Borough Council (CCBC) to undertake archaeological mitigation in advance of proposed demolition works at Meadow Lodge, Colwyn Bay (NGR SH86007832; postcode: LL29 8AA; [Figure 01](#)). Meadow Lodge comprises two properties: the Cottage, a single storey building measuring 13m in length and 10m in width, and no. 247 Abergele Road, a two storey building, 21m in length and 7m in width. The properties are located 35m southwest of Llety Dryw, a Grade II listed house (ref. 14665), within a modern urbanised landscape.

The archaeological mitigation will comprise a building record equivalent to Level 3, as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England, 2016). A Level 3 record is classed as an analytical record of a building that will include an interior and exterior photographic survey as well a written discussion that describes form, function and setting, as well as any structural phasing.

All work will be planned, managed and undertaken by GAT in accordance with the following standards and guidance:

- *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* Version 1.1 (The Welsh Archaeological Trusts, 2018);
- *Guidelines for digital archives* (Royal Commission on Ancient and Historic Monuments of Wales, 2015).
- *Management of Archaeological Projects* (English Heritage, 1991);
- *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England, 2015);
- *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2014);
- *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (Chartered Institute for Archaeologists, 2014); and
- *Understanding Historic Buildings: A Good to Good Recording Practice* (Historic England, 2016).

Gwynedd Archaeological Trust is certified to ISO 9001:2008 and ISO 14001:2004 (Cert. No. 74180/A/0001/UK/En), a Registered Organisation with the Chartered Institute for Archaeologists (CIfA), and a member of the Federation of Archaeological Managers and Employers (FAME).

1.1 Aims and Objectives

The key aims and objectives are to:

- Complete an analytical record of the two properties at Meadow Lodge and produce a suitable analysis of their development and use.

1.2 Monitoring Arrangements

The archaeological mitigation will be monitored by Huw Davies, CCBC Conservation Officer and it is recommended that the WSI and report are approved by both the CCBC Conservation Officer and the Development Control Archaeologist Clwyd Powys Archaeological Trust (CPAT) prior to final issue.

1.3 Historic Environment Record

In line with the CPAT Environment Record (HER) requirements, the HER will be contacted at the onset of the project to ensure that any data arising is formatted in a manner suitable for accession to the HER and follows the guidance set out in *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (The Welsh Archaeological Trusts, 2018). In line with this guidance, all submitted reporting will need to include the equivalent of a non-technical summary in Welsh and English at the front of the report combined with short bilingual summaries of the principal Historic Assets recorded during the event. These requirements are mandatory. The CPAT HER Event Primary Reference Number for this project is 152309.

2 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

Meadow Lodge consists of a former cottage farmhouse and barn and surrounding grounds, in the south-eastern part of the larger Eiras Park area, in Colwyn Bay (NGR SH86007832). Immediately to the east of the site are the grounds of Llety'r Dryw, a Grade II listed building built in 1893 and designed by the architects Douglas and Fordham in a 17th century vernacular style for John Eden, uncle to the former Prime Minister Sir Anthony Eden, while to the west are open areas of the park (Cadw Listed Building Description 1994). The site is therefore immediately surrounded by mixed woodlands with mature trees, planted as part of the landscaping of both areas. The former farmhouse is believed to have been the home to the gardener of the new Llety'r Dryw house during the Eden occupation, resulting in it becoming a subsidiary element in the new estate.

The former farmhouse at Meadow Lodge, then known as Llety'r Dryw, is likely to have been built in the 17th century, and contains the remnants of a large former chimney breast and fireplace that may be characteristic of buildings of this age. It was in the hands of Owen Williams of Craig-y-Don, Beaumaris after the death of Thomas Williams in 1801, and likely to have been held by that family some time before that. The former farmhouse is shown on the Llandrillo-yn-Rhos tithe map of 1847 within a plot covering an area of 3 roods (0.303ha), and named Llettyr Drew (*sic*), indicating that the name given to the late 19th century listed property to the east was formerly the name of the farmhouse, the latter being changed to Meadow Lodge. It is stated on the apportionment to be owned by Thomas Peers Williams Esquire and to be occupied by Joseph Jones, along with a significant portion of the surrounding land, including that on which the later Llety'r Dryw was constructed (National Library of Wales). Thomas Peers Williams was MP for Great Marlow between 1820 and 1868 and was father of the House of Commons from 1867-8. He and his descendants owned the Craig-y-Don estate in Anglesey, and had numerous other Welsh properties including an estate near Llandudno which he also gave the name Craig-y-Don to. He also held land extending eastwards to Colwyn Bay and Rhuthin, along with substantial English estates in Berkshire. He owned 7,010 acres (28.4km²) in Wales by 1873 (seen at www.genuki.org.uk/big/wal/Greatlandowners.html).

The 1st Edition 25 inch Ordnance Survey Denbighshire County Series Map of 1876, sheet III.8, shows the farmhouse much as that shown on the tithe map of 1847, within an irregular enclosure and with outbuildings to the east which have developed since the time of the tithe map ([Figure 02](#)). By the time of the second edition County Series Map of 1900 ([Figure 03](#))

the new Llety'r Dryw has been built and is clearly shown as a more substantial property, with landscaping separating it from Meadow Lodge, which still has its own yard and outbuildings. It can be suggested that the working part of the estate may have still functioned from Meadow Lodge, at least for a time. Little change is noted on the third edition 25 inch Map of 1913 ([Figure 04](#)).

In about 1960 the Llety'r Dryw estate was acquired by Denbighshire County Council, and was used as the Fire Brigade Headquarters until acquired by the North Wales Constabulary in 1990. These institutional uses have resulted in much construction on the former estate land to the east and surrounding it, resulting in the urbanised landscape seen today.

3 METHOD STATEMENT

3.1 Introduction

The archaeological mitigation will be undertaken as a Level 3 Record, as defined by *Understanding Historic Buildings: A Good to Good Recording Practice* (Historic England, 2016). The Level 3 record is limited to accessible areas and will be undertaken in accordance with a suitable risk assessment and health & safety parameters. The client will be responsible for access and for removing any obstructing vegetation or materials.

