

Loreto Convent, Llandudno, Conwy

Photographic building survey



General view of Loreto Convent, Llandudno

ARS Ltd Report 2015/121
(Revised version 3) September 2015
NGR: SH772821

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EXECUTIVE SUMMARY

In August 2015 Archaeological Research Services Ltd undertook a photographic building survey at Loreto Convent, Llandudno, Conwy, as a condition of the planning permission for the demolition of five buildings within the site. A topographical survey of the existing grounds has already been undertaken by Bate and Taylor Architects whose results are included within this report as it also forms part of the aforementioned planning condition.

The photographic building survey provides a comprehensive preservation by record prior to the proposed demolition of these buildings.

1 INTRODUCTION

1.1 Proposals have been submitted to Conwy County Borough Council for the re-development of Loreto Convent, Llandudno, Conwy (NGR: SH772821, Fig. 1), which involves the demolition of a series of buildings within the site. Gwynedd Archaeological Planning Service recommended a condition of the planning permission to secure the recording of these structures in advance of their demolition. The recording consists of a photographic record of the buildings as set in the ‘Guidance for applicants undertaking general photographic surveys for planning purposes’ of Gwynedd Archaeological Planning Service. These recommendations are in line with the Planning Policy Wales.

1.2 Archaeological Research Services Ltd (ARS Ltd) was commissioned to undertake a photographic building survey of five buildings proposed to be demolished which form part of Loreto Convent complex. A concordance of labels has been assigned to the buildings concerned and their location is shown on plan (Fig 2).



Figure 1: General site location (circled).

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N



Archaeological Research Services Ltd
 Angel House
 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB

Site Code: LCL '15
 Date: 21 August 2015
 Drawn: AMO
 Scale: 1:500@A4

Figure 2:
 Plan of the site showing the buildings code

Notes:

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2 AIMS

2.1 The aims of the photographic building survey were outlined in a detailed Written Scheme of Investigation (WSI) which was prepared by Jason Clarke of The Environment Partnership and subsequently approved by Gwynedd Archaeological Planning Service (Appendix II). The survey was undertaken in order to mitigate the impact by means of preservation by record of any such buildings.

3 METHODOLOGY

3.1 The aforementioned WSI outlines the methodology employed. However, since the WSI was compiled a change of the proposed buildings to be demolished has taken place. The revised proposal states that the Annex (Building D) and Convent extensions (Building E) are now to be retained on instruction from Loreto Convent. The photographic building survey was carried out by Alvaro Mora-Ottomano (BA Hons, MSc) of ARS Ltd who is a corporate member of the Chartered Institute for Archaeologists (ACIfA 5297) and the Institute of Historic Building Conservation (2583AFF). For the purpose of this survey the definition ‘building’ is used to describe a built structure within the confines of the site boundary, which is identified as a single construction, and may have more than one phase of use or alteration. A plan of the site has been arranged with the buildings’ name and/or codes (Fig. 2).

3.2 The photographic survey consists of high resolution digital photographs (16 megapixels) which were taken using a Nikon L810. Additional 35mm colour print photography was also undertaken including detailed and general shots of the building being recorded, fixtures, fittings and phase change evidence and general shots of the context and outlook. Where possible, photographs included a graduated scale.

3.3 A risk assessment was undertaken before commencement of the work and health and safety regulations were adhered to at all times.

4 HISTORICAL BACKGROUND

4.1 A Design and Access Statement of Loreto Convent was prepared by Bate and Taylor Architects (2014) and submitted to the planning authority in support of the planning application. The assessment includes a concise historical and archaeological background of the site, supplemented by pictographic records. A relevant extract is provided below.

‘The Loreto Sisters (Institute of the Blessed Virgin Mary, IBVM) have maintained a continuous presence in Llandudno since the early 20th century. The site and buildings have, over the years, provided a home for the religious Order, a school, retreat centre and community facilities offering social and activity space for the people of Llandudno. Since the arrival of the Sisters the site has been the subject of continuous change and development over many years, and buildings have been added and taken down to meet the changing needs of the Order. The current proposals reflect the Sister’s continuing

commitment to this site both in terms of meeting present day requirements and to anticipate future needs and demands.

Upon their arrival from Manchester in 1919, the Sisters acquired two properties on the West Shore side of the Great Orme: 'Ethinog' and 'Clifton Lodge', and established a boarding school there, Ethinog being the School and Clifton the Convent and boarders' dormitories. The school expanded and further accommodation for boarders was gradually added, these areas now being used as part of the Retreat Centre, namely, The Wing and the Anniversary Suite, the latter named in 2009 in celebration of the 400th anniversary of the foundation of IBVM by Mary Ward. In 1921 the two houses were connected by the Hall, and class rooms added above it.

Originally the Chapel had been accommodated in Clifton Lodge (now room 101) but it soon became too small and, through the generosity of a benefactor a large Chapel was built adjoining Clifton Lodge in 1925, on the site which is now the Convent/Retreat Centre car park. This chapel was demolished in 1977 when it was no longer needed.

In 1931 the province's Novitiate was transferred from Manchester to Llandudno and a purpose built property was erected now known as St. Joseph's.

In 1939 the Sisters acquired a third property Bron Meillion, (today known as 'The Convent') mainly to accommodate a Preparatory School and more boarder dormitories. The building had a previous history of long neglect and had at one time been requisitioned by the military as a base for Servicemen working at the signalling station on the Great Orme. The building, formerly a private residence, consisted originally of a doubly fronted bay facade, facing Abbey Road. Further school developments took place over this period, adding a science laboratory and a home economics section where today's Dining Room (an extension to Bron Meillion in the form of a third bay to the west of the original two bays) and Our Lady's Centre. Around this time a third floor was added to Bron Meillion, to provide additional dormitories.

By 1970 the numbers in the novitiate no longer warranted a building of this size and, following Vatican II's encouragement of the place of the laity in the Church's mission, the novitiate buildings and science block were developed to accommodate groups for the spiritual formation of the laity. The groups were provided with accommodation and meals, and were led by their own facilitator. About this time an extra Chapel was built for the use of the groups using the Retreat Centre.

Also in 1970 it was decided to close the boarding school, there being less need, and the Diocese of Menevia were anxious to acquire the property for a Middle School, for Catholic children in the area. The school continued in the Ethinog-Hall-Clifton complex for over ten years, when numbers of Catholic children fell off and the Local Authority/Diocese could no longer support it financially.

In 1987 the buildings were reacquired by Loreto and it was decided to expand the work of the Centre into Clifton Lodge and the Hall for self-catering options for 'quiet time', retreats and day meetings.

In 1990 the Provincial Offices were transferred to Ethinog and then in 1998 they were re-sited in Manchester. Early in the 1990s also, St. Buenos' Outreach asked to use the lower part of Ethinog for its Ignatian Spirituality programme in this part of the Diocese.

During the 1990s, part of Ethinog's extension was set aside for the use of needy people needing some quiet space, on a self-catering basis, and in 2009 the upper part of the same building was dedicated to self-catering accommodation for small groups, in honour of the 400th anniversary of the founding of IBVM' (Bates and Taylor Architects 2014).

5 PHOTOGRAPHIC SURVEY

The photographic record comprised 131 high definition colour digital images and two films of 35mm colour prints; this is also included in the project archive with scaled plans showing their location and direction as well as an accompanying photographic register with their descriptions. The digital photographic record is included in Appendix I. A selection of photographic plates is included in the report with detailed captions indicating the viewpoint of the camera.

5.1 Building A

5.1.1 Building A is known as St Joseph's Centre and is located immediately to the west of Our Lady's Centre (centred coordinates: 277329, 382273). Cartographic evidence indicates that this range was built in the mid-20th century. This is a long east/west two-storey building with a hipped slated roof. The construction of the wall was not ascertained as it is externally rendered with pebble dash. The front south elevation contains a long lean-to conservatory. Its principal entrance is also within the south elevation from a walkway. The walls contain several window openings with modern PVC windows. Fewer original windows survive including a wooden encasement with semicircular radial fan-light located within the east elevation, although it is slightly obscured by an inserted steel fire-exit staircase. The north elevation contains evidence of a former pilaster-like chimney stack (Plates 1 – 10).