A Level 3 record is characterised in *Understanding Historic Buildings* as an analytical record (Historic England, 2016: 26), and will incorporate the exterior and interior of the buildings, for which a photographic record, written record and drawn record will be completed.

3.1.1 Photographic Record

The photographic record will include *Understanding Historic Buildings* photographic elements 1 to 9 (Historic England, 2016: 26) and include general views of the buildings within the local landscape, exterior and interior elevations - oblique and face-on (where practical), a record of the overall appearance of the interior, a record of any inscriptions, signage, makers' plates or graffiti, and a record of key structural detail. Suitable scales and artificial lighting will be used.

3.1.2 Written Record

The written record will include *Understanding Historic Buildings* report elements 1-3, 6-9, 11 to 13 and 23 (Historic England, 2016: 26). This will include a description of the visible form, function, construction and any phasing of the buildings and will discuss their architectural and historical context and significance in terms of location and historical associations, including with Llety Dryw to the northeast. An account of the buildings' past and present use will also be considered, expanding on information summarised in [para. 2](#).

3.1.3 Drawing Record

Measured drawings will be prepared in accordance with *Understanding Historic Buildings* drawing elements 2 and 3 to 7 (Historic England, 2016: 26). This will include a location plan, incorporating the location/orientation of photographs taken and an annotated measured plan that will include the form and location of key structural features and fixtures. Measured cross-sections or long-sections will be produced, where practical, to illustrate the vertical

relationships within the buildings, along with measured drawings to show the form of any architectural decoration if they are not easily captured by photography. Measured elevations will also be prepared.

3.2 Fieldwork Methodology

Photographic images will be taken using a digital SLR (Nikon D5100) camera set to maximum resolution (4928 × 3264; 16.2 effective megapixels) in RAW format and (if required) a GoPro Hero 5 camera set to a maximum resolution of 4,000 × 3,000 (12 effective megapixels) in JPEG format. Camera tripods and poles will be used for the elevations and where practical elsewhere. A photographic record will be maintained on site using GAT pro-formas ([Appendix III](#)) and digitised in Microsoft Excel and Access as part of the fieldwork archive and dissemination process; the archive numbering system will start from G2625_001. The location and orientation of photographs taken will be recorded on a scaled plan and digitised for final reporting. The photographic images will then be converted to TIFF for final archiving using Adobe Photoshop.

The Level 3 written record will be completed using a building record pro-forma ([Appendix I](#)) and a room record pro-forma ([Appendix II](#)). The basic record pro-forma will be used to record the exterior and interior elevations, as well as key structural details, including the trusses. The building record pro-forma will be used to record any individual rooms. Key dimensions will be completed using a *Leica DISTO* laser measurer and detailed measurements using appropriate hand tapes.

Any measured drawings deemed necessary will be completed using a combination of on-site recording including photography and off-site digitisation using *Adobe Illustrator*.

3.3 Fieldwork Archiving

Following the completion of the fieldwork, a programme of fieldwork archiving will be completed based on following task list;

1. Pro-formas: all cross referenced and complete;
2. Photographic Metadata: completed in *Microsoft Excel* and *Access* and cross-referenced with all pro-formas;
3. Measured drawings (permatrace): all cross referenced and complete;
4. Project register (*Microsoft Excel* format): drawing reference data to be quantified and completed;

All data will be processed, final illustrations will be compiled and a report will be produced which will detail and synthesise the results.

3.4 PROCESSING DATA, ILLUSTRATION, REPORT AND ARCHIVING

Following completion of the stages outlined above, a report will be produced within one month incorporating the following:

1. Non-technical summary (Welsh and English)
2. Introduction
3. Background
4. Methodology
5. Results
6. Conclusion
7. List of sources consulted.
8. Appendix I – approved GAT project specification
9. Appendix II – photographic metadata
10. Appendix III – drawing register

4 DISSEMINATION AND ARCHIVING

A full archive including plans, photographs, written material and any other material resulting from the project will be prepared. The start date is to be confirmed; a draft report will be submitted within one month of fieldwork completion and a final report will be submitted to the regional Historic Environment Record within six months of project completion.

The following dissemination will apply:

- A digital report(s) will be provided to the client, CCBC Conservation Officer and CPAT (draft report then final report);
- A paper report plus a digital report will be provided to the regional Historic Environment Record; this will be submitted within six months of project completion (final report only), along with any relevant, digital information such as the project database and photographs. All digital datasets submitted will conform to the required standards set out in *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* (Version 1.1); and
- A digital report and archive (including photographic and drawn) data will be provided to Royal Commission on Ancient and Historic Monuments, Wales (final report only), in accordance with the *RCAHMMW Guidelines for Digital Archives Version 1*. Digital information will include the photographic archive and associated metadata.

5 PERSONNEL

The project will be managed by John Roberts, Principal Archaeologist GAT Contracts Section with attendances on-site undertaken by a team of GAT Project Archaeologists. The lead Project Archaeologist will be responsible for all field management duties, e.g., CCBC Conservation Officer, CPAT liaison, client liaison, coordination and delegation of tasks. The lead Project Archaeologist will be responsible for supervising the completion of all on site pro-formas and the fieldwork archive itemised in para. 4.7., as well as for submitting a draft final report (or interim report) for project manager review and approval. The report will then be submitted as per the arrangements defined in para. 5.

6 HEALTH AND SAFETY

The GAT Project Archaeologists on site will be CSCS and *Working at Height* certified. A site specific risk assessment will be prepared and will be reviewed by the GAT Project Archaeologist in advance of works, with any additional risks identified on site highlighted in the dynamic risks section and appropriate mitigation undertaken. The GAT attendee will be issued with required personal safety equipment, including high visibility jacket, steel toe-capped boots and safety helmet. All site work will be managed and undertaken in accordance with the GAT Health & Safety Policy, Manual and Handbook.

The Asbestos Demolition Survey prepared by *Sentinel Environmental Consultancy* (ref. J001883), will be consulted prior to and during site attendance.