5.1.2 Internally, the ground floor is accessed from a central doorway within the south elevation which is approached from a walkway. The doorway contains a semi-circular arched head equivalent to an additional doorway along a central corridor which provides access to a large meeting room within the eastern side. The main meeting room is lit by several modern windows within the north and south walls as well as the semi-circular arched window identified externally. There are two additional smaller meeting rooms towards the western side of which the northern room retains original casement windows. There is also a kitchen room with a primary door flanked by sashes. The south wall has a large inserted opening which leads to a conservatory. A further sash window with muffled glass survives towards the western end of the central corridor. Towards the western end of the corridor, there is a lobby containing a dog-leg staircase for the floor above (Plates 11 – 20).

5.1.3 The first floor is mainly composed of a central corridor which is approached from

a hallway that also leads to a series of lavatories within the westernmost area of the floor. Despite modern refurbishment, one of the lavatories retains its original door and lock. The corridor leads to bedrooms on both sides. The floor here is composed of timber boards throughout. The roof structure was inspected through a ceiling hatch and consists of a series of steel W-truss carrying four tiers of sawn timber side purlins (Plates 21 – 28).



Plate 1: General view of Building A (arrow) facing onto the delivery car park, looking north-west.



Plate 2: Front south elevation viewed from an alleyway behind the Hall, looking east.



Plate 3: West and south elevations, looking north-east.



Plate 4: West elevation of Building A, looking east (scale 2m).



Plate 5: Detail of the projecting walkway to the north, looking east (scale 2m).



Plate 6: Rear north elevation of Building A, looking south.



Plate 7: Detail of projecting chimney stack within the north elevation, looking south-west.



Plate 8: General view of the north and east elevations, looking south-west (scale 2m).



Plate 9: Detail of arched window opening within the east elevation, looking west (scale 1m).



Plate 10: Eastern side of the first floor of the south elevation, looking west (scale 2m).



Plate 11: Principal arched doorway of the ground floor, looking north (scale 2m).



Plate 12: General view of the central corridor, looking east (scale 2m).



Plate 13: General view of the main meeting room, looking north-east (scale 2m).



Plate 14: Detail of window opening with semi-circular arched head, looking east (scale 2m).



Plate 15: Northern meeting room, looking north-west (scale 2m).



Plate 16: Kitchen room, looking north-west (scale 2m).



Plate 17: Conservatory and southern meeting room, looking east (scale 2m).



Plate 18: Corridor with doorway and windows to the southern meeting room, looking east (scale 2m).

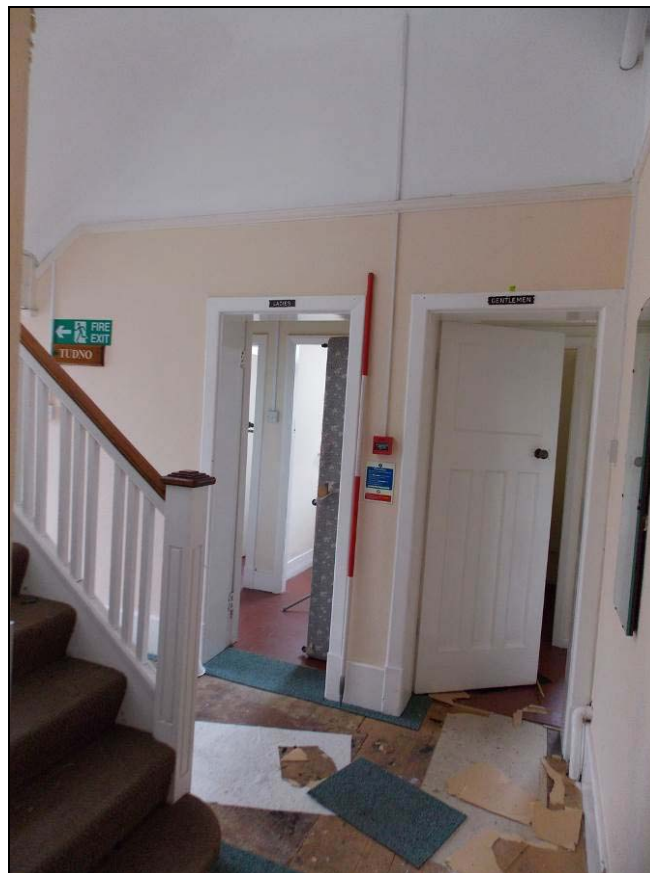


Plate 19: General view of the western lobby, looking west (scale 2m).

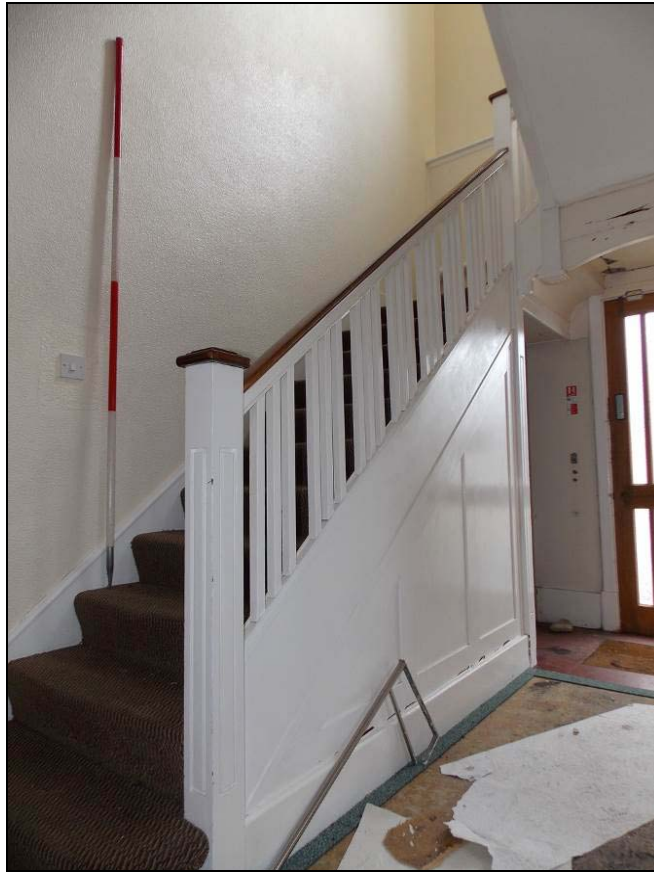


Plate 20: Staircase to the first floor, looking south-east (scale 2m).



Plate 21: General view of the staircase's lobby, looking south (scale 2m).



Plate 22: Hallway to the central corridor, looking east (scale 2m).

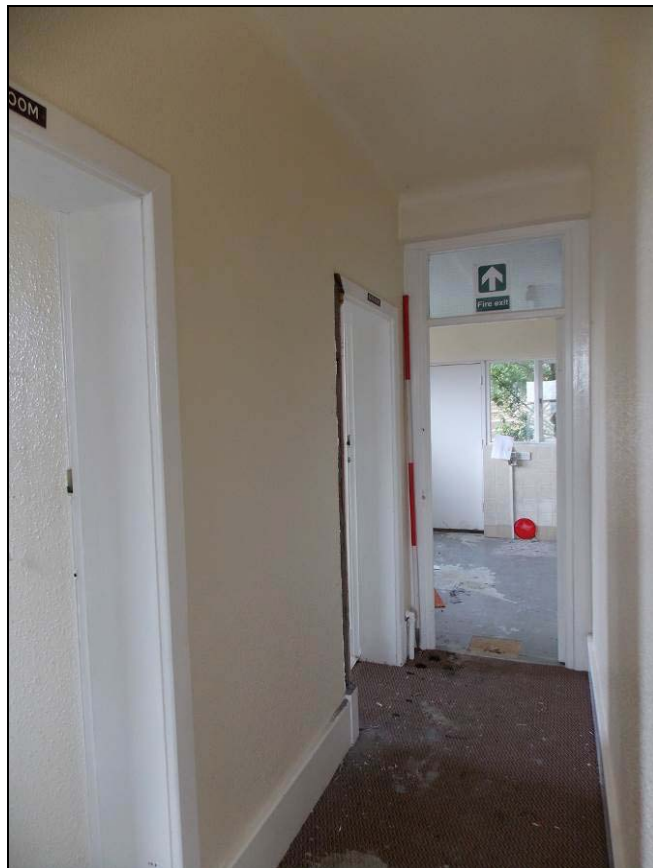


Plate 23: Hallway to lavatories, looking north (scale 2m).