7 SOCIAL MEDIA

One of the key aims in the GAT mission statement is to improve the understanding, conservation and promotion of the historic environment in our area and inform and educate the wider public. To help achieve this, GAT maintains an active social media presence and seeks all opportunities to promote our projects and results. With permission, GAT would like the opportunity to promote our work on this scheme through our social media platforms. This could include social media postings during our attendance on site as well as any postings to highlight results. In all instances, approval will be sought from client prior to any postings.

8 INSURANCE

8.1 Public/Products Liability

Limit of Indemnity- £5,000,000 any one event in respect of Public Liability

INSURER Aviva Insurance Limited

POLICY TYPE Public Liability

POLICY NUMBER 24765101CHC/UN/000375

EXPIRY DATE 21/06/2020

8.2 Employers Liability

Limit of Indemnity- £10,000,000 any one occurrence.

The cover has been issued on the insurers standard policy form and is subject to their usual terms and conditions. A copy of the policy wording is available on request.

INSURER Aviva Insurance Limited

POLICY TYPE Employers Liability

POLICY NUMBER 24765101 CHC / UN/000375

EXPIRY DATE 21/06/2020

8.3 Professional Indemnity

Limit of Indemnity- £5,000,000 in respect of each and every claim

INSURER Hiscox Insurance Company Limited

POLICY TYPE Professional Indemnity

POLICY NUMBER 9446015

EXPIRY DATE 22/07/2020

9 SOURCES CONSULTED

1. Cadw Listed Building Description for Llety'r Dryw, Colwyn Bay 1994
2. Chartered Institute for Archaeologists, 2014, Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures
3. Chartered Institute for Archaeologists, 2014, Standard and guidance for the collection, documentation, conservation and research of archaeological materials
4. English Heritage, 1991, Management of Archaeological Projects (MAP2)
5. Historic England, 2015, Management of Research Projects in the Historic Environment (MoRPHE)
6. Historic England, 2016. *Understanding Historic Buildings: A Good to Good Recording Practice*
7. National Library of Wales *Tithe Map of the Parish of Llandrillo yn Rhos, Caernarfonshire and Denbighshire* 1847
8. Ordnance Survey First Edition 1-inch to 25-mile Denbighshire County Series Map Sheet III.8; published in 1876.
9. Ordnance Survey Second Edition 1-inch to 25-mile Denbighshire County Series Map Sheet III.8; published in 1900.
10. Ordnance Survey Third Edition 1-inch to 25-mile Denbighshire County Series Map Sheet III.8; published in 1913.
11. Royal Commission on Ancient and Historic Monuments of Wales, 2015, Guidelines for digital archives
12. *Sentinel Environmental Consultancy*. Asbestos Demolition Survey: Meadow Lodge Site (ref. J001883).
13. The Welsh Archaeological Trusts, 2018. *Guidance for the Submission of Data to the Welsh Historic Environment Records (HERs)* Version 1.1.

FIGURE 01

**Reproduction of Dewis Architecture Drawing No. D688.01. Scale
1:500@A1**

FIGURE 02

Reproduction of Ordnance Survey First Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1876. Scale 1:2500 @ A4.

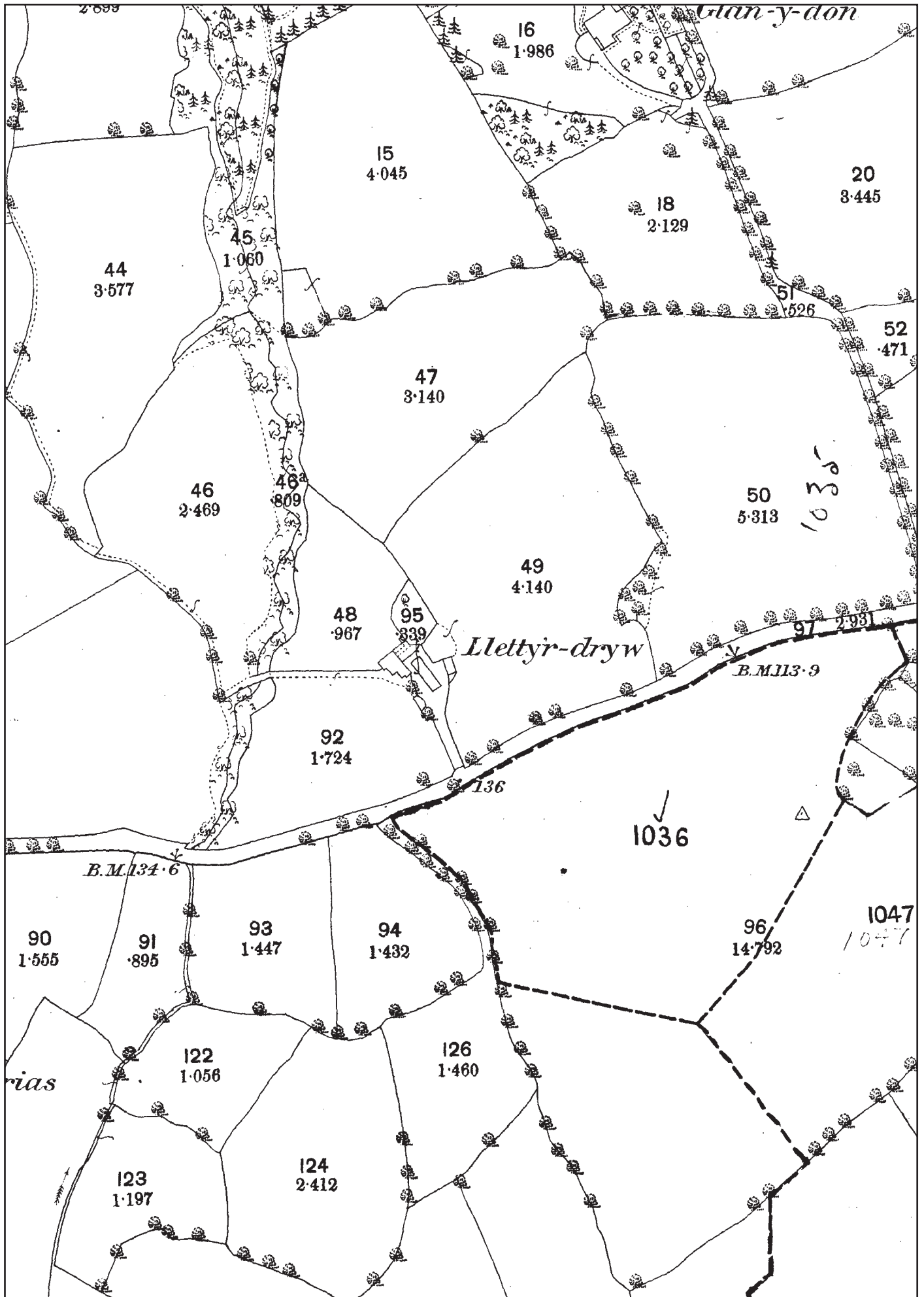


FIGURE 02: Reproduction of Ordnance Survey First Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1876. Scale 1:2500 @ A4.

FIGURE 03

**Reproduction of Ordnance Survey Second Edition 1-inch to 25-mile
County Series Map Sheet III.8; published in 1900. Scale 1:2500 @ A4.**

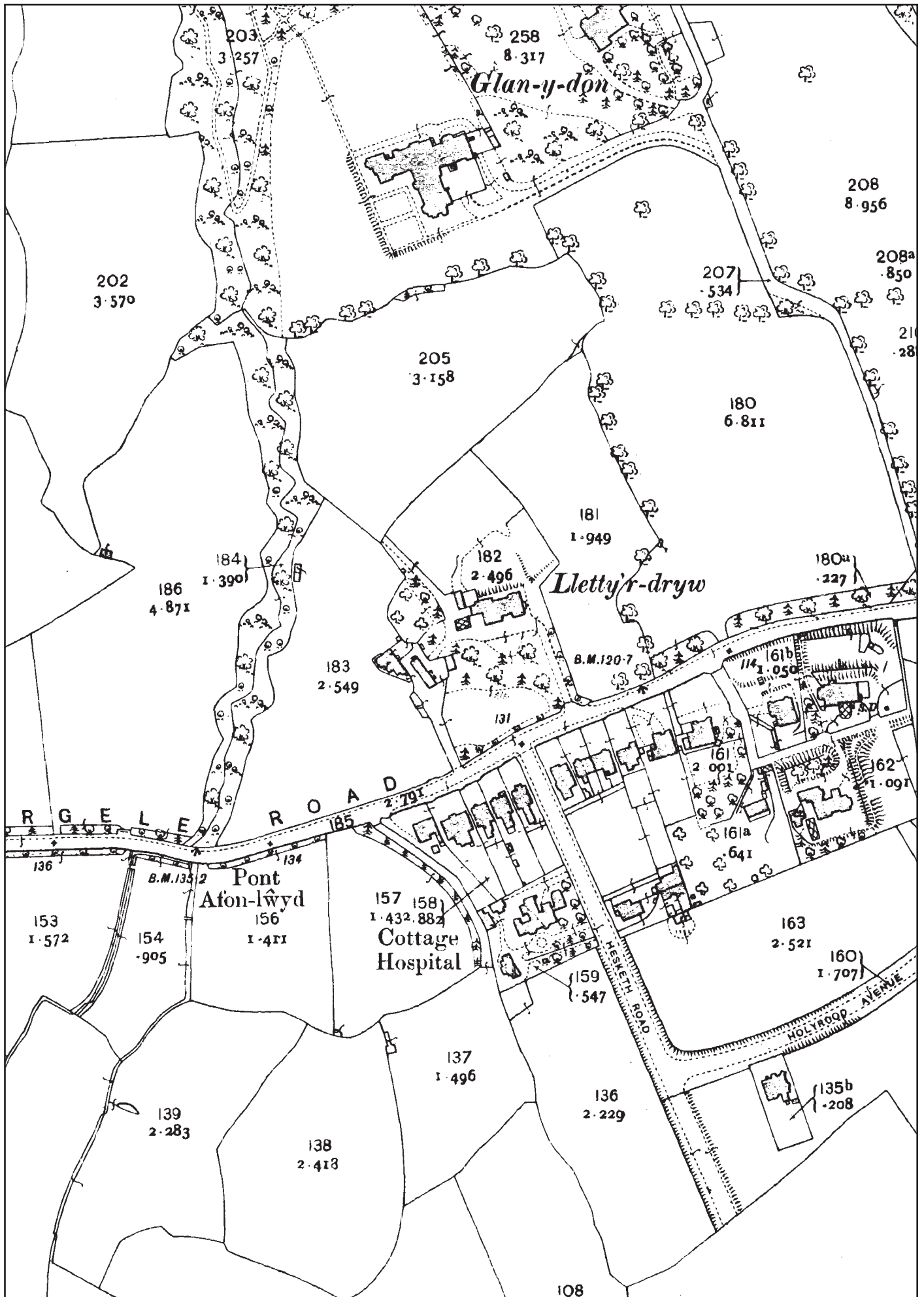


FIGURE 03: Reproduction of Ordnance Survey Second Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1900. Scale 1:2500 @ A4.

FIGURE 04

Reproduction of Ordnance Survey Third Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1913. Scale 1:2500 @ A4.