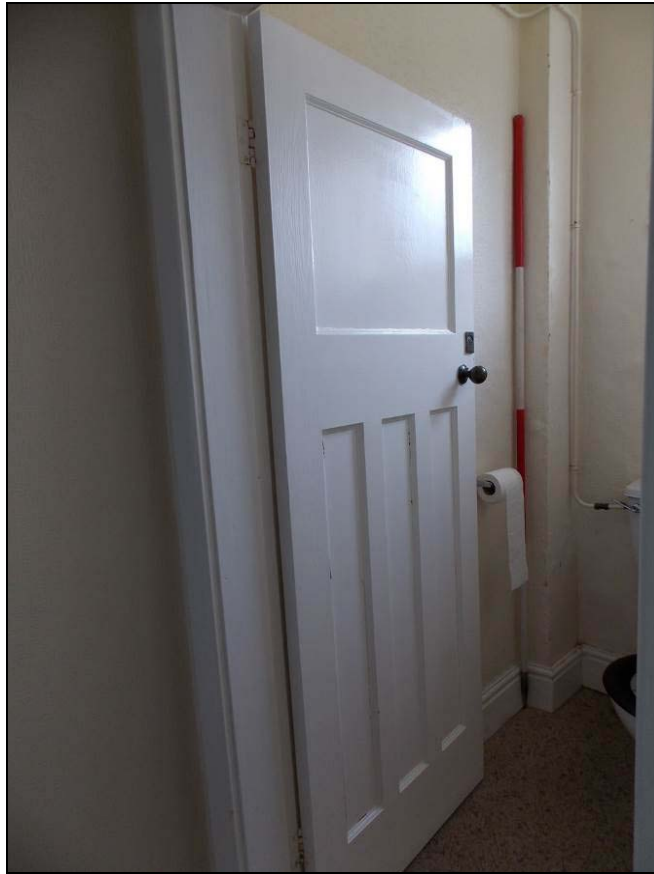


Plate 24: South-western lavatory, looking west (scale 2m).



Plate 25: Detail of brass door lock



Plate 26: Doorway to bedrooms, looking north (scale 2m).

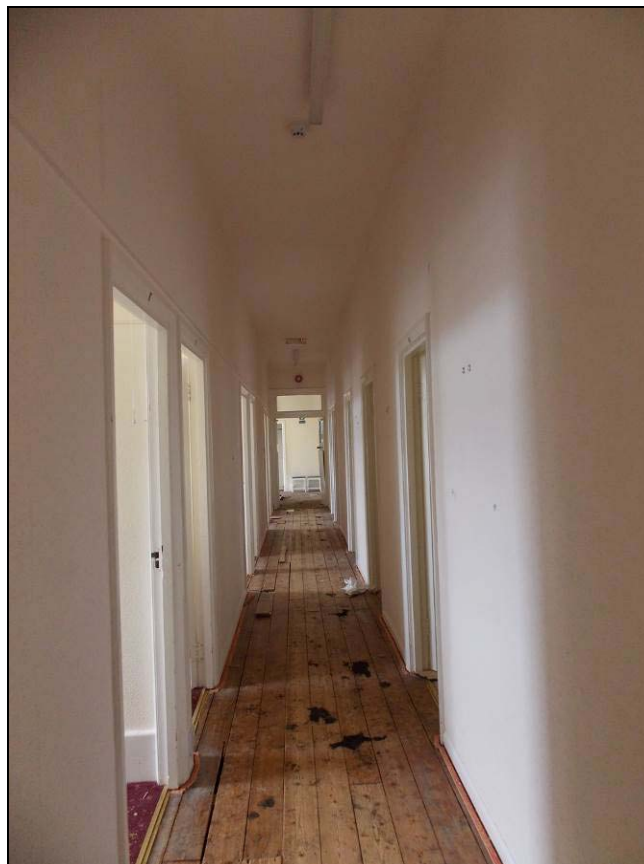


Plate 27: General view of the central corridor, looking west.



Plate 28: Roof structure inside the loft, looking east.

5.2 Building B

5.2.1 Building B is a modern extension which projects from the western elevation of Our Lady's Centre providing access to a series of overhead walkways (centred coordinates: 277340, 382266). The main structure is a tall two-storey structure with a pitched slated roof. It has two doorways within the south elevation which leads to storage areas. The first floor contains narrow windows on both south and north elevations. The main structure leads to a system of overhead walkways which provide access to Buildings A (St. Joseph's Centre), Our Lady's Centre and the rear of Clifton Centre. The walkways appear to have been built in different sequences as indicated by their different construction including their windows. The main structure contains lavatories within the first floor as well as a corridor which links to the walkway system of the aforementioned buildings (Plates 29 – 38).



Plate 29: General view of Building B (arrow), looking north (scale 2m).



Plate 30: South elevation, looking west (scale 2m).



Plate 31: North elevation of Building B, looking south-east (scale 1m).



Plate 32: Walkway between Buildings A and B, looking south-west (scale 1m).



Plate 33: Walkway to the rear of Clifton centre, looking north-west.



Plate 34: West elevation of the walkway linking Buildings A and B, looking east (scale 2m).



Plate 35: Inside the walkway to the rear Clifton centre, looking west (scale 2m).



Plate 36: Inside walkway between Buildings A and B, looking south (scale 2m).

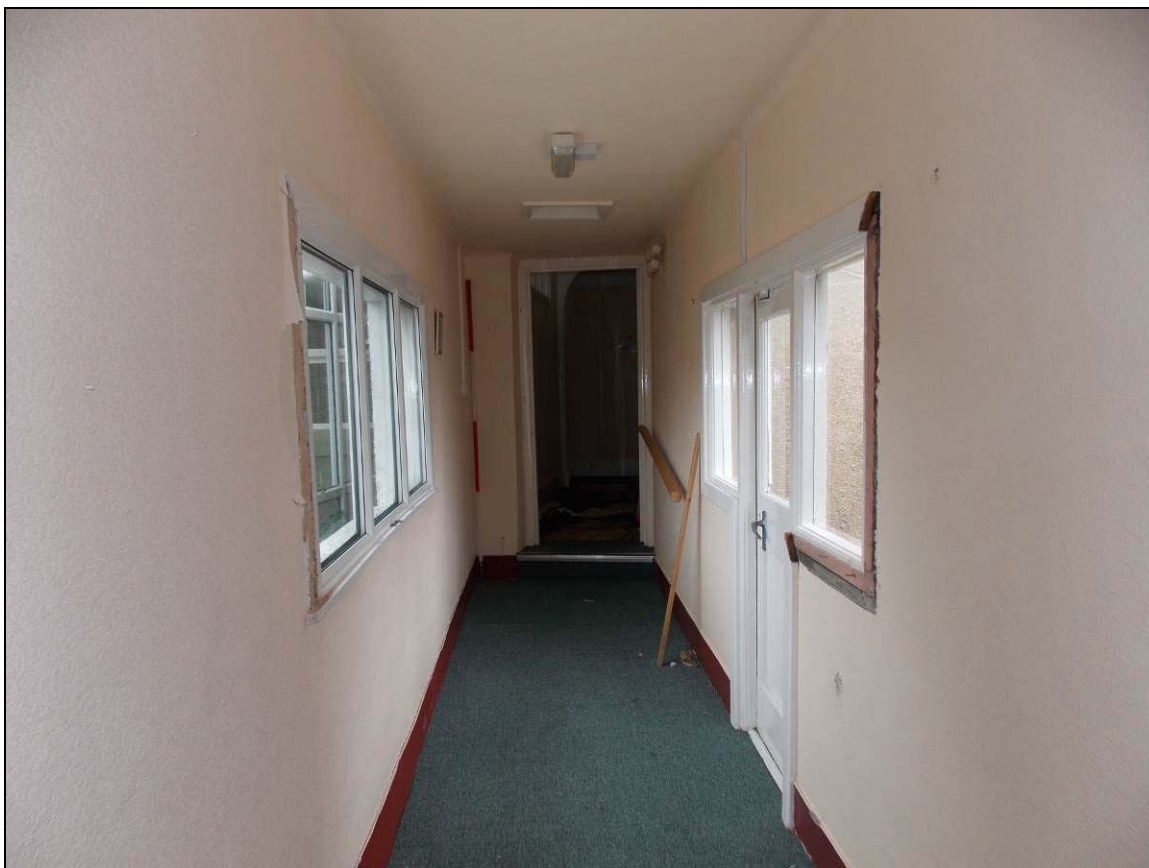


Plate 37: Walkway to the main entrance of Building A, looking north (scale 2m).



Plate 38: Inside Building B, looking west (scale 2m).

5.3 Building C

5.3.1 Building C is known as St Anne's Centre forming a cross-wing perpendicular to Our Lady's Centre (centred coordinates: 277367, 382266). Cartographic evidence indicates that this range was built in 1900. It is a long north/south two-storey building with a hipped slated roof which abuts the eastern end of the southern elevation of Our Lady's Centre to the north. The west elevation is rather plain containing a small flat-roof projecting porch which leads to the interior through a short staircase. There is another larger porch of two storeys against the walkway system along the south wall of Our Lady's Centre. The east elevation faces onto a courtyard and contains two doorways of which the southern one appears to be original with a plain stone architrave. A similar type of surround is also discernible within one of the ground floor's window opening. This elevation appears to have been significantly modified with the insertion of later openings. The ground level within the southern end of this elevation has a different type and colour of pebble-dash render than the remaining wall. This disparity may suggest that this area previously had a lean-to extension or similar type of structure abutting the wall. There is a lean-to garage against the northern end of the east elevation (Plates 39 – 43).

5.3.2 Internally the larger porch to the west of the main range contains a staircase for the overhead walkway. The garage is currently used as a storage area. The original construction of this building appears to be local rubble stone which had been rendered as seen inside the garage. The ground floor is mostly utilised as a laundry room with a kitchen and lavatories. It is possible that this range might have originally been divided into two separate units as indicated by the internal layout including an inserted doorway that currently links the laundry and kitchen rooms. Further alterations include the partial removal of a chimney breast within the main laundry room and an inserted staircase within the southern lobby (Plates 44 – 48).

5.3.3 The first floor is accessed from the internal staircase and an inserted doorway within the northern end of the west wall which is accessed from the small porch within the west elevation. There is a narrow corridor along the west wall, lit naturally by a skylight, which leads to several bedrooms. The original layout of the bedrooms has also been modified with the insertion of doorways, blocking former openings, etc. The roof structure was inspected through two ceiling hatches showing that the structure itself consisting of a later rebuilt (Plate 49 – 54).



Plate 39: Building C (arrow) viewed from the delivery car park, looking north-east (scale 2m).



Plate 40: Projecting staircase porches, looking north-east (scale 2m).



Plate 41: South and east elevations of Building C, looking north-west (scale 1m).



Plate 42: East elevation with projecting garage block, looking west (scale 1m).



Plate 43: Detail of doorways within the east elevation, looking west (scale 1m).



Plate 44: Staircase leading to Our Lady's Centre, looking west (scale 2m).



Plate 45: Internal view of the garage, looking west (scale 2m).



Plate 46: Inserted doorway within the dividing wall of the laundry, looking south-east (scale 2m).



Plate 47: Truncated chimney breast (arrow), looking north-east (scale 2m).

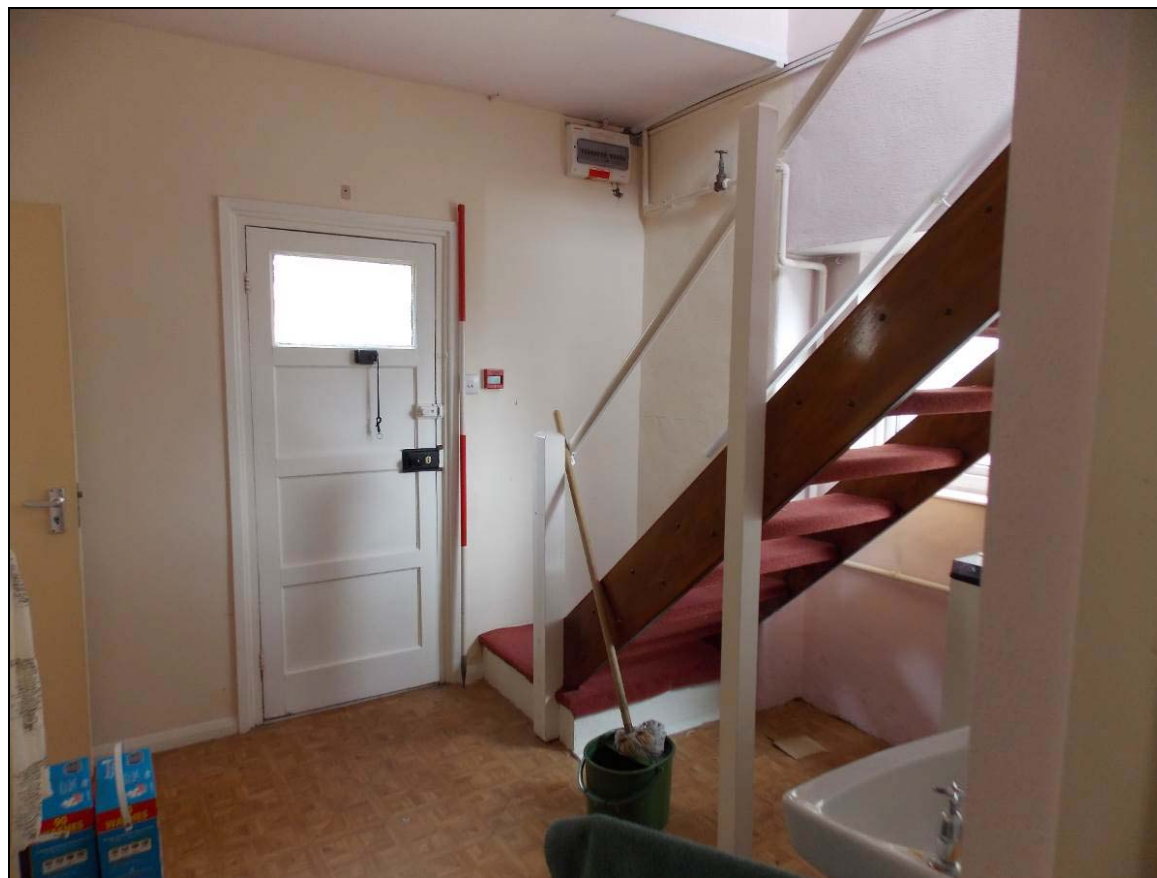


Plate 48: Inserted staircase to the first floor, looking south-east (scale 2m).

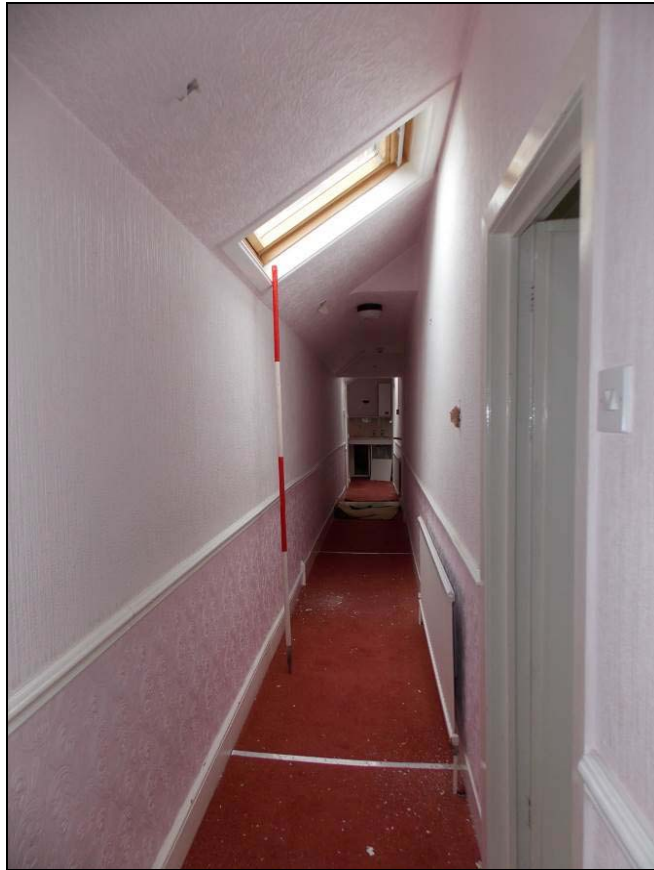


Plate 49: First floor's corridor, looking north (scale 2m).