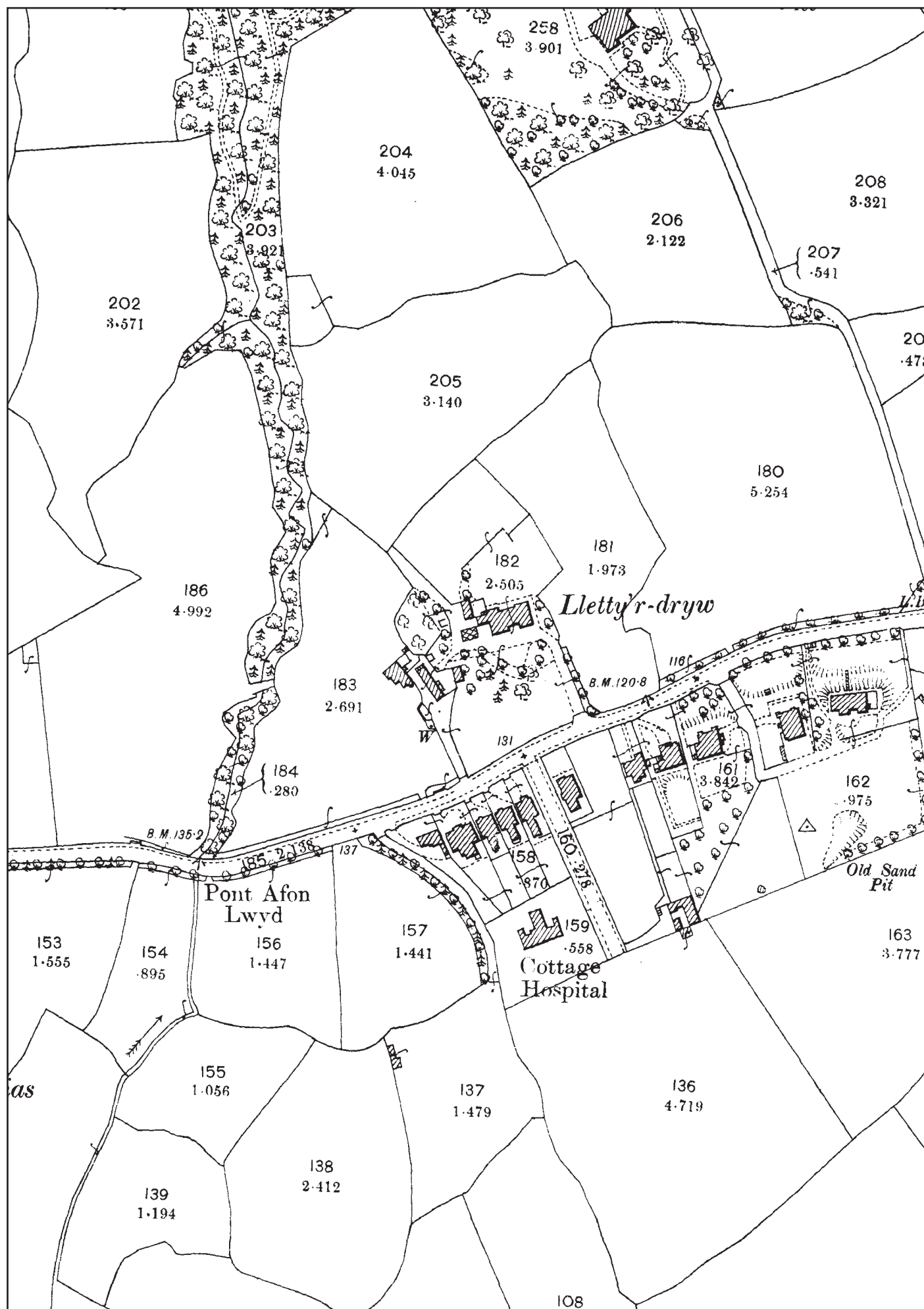


FIGURE 04: Reproduction of Ordnance Survey Third Edition 1-inch to 25-mile County Series Map Sheet III.8; published in 1913. Scale 1:2500 @ A4.

APPENDIX I

Gwynedd Archaeological Trust Building Record pro-forma

YMDDIRIEDOLAETH ARCHAEOLOGOL GWYNEDD ARCHAEOLOGICAL TRUST		
BASIC RECORDING FORM	Project name	Project number
Feature name		Feature Number
NGR		
Description		
Recommendations for further assessment		
Photographic record numbers		
Digital		
	Visit date	Visit by

APPENDIX II

Gwynedd Archaeological Trust room recording pro-forma

NOTE: Sketch entire floor level with measurements (overleaf)

YMDDIRIEDOLAETH ARCHAEOLEGOL GWYNEDD ARCHAEOLOGICAL TRUST			
ROOM RECORDING FORM		<i>Project name</i>	<i>Project number</i>
<i>Room Number</i>	<i>Floor /Level</i>		
<i>Description</i>			
<i>Photographic record numbers</i>		<i>Scales used</i>	<i>Dimensions</i> Length Width Height

YMDDIRIEDOLAETH ARCHAEOLEGOL GWYNEDD ARCHAEOLOGICAL TRUST			
ROOM RECORDING FORM		<i>Project name</i>	<i>Project number</i>
<i>Room Number</i>	<i>Floor /Level</i>		
<i>Description</i>			
<i>Photographic record numbers</i>		<i>Scales used</i>	<i>Dimensions</i> Length Width Height

	<i>Visit date</i>	<i>Visit by</i>
--	-------------------	-----------------

APPENDIX III

Gwynedd Archaeological Trust photographic metadata pro-forma

Include main context numbers for each shot, drawing numbers for sections and any other relevant numbers for cross referencing. Delete any unwanted photos **immediately** from the camera. Regularly upload photographs to computer.