Plate 50: Southern room with chimney breast, looking north-west (scale 2m).



Plate 51: Central room, looking north-west (scale 2m).



Plate 52: Northern room and lavatory, looking north-east (scale 2m).



Plate 53: Roof structure within the loft northern area, looking south.



Plate 54: Hipped roof structure within the southern end, looking south.

5.4 Building D

5.4.1 Building D, known as the Annex, is located in front of the Chapel Centre (centred coordinates: 277389, 382276). This building appears to be relatively modern consisting of a two-storey structure with a short cross-wing to the south with a slated pitched roof. The walls are also rendered with pebble dash. The projecting cross-wing contains a large section of concrete blockwork with a doorway and two windows. The remaining gable walls are plain. The western end of the north elevation leads to a walkway which projects to the Loreto Convent building (Plates 55 – 61).

5.4.2 Internally this range also consists of modern fabrics including the glazed walkway that links the Convent building with the first floor of Building D which contains a long narrow corridor that leads to several bedrooms. Towards the western end of the corridor there is a straight staircase with turned balusters that provides internal access to the ground floor. The ground floor itself is composed of bedrooms, an office and a meeting room (Plates 62 – 63).



Plate 55: General view of Building D (arrow), looking north-west.



Plate 56: Front south elevation, looking north (scale 2m).



Plate 57: South elevation, looking north-west (scale 2m).



Plate 58: East elevation, looking west (scale 2m).



Plate 59: North elevation, looking west (scale 1m).



Plate 60: Western end of the north elevation with stairs to walkway, looking west (scale 1m).



Plate 61: External walkway balcony to the Convent, looking north (scale 1m).



Plate 62: Inside the walkway to the Convent, looking south (scale 1m).

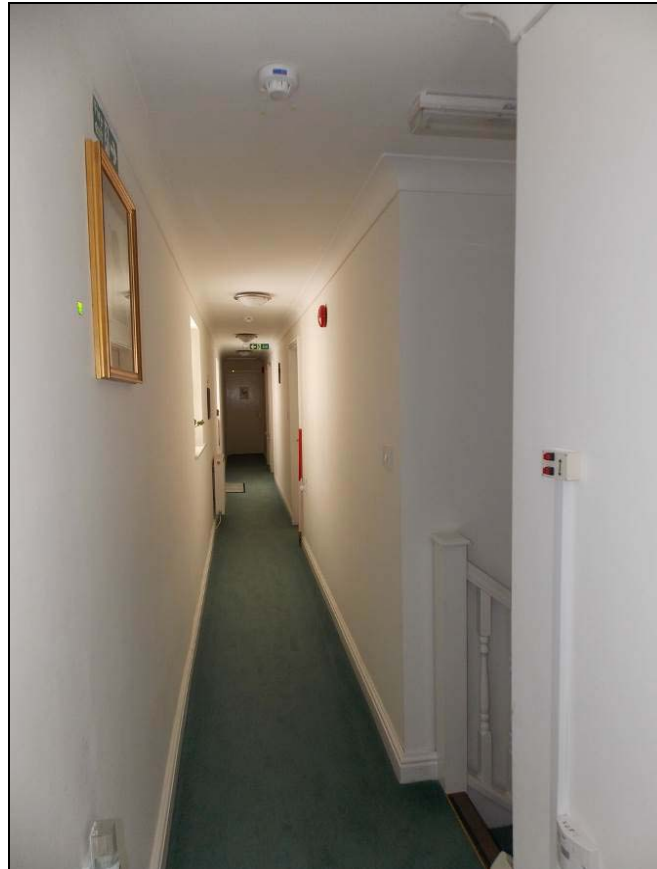


Plate 63: First floor corridor, looking east (scale 1m).



Plate 64: First floor bedroom, looking south-east.

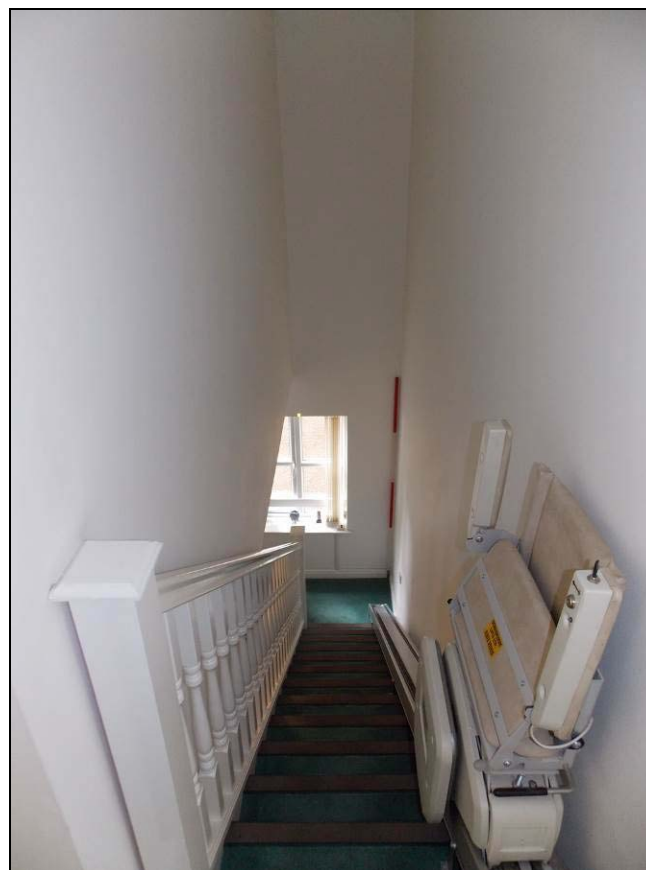


Plate 65: Staircase to the ground floor, looking south (scale 2m).



Plate 66: Ground floor bedroom, looking.

5.5 Building E

5.5.1 Building E comprises two minor and relatively modern extensions to the north-eastern corner of the Loreto Convent building (centred coordinates: 277386, 382268). These include a single-storey flat-roof lavatory block, with window openings on each wall, including a canted central side wall, and a tall tower-like extension. The tower includes internally a lift which provides access to each floor level (Plates 67 – 69).



Plate 67: General view of Building E, looking west (scale 2m).



Plate 68: Detail of single-storey lavatory block, looking south-west (scale 2m).



Plate 69: Projecting lift tower, looking west.

6 TOPOGRAPHICAL SURVEY

6.1 A topographical survey of the existing grounds has already been undertaken by Bate and Taylor Architects. The survey includes a detail plan (Fig. 3). A description of the site follows below. The wider site owned by the client covers approximately 1.52 ha, consists of a level area of ground which runs along the entire southern boundary along Abbey Road. The area this application relates to have an area of 1.95 ha. This site rises, as a terrace, to a further level plateau, upon which are sited a number of large, imposing buildings. To the east (application area), stands the Convent (formerly Bron Meillion) with gardens between it and the furthest eastern boundary. To the west stand Ethinog, the Hall and Clifton which, being co-joined (in a development which took place in 1921), give the appearance of one large range of buildings. Between the two buildings sits a car park, formerly the site of an imposing chapel which was demolished in 1977. Behind these buildings, the site continues to step up with a range of buildings clustered behind the Convent; St Joseph's, Our Lady's, The Chapel and The Annex. Beyond these buildings rise a series of stepped terraced gardens, now over grown, which continue to the northern boundary, defined and secured by a further stone wall. Beyond this, looms the rocky outcrop of the Great Orme providing a sublime, precipitous and dramatic backdrop to the site (Bate and Taylor Architects 2014).

6.2 The series of photographic plates illustrating the general topography of the site is included below (Plates 70 – 79).