[illegible]

APPENDIX II

Reproduction of Gwynedd Archaeological Trust Photographic Metadata

PHOTO RECORD NUMBER*	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	ORIGINATING ORGANISATION	PLATE
G2625_001	View of Meadow Lodge from driveway	SSE	Not used	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	1
G2625_002	Oblique view of southwest face of the former barn	SSE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	2
G2625_003	Southwest face of the former barn, south extension	SW	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_004	Southwest face of the former barn (middle section)	SW	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	4
G2625_005	Southwest face of the former barn (north end)	SW	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_006	Oblique view of the northern end of the former barn	SSW	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_007	Oblique view of the northern end of the former barn with stone steps	W	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_008	Oblique view of the southwest face of the former barn	W	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_009	Oblique view of the northern end of the former barn with stone steps	NNE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	5
G2625_010	Stone steps at the northern end of the former barn	NE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	6
G2625_011	Northwest face of former barn showing eaves and blocked window	NW	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	7
G2625_012	Oblique view of east face of former barn	N	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_013	Northern end of east face of former barn	NE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_014	Northern end of east face of former barn	NE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	

PHOTO RECORD NUMBER*	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	ORIGINATING ORGANISATION	PLATE
G2625_015	East face of former barn (middle section)	NE	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	3
G2625_016	East face of former barn (south end with current entrance)	NE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_017	Oblique view of east face of former barn (modern extension)	SE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_018	South face of former barn	SSE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	8
G2625_019	South face of cottage	SSE	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	13
G2625_020	Southwest face and current entrance onto cottage	SSW	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_021	Oblique view of southwestern face of the cottage	SE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_022	View of pitched roof, chimney and flat-roofed extension of the cottage	S	Not used	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	14
G2625_023	Current entrance and blocked window of the cottage	S	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_024	Southwest face of flat roof extension of the cottage	SW	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	16
G2625_025	Southwest face of the original cottage	SW	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	15
G2625_026	Oblique view of northwest face of the cottage	W	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	20
G2625_027	Oblique view of northwest and southwest face of the cottage	W	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_028	Oblique view of northwest face of the cottage	N	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	

PHOTO RECORD NUMBER*	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	ORIGINATING ORGANISATION	PLATE
G2625_029	Northwest face of the cottage	NW	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_030	Close-up of original (boarded up) window frame in northwest face of the cottage	NW	1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	21
G2625_031	Oblique view of northeast face of the cottage and porch	NNW	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_032	Oblique view of northwest end of the cottage	E	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_033	Porch located on northwest face of the cottage	NW	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	18
G2625_034	Interior (oblique view) of the porch	N	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	19
G2625_035	Oblique view of the northwest face of the cottage and porch	W	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_036	Northwest face of the cottage	NW	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_037	Oblique view of northwest face of the cottage	NNW	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	17
G2625_038	East face of the cottage	E	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_039	Close-up of east face of the cottage	E	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_040	Oblique view of the northwest face of the cottage	E	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_041	Former barn - Room 1	SSE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_042	Former barn - Room 1	SSW	1X2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	

PHOTO RECORD NUMBER*	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	ORIGINATING ORGANISATION	PLATE
G2625_043	Former barn - Room 2	SSE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_044	Former barn - Room 3	N	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_045	Former barn - Room 3	NE	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_046	Former barn - Room 3	SW	1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_047	Former barn - Room 4 (boiler and door)	SW	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	10
G2625_048	Former barn - Room 4 (storage)	NNW	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_049	Former barn - Room 5	N	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	9
G2625_050	Former barn - Room 5	S	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_051	Former barn - Room 5	NE	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_052	Former barn - Room 6	W	1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_053	Former barn - Room 7	NNE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_054	Former barn - Room 7	SW	1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_055	Former barn - Room 8	SSW	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_056	Former barn - Room U1	SSE	1x2m & 1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	

PHOTO RECORD NUMBER*	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	ORIGINATING ORGANISATION	PLATE
G2625_057	Former barn - Room U2	N	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_058	Former barn - Room U3	NE	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_059	Former barn - Room U4	NE	1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	11
G2625_060	Former barn - Room U5	E	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_061	Former barn - Room U5	W	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_062	Former barn - Room U6	SE	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	12
G2625_063	Former barn - Room U6	NW	1x2m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_064	Former barn - Room U7	SW	1x1m	Stuart Reilly	12/08/2019	Gwynedd Archaeological Trust	
G2625_065	Cottage Room C1 Porch and front door	NNE	1x2m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_066	Cottage Room C3 - Kitchen	NW	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_067	Cottage Room C3 - Kitchen	NW	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	31
G2625_068	Cottage Room C3 - Kitchen	SW	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_069	Cottage Room C3 - Kitchen	SW	1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_070	Cottage Interior of Room C2 (airing cupboard)	NW	1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	

PHOTO RECORD NUMBER*	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	ORIGINATING ORGANISATION	PLATE
G2625_071	Cottage Room C4 with fireplace and exposed support beams	NW	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	22
G2625_072	Cottage Room 4 view of support beam on southwest wall	NW	1x2m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	25
G2625_073	Cottage Room C4 with fireplace and window	NW	1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	24
G2625_074	Oblique view of Room C4 and fireplace	NNW	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	23
G2625_075	Cottage Room C4 & Window 2	SW	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_076	Cottage Room C4	SW	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	26
G2625_077	Cottage Room C4 - northeast wall with Window 2 and Door 5	SW	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	27
G2625_078	Cottage Room C4 southwest wall with Door 7	N	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_079	Cottage Room C4 southwest wall with Door 7 and the fireplace	N	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_080	Cottage Room C4 southeast wall with Door 4	NW	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_081	Cottage Room C4 northwest wall with Door 6	SE	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_082	Cottage Room C6	SW	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_083	Cottage Room C8 with Window 7	NE	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_084	Cottage Room C8 northwest wall with Window 6	SE	1x2m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	

PHOTO RECORD NUMBER*	DESCRIPTION*	VIEW FROM	SCALE(S)	CREATOR OF DIGITAL PHOTO*	DATE OF CREATION OF DIGITAL PHOTO*	ORIGINATING ORGANISATION	PLATE
G2625_085	Close-up of Window 6	SE	1x2m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	29
G2625_086	Cottage Room C7 oblique view	S	1x2m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_087	Cottage Room C7 and Window 4	S	1x2m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	28
G2625_088	Cottage Room C5 southwest wall with Windows 8 and 9	NE	1x2m & 1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	30
G2625_089	Cottage Room C9 toilet cubicle 1	SW	1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_090	Cottage Room C9 toilet cubicle 2	SW	1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	
G2625_091	Cottage Room C9 corridor to cubicles	SE	1x1m	Stuart Reilly	14/08/2019	Gwynedd Archaeological Trust	

APPENDIX III

Gazetteer of Room Descriptions for the Barn and Cottage

GAZETTEER OF ROOM DESCRIPTIONS FOR THE BARN AND COTTAGE

The Barn (No 247 Abergele Road)

Groundfloor Rooms

Room No. 1

Room No 1 was located in the extension located at the northeastern face of the building. It was a porch with a flight of stairs to provide access to the upper floor. It measured 6.0m long by 1.18m wide. The room included the front door (measured 1.9m in height by 0.8m in width), positioned within the northeast wall, adjacent to it was window 18, which was arched and measured 0.96m high and 0.8m wide, with a tiled base. The southeastern wall was dominated by window 19, a multi-paned window that measured 1.75m in height and 1.15m in width. The room also provided access to the hallway (Room No. 2) to the southwest via a doorway that was 1.98m high by 0.74m wide.