Site Code: LCL15
Drawing Ref.
Date: 1 September 2015
Drawn: AMO
Scale: 1:300@A3

Figure 3:
Topographical survey plan
showing the location and
direction of selected plates
(blue)

Key:

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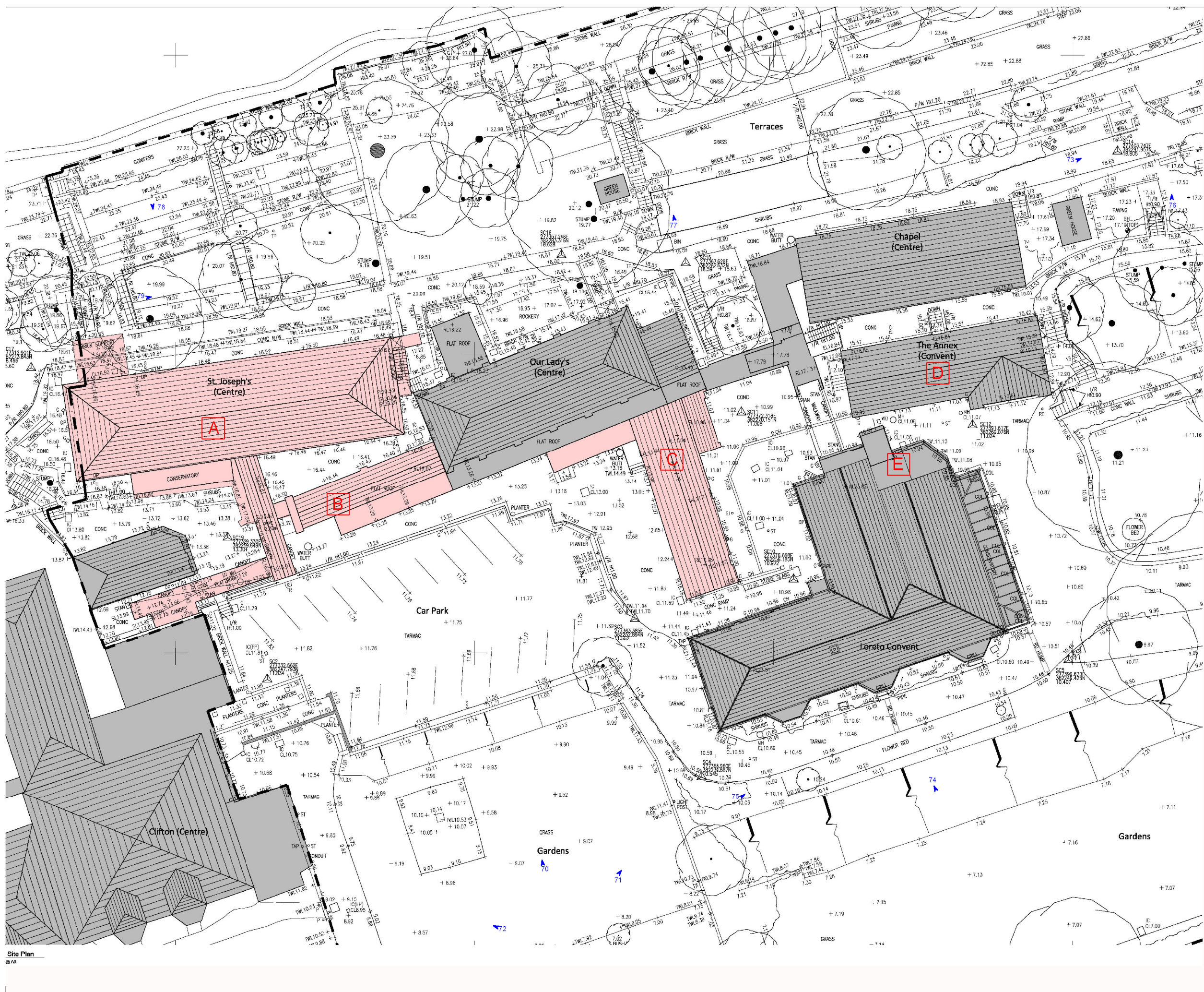




Plate 70: General view of Loreto Convent with the Great Orme in the background, looking north



Plate 71: Front terrace to the west of Loreto Convent, looking north-east.



Plate 72: Front façade of Clifton Centre, looking north-west.



Plate 73: Terraced garden within the eastern area of the site, looking east.



Plate 74: Front (south) façade of Loreto Convent.



Plate 75: Detail of bay windows within the front façade of Loreto Convent, looking north-east.



Plate 76: Patio area within the northern terraced garden area, looking north-east.



Plate 77: Staircase within the northern terraced garden area, looking north.



Plate 78: Terraced garden area to the rear of St Joseph's Centre (Building A), looking south.



Plate 79: Terraced garden area to the rear of St Joseph's Centre (Building A), looking east.

7 CONCLUSION

7.1 A photographic building survey has been undertaken at Loreto Convent, Llandudno, Conwy. The survey was carried out in accordance with a WSI approved by the Gwynedd Archaeological Planning Service as part of a planning application which involves the demolition of five structures within the site although since the WSI was compiled a change of the proposed buildings to be demolished has taken place. The revised proposal states that the Annex (Building D) and Convent extensions (Building E) are now to be retained on instruction from Loreto Convent. The photographic building survey provides a comprehensive preservation by record prior to the proposed demolition of these buildings. The survey together with previous documents submitted as part of the planning application established that the buildings proposed to be demolished are of little architectural and historic interest and do not form part of the design of late Victorian/Edwardian character of Llandudno.

7.2 A topographical survey of the existing grounds has already been undertaken by Bate and Taylor Architects whose results are included within this report as it also forms part of the aforementioned planning condition. The topographical survey illustrates the present existing grounds accompanied with additional photographs. The survey did not identify any evidence of previous buildings on the site.

8 PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

8.1 Any publicity will be handled by the client.

8.2 Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

9 STATEMENT OF INDEMNITY

9.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

10 ARCHIVE DEPOSITION

10.1 A digital and paper archive will be prepared by ARS Ltd, consisting of the film negatives and prints, the digital photographs in either tiff or high quality jpeg format, along with all paper records generated during the project on CD or DVD format. The archive will be submitted to the National Monuments Record, RCAHMW, Aberystwyth, one bound

copy of the report plus a PDF/A on disk will also be submitted to the Regional Historic Environment Record, curated by CPAT and GAT and Conwy County Borough Council.

11 ACKNOWLEDGEMENTS

11.1 ARS Ltd would like to thank all those involved with the archaeological project, especially Jason Clarke of The Environment Partnership for commissioning the project, and the staff of Loreto Convent for providing access to the relevant buildings surveyed.

12 REFERENCES

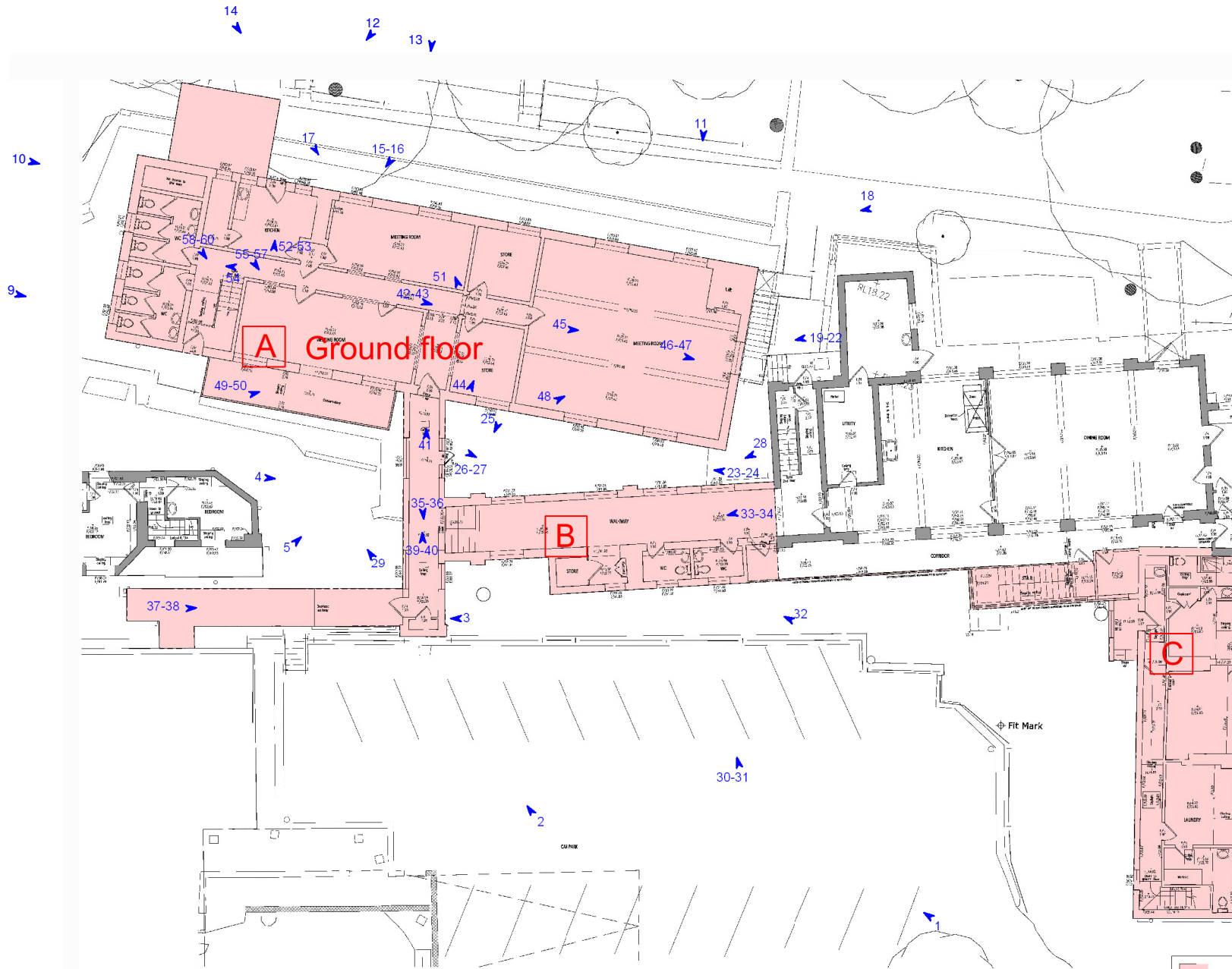
Bate and Taylor Architects. 2014. *Loreto Convent and Retreat Centre. Design and Access Statement*. Unpublished report MH890.

APPENDIX I: PHOTOGRAPHIC RECORDS

SITE NAME: Loreto Convent, Llandudno, Conwy				NGR: SH772821	
Format	Digital	Photographer	Alvaro Mora-Ottomano	Date	4-5-15
Frame	Building	Description	Direction	Plate	
1	A and B	General view from car park	NW	1	
2	B	Walkway tower and gallery	NW	33	
3	B	Underneath walkway	W		
4	B	Walkway linking to Building A	E	34	
5	B	Walkway linking to Building A	NE		
6	A	General view	NE		
7	A	General view	NE	2	
8	A	South and west elevations	NE	3	
9	A	West elevation	E	4	
10	A	West elevation	E	5	
11	A	North elevation	S	6	
12	A	North elevation	SW		
13	A	North elevation	S		
14	A	North elevation	SE		
15	A	Detail of chimney stack	S	7	
16	A	Detail of chimney stack	S		
17	A	Detail of chimney stack	S		
18	A	East elevation	SW	8	
19	A	Detail of semi-circular arched window	W	9	
20	A	Detail of semi-circular arched window	W		
21	A	Detail of semi-circular arched window	W		
22	A	Detail of semi-circular arched window	W		
23	A and B	South elevation with walkway	W		
24	A and B	South elevation with walkway	W	10	
25	B	Walkway	SW	32	
26	B	North elevation main structure	SE	31	
27	B	North elevation main structure	SE		
28	B	North elevation main structure	SW		
29	A	South elevation with conservatory	NW		
30	B	Main structure and tower walkway	N	29	
31	B	Main structure and tower walkway	N		
32	B	South elevation	NW	30	
33	B	First floor's corridor	W		
34	B	First floor's corridor	W	38	
35	B	First floor's corridor	S		
36	B	First floor's corridor	S	36	
37	B	Inside western walkway gallery	E	35	
38	B	Inside western walkway gallery	E		
39	B	Inside walkway linking Building A	N	37	
40	B	Inside walkway linking Building A	N		
41	A	Ground floor's doorway	N	11	
42	A	Ground floor's corridor	E		
43	A	Ground floor's corridor	E	12	
44	A	Office door	NE		
45	A	Meeting room	E		
46	A	Meeting room	E		
47	A	Meeting room	E	14	
48	A	Meeting room	NE	13	
49	A	Conservatory	E	17	
50	A	Conservatory	E		

SITE NAME: Loreto Convent, Llandudno, Conwy				NGR: SH772821	
Format	Digital	Photographer	Alvaro Mora-Ottomano	Date	4-5-15
Frame	Building	Description	Direction	Plate	
51	A	Small north-western meeting room	NW	15	
52	A	Kitchen	N	16	
53	A	Kitchen	N		
54	A	Lobby	W	19	
55	A	Sash along corridor	SE	18	
56	A	Sash along corridor	SE		
57	A	Sash along corridor	SW		
58	A	Staircase	E		
59	A	Staircase	SE		
60	A	Staircase	SE	20	
61	A	Staircase	S	21	
62	A	Roof truss	E		
63	A	Roof truss	E	28	
64	A	First floor's corridor	E	22	
65	A	First floor's corridor	E		
66	A	First floor's lobby	N	23	
67	A	Lavatory door	SW	24	
68	A	Detail of lock	SW	25	
69	A	Detail of lock	E		
70	A	Bedrooms	NE	26	
71	A	Bedrooms	N		
72	A	Bedrooms	SW		
73	A	Bedrooms	SW		
74	A	First floor's corridor	W	27	
75	C	West and south elevations	NE		
76	C	West and south elevations	NE	39	
77	C	East and south elevations	NW	41	
78	C	Doorway	W		
79	C	East elevation	W	43	
80	C	East elevation	W	42	
81	C	East elevation	W		
82	D and E	West side of walkway to Loreto Convent building	E		
83	D and E	West side of walkway to Loreto Convent building	E		
84	E	Lavatory block	SW	68	
85	E	Lavatory block	SW		
86	E	Lavatory block and lift tower	W	67	
87	E	Lavatory block and lift tower	W		
88	D	General view	NW	55	
89	D	South elevation	N		
90	D	South elevation	N	56	
91	D	South elevation	NW	57	
92	D	Rear north elevation	SW	59	
93	D	East gable wall	W	58	
94	D	North elevation with walkway staircase	W	60	
95	D	Detail of slated roof	E		
96	D	External balcony of walkway to Loreto building	N	61	
97	C	Roof and east elevation	W		
98	C	Roof and east elevation	W		
99	C	Roof and east elevation	W		
100	C	Roof and east elevation	W		

SITE NAME: Loreto Convent, Llandudno, Conwy				NGR: SH772821	
Format	Digital	Photographer	Alvaro Mora-Ottomano	Date	4-5-15
Frame	Building	Description	Direction	Plate	
101	C	Roof and east elevation	NW		
102	C	West elevation	E		
103	C	West elevation	NE		
104	C	Large porch for walkway	N	40	
105	C	Large porch for walkway	N		
106	C	Staircase inside large porch	W		
107	C	Staircase inside large porch	W	44	
108	C	Inside garage	W	45	
109	C	Ground floor with inserted internal doorway	SE		
110	C	Ground floor with inserted internal doorway	SE	46	
111	C	Partially truncated chimney breast	NE	47	
112	C	Inserted staircase	SE	48	
113	C	Inserted staircase	SE		
114	C	First floor's corridor	S		
115	C	First floor's corridor	N	49	
116	C	First floor's bedroom	NW	50	
117	C	First floor's bedroom	NW		
118	C	Roof structure	S		
119	C	Roof structure	S	53	
120	C	Roof structure	S	54	
121	C	First floor's bedroom	NE	52	
122	C	First floor's bedroom	NW		
123	C	First floor's bedroom	NW	51	
124	D	Inside walkway to the Loreto building	SE	62	
125	D	Inside walkway to the Loreto building	SE		
126	D	First floor's corridor	E	63	
127	D	First floor's bedroom	SE	64	
128	D	Staircase to the ground floor	S	65	
129	D	Ground floor's bedroom	SE	66	
130	E	Lift tower	W		
131	E	Lift tower	W		