Room No. 2

This room was a narrow hallway that provided access to the majority of the groundfloor rooms. Double doors located on the northeastern wall, which measured 6.56m long by 1.017m wide, and provided access to the fuse box. The walls of the room were plastered and painted, with a carpeted floor; a radiator was positioned opposite the doors for the fuse box.

Room No. 3

Room No. 3 was situated within the southeastern, slate roofed extension and measured 4.97m northeast-southwest by 2.75m northwest-southeast. Aluminium wall brackets with set on the southeast wall with five wooden shelves. The room had three windows: window 5 on the southwestern wall along with windows 20 and 21 on the northeastern wall. Window 5 measured 1.8m wide by 0.92m high; windows 20 and 21 measured 1.65m by 1.12m and 0.85m by 0.62m respectively. The doorway from the hallway (Room No. 2) measured 1.86m in height and 0.72m in width. The walls of the room were plastered and painted, with a carpeted floor; with radiators on the northeastern and southeastern walls.

Room No. 4

This room was positioned within the southeastern, felt roofed extension. It appears to have been a boiler room and records storage room, as denoted by the presence of aluminium storage containers, one of which still contained Ordnance Survey maps and had free

standing aluminium shelves located along the southeastern wall. The room measured 4.32m northeast-southwest by 1.53m northwest-southeast. The room was accessed by a split wooden door in the northeast wall, the frame of which measured 0.98m high and 0.87m wide. Room No. 4 was dominated by the large window 6 which extended from the southeastern to the southwestern wall. It measured 2.0m by 0.9m in the southeastern wall and 1.78m by 0.9m in the southwestern wall. The walls of the room were plastered and painted, with a red tiled floor.

Room No. 5

This was a large room positioned along the southwestern half of the barn. It measured 4.22m southwest-northeast by 3.0m northwest-southeast. There was two windows set within the southwestern wall, window 4 was 2.37m wide and 1.19m high, while window 3 was 0.46m wide and 0.66m high. The walls of the room were plastered and painted, with a carpeted floor; with a radiator below window 4 and aluminium shelf brackets on the northeastern wall. The doorway into the room measured 1.95m in height by 0.7m in width.

Room No. 6

Room No. 6 was a w/c located to the northwest of Room No. 1 and accessed off Room No. 2. It measured 1.85m by 1.69m. Window 17 was positioned in the northeastern wall, measuring 0.85m in width and 0.65m in height. There was a wooden window frame extant, with four lights. The room was part tiled in pink tiles with a lino covered floor.

Room No. 7

This was the last room accessible off the hallway (Room No. 2). It was a large room that had a maximum width of 5.5m northeast-southwest and length of 5.5m northwest-southeast. The doorway from the hallway measured 1.91m high by 0.68m wide. The room was dominated by window 2 in the southwestern wall, measuring 3.0m wide and 1.3m high. There were also two small, diamond shaped windows (15 and 16) in the northeastern wall, each measured 0.78m in height by 0.50m in width. The walls of the room were plastered and painted, with a carpeted floor; with a radiator below window 2.

Room No. 8

This was a large, square room located at the northwestern end of the barn, which measured 3.9m by 3.7m. It was full of sport related rubbish. It had two windows, window 1 in the southwestern wall and window 14 in the northeastern wall; each window measured 1.75m by 1.30m. The walls of the room were plastered and painted, with a carpeted floor; with a radiator below window 1.

Upper floor Rooms

Room No. U1

Room No. U1 is a landing accessed via the flight of stairs from Room No. 1 and provided access to all of the rooms on the upper (first) floor of the Barn. It measured 5.5m southeast-northwest by 1.56m southwest-northeast. The walls of the room were plastered and painted, with a carpeted floor.

Room No. U2

This was a large room located at the southeastern end of the building, measuring 4.5m southeast-northwest by 3.9m southwest-northeast. There were two small windows (25 and 26) positioned within the southeastern wall, each measured 0.82m high by 0.57m wide and window 11 in the southwestern wall, which measured 2.13m wide by 1.2m high. The room was access via a doorway off Room No. U1, which measured 1.91m high by 0.68m wide. The walls of the room were plastered and painted, with a carpeted floor; with a radiator below window 11.

Room No. U3

This was a small storage room accessed off the landing (Room No. U1) and to the immediate northwest of Room No. U2. It measured 2.8m southeast-northwest by 1.94m southwest-northeast. There was a window (10) positioned in the southwestern wall, that was 1.2m high and 1.2m wide. There were aluminium brackets and two wooden shelves on the southeastern wall. The room was access via a doorway off Room No. U1, which measured 1.91m high by 0.68m wide. The walls of the room were plastered and painted, with a carpeted floor.

Room No. U4

Room No. U4 was a w/c that measured 2.3m long by 0.85m wide, with a small window (9) that was 0.88m high and 0.43m wide, in the southwestern wall. The walls of the room were plastered and painted, with a lino covered floor.

Room No. U5

The room was square, measuring 3.3m by 3.3m, with window 8 positioned in the southwestern wall, measuring 1.78m wide by 1.20m high. The room was accessed via a door off Room No. U1, the doorframe measured 1.948m in height by 0.70m in width. There was a radiator beneath window 8 and on the opposite wall there was aluminium brackets with three wooden shelves set above a cupboard. The walls of the room were plastered and painted, with a carpeted floor.

Room No. U6

This was a large (4.30m by 3.80m) located at the northwestern limit of the building, with two windows 7 and 13, set within the southwestern and northwestern walls respectively. Window 7 measured 1.78m by 1.20m and window 13 1.19m by 1.20m. There were aluminium brackets and wooden shelves on the northwestern and northeastern walls, along with a radiator beneath window 7 and the northeastern wall. The walls of the room were plastered and painted, with a carpeted floor.

Room No. U7

This was a small office kitchen with cupboards set against the southeastern wall. The room had a boarded up window (14) visible on the exterior but this was not evident on the interior. The room measured 1.55m by 1.46m. The walls of the room were plastered and painted, with a carpeted floor.

Room No. U8

This room was not accessible.

The Cottage**Room No. C1**

Room C1 is the current entrance and porch into the cottage and is situated within the flat-roofed extension along the southwestern edge of the building. The room measured 1.70m east-west by 0.98m north-south. The front doorway was 2.0m high by 0.90m wide.

Room No. C2

This was a boiler room/airing cupboard located off the kitchen (Room No. C3). The room was cramped measuring 0.927m by 0.616m. The doorway was 1.98m high by 0.68m wide.

Room No. C3

Room No. C3 was a kitchen accessed via Room No. C1 and was fitted out with quite modern fittings. It measured 3.195m southwest-northeast by 3.555m southeast-northwest. Window 2 was positioned and recessed within the northeastern wall, measuring 1.19m by 0.904m and included a single glazed metal window with 12 lights. The room had a slightly domed ceiling with a later window light and access to the attic. The doorway (door 2) from Room No. C1 measured 2.047m by 0.759m, while the doorway (door 4) to Room No. C4 was 1.965m by 0.687m.

Room No. C4

Room No. C4 would have formed the core of the original farmhouse and was dominated by a large open fireplace the interior of which had been re-styled in the 1980s with a glossy tiled floor, grey brick façade with fireplace and alcoves, bracketed by exposed stone work. The fireplace had an exposed maximum height of 2.52m and width of 2.42m, being tied in with the inside edge of the northeast facing wall of the cottage and continuing beyond the semi-domed ceiling into the attic space. The opening of the fireplace was slightly arched with a maximum width of 1.972m, height of 1.772m and depth of 0.742m. The exposed wall which formed the southwestern end of the fireplace was 0.38m wide. The walls of the fireplace were covered by painted plaster or later decoration, so it was not possible to determine the material used in its construction, although it is likely made-up of a combination of brick and stone.

In addition, there were exposed beams that emerged out of the northeastern and southwestern walls. The beam on the northeastern wall was visible above window 3 being approximately 0.35m deep and 0.16m wide with only about 1.0m in length visible before extending beyond the ceiling. The beam on the southwestern wall was more visible and consisted of two, interlinked parts. The lower section, a bracket, appeared to be moulded with the wall, probably made of stone (this was difficult to verify during the recording as it was heavily coated in plaster and paint) with a slight arch and steeped ledge at the top. Sat on top of the bracket ledge was a roof beam, similar to the one in the opposite wall, and the bottom end of the ceiling merged with the lower lip of the bracket. The bracket was 0.24m, 0.55m deep and approximately 1.5m high, while the beam was 0.16m wide, 0.35m deep and approximately 1.0m high.

There were four doorways into the room, one of which, number 5, was external and one window. Window 3 was recessed and was set within the northeast wall of room C4. It had retained a single glazed, metal window frame with 12 lights, with the eastern side being hinged and possible to open with a latch to hold it in place. The window opening had a width of 1.42m, height of 1.32m and depth of 0.44m. Adjacent to window 3 was door 5, which led to the porch and would have been the original entrance into the cottage. At the time of the building recording there was panelled timber door with a large window inset. The doorway was 1.836m high and 0.967m wide. Door 6 into Room No.6 was 1.97m high by 0.813m wide while door 7 that led into Room No. C5 measured 2.026m high by 1.353m wide.

Room No. C4 measured 4.234m by 3.944m. The walls were plastered and painted, obscuring their composition, while the floor was carpeted.

Room No. C5

It was accessed from Room No. C4 via door 7 and was part of the flat-roofed extension situated along the southwestern edge of the building. The room measured 3.258m by 3.085m. It was dominated by the windows set within the southwestern wall, window 8 measured 1.35m high by 1.20m wide and window 9 was 1.35m high by 2.0m wide. A radiator was positioned beneath window 9. The walls of the room were plastered and painted, with a carpeted floor.

Room No. C6

This was a narrow corridor situated between rooms C4, C7 and C8. The room measured 2.276m by 1.098m. The walls of the room were plastered and painted, with a carpeted floor.

Room No. C7

This room was part of the original farmhouse and was located at the northwest corner of the cottage. The room was crammed full with old office tables and filing cabinets that restricted access. It measured 3.984m northeast-southwest by 3.179m southeast-northwest. Window 5 was not visible due to the filing cabinets but window 4 in the northeastern wall measured 1.510m by 1.317m.

Room No. C8

Room No C8 was accessed via door 8 which measured 0.778m high by 0.907m wide. This was a large room that was part of the original farmhouse, measuring 4.38m by 3.472m. The room was dominated by window 7 in the southwest wall that measured 1.90m by 1.162m. There was also a small (0.791m by 0.583m) recessed window (6) set within the northwest wall that may be original and contemporary with the earlier phases of occupation. It had a single glazed window frame with two lights.

Room No. C9

This was two adjoining w/c with associated corridor situated in the southeast corner of the cottage, within the flat-roofed extension. Each cubicle measured 2.85m by 2.56m. Accessed was gained via door 8 which measured 2.188m high by 0.817m wide.



Gwynedd Archaeological Trust
Ymddiriedolaeth Archaeolegol Gwynedd

Craig Beuno, Ffordd y Garth, Bangor, Gwynedd. LL57 2RT
Ffon: 01248 352535. Ffacs: 01248 370925. email: gat@heneb.co.uk