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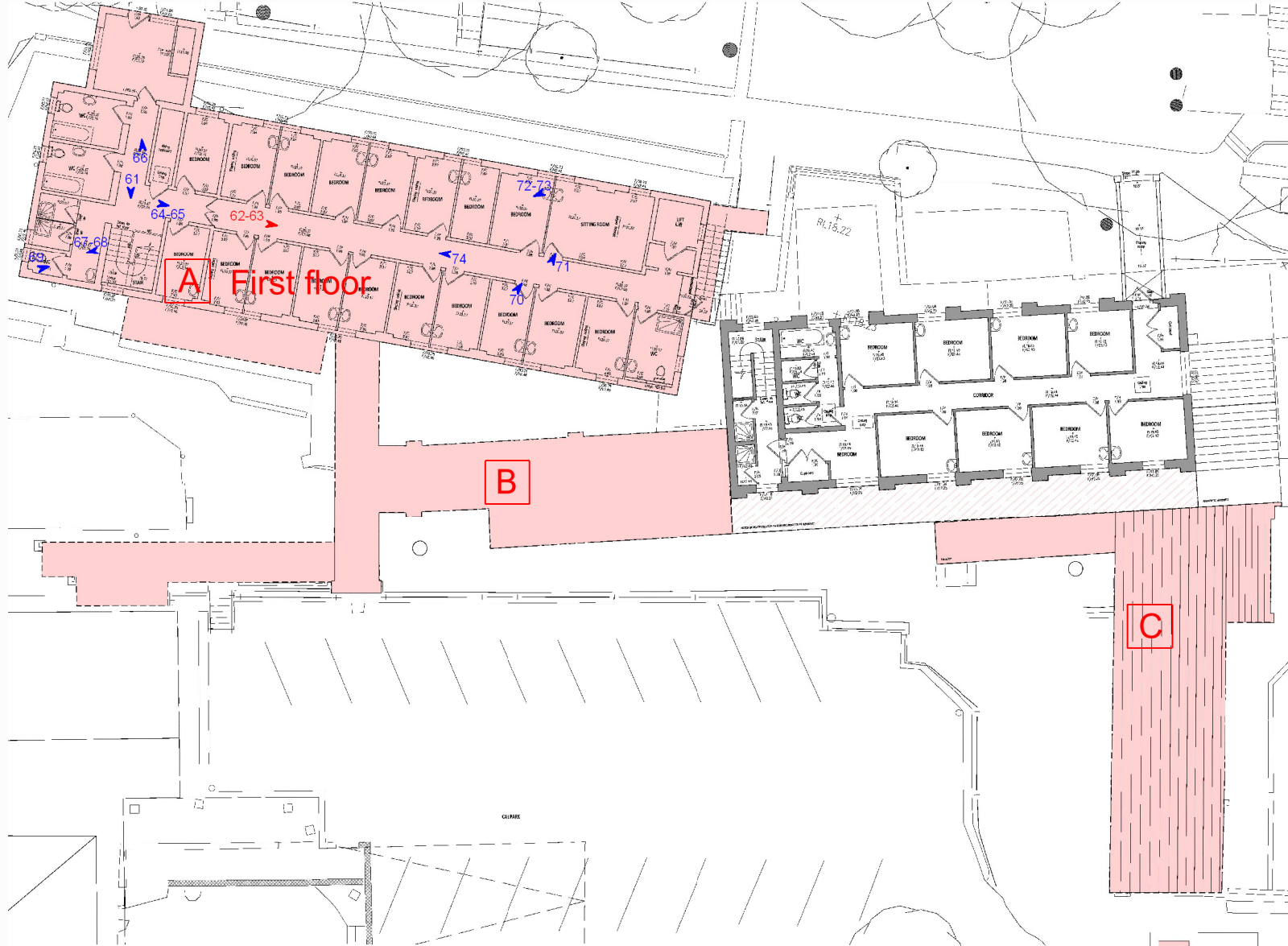
Drawing 1:
Ground floor plan of Buildings A and B showing the location and direction of photographic shots (blue).

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Existing Level 3
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INDICATES BUILDING TO BE DEMOLISHED

INDICATES BUILDING TO BE DEMOLISHED

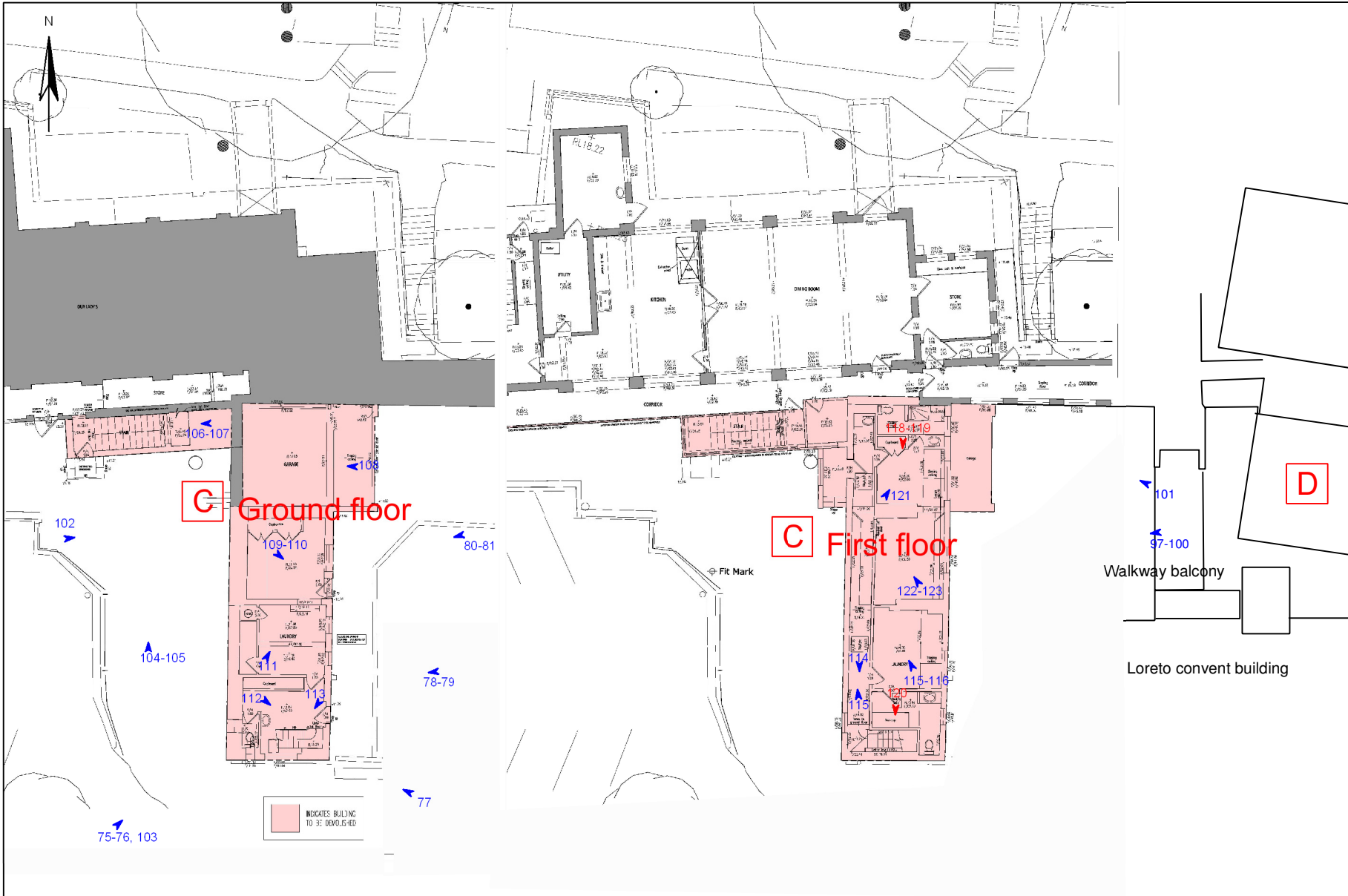
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Drawing 2:
First floor plan of Buildings A and B showing the location and direction of photographic shots (blue).
NB. red number and arrow denotes shots inside loft

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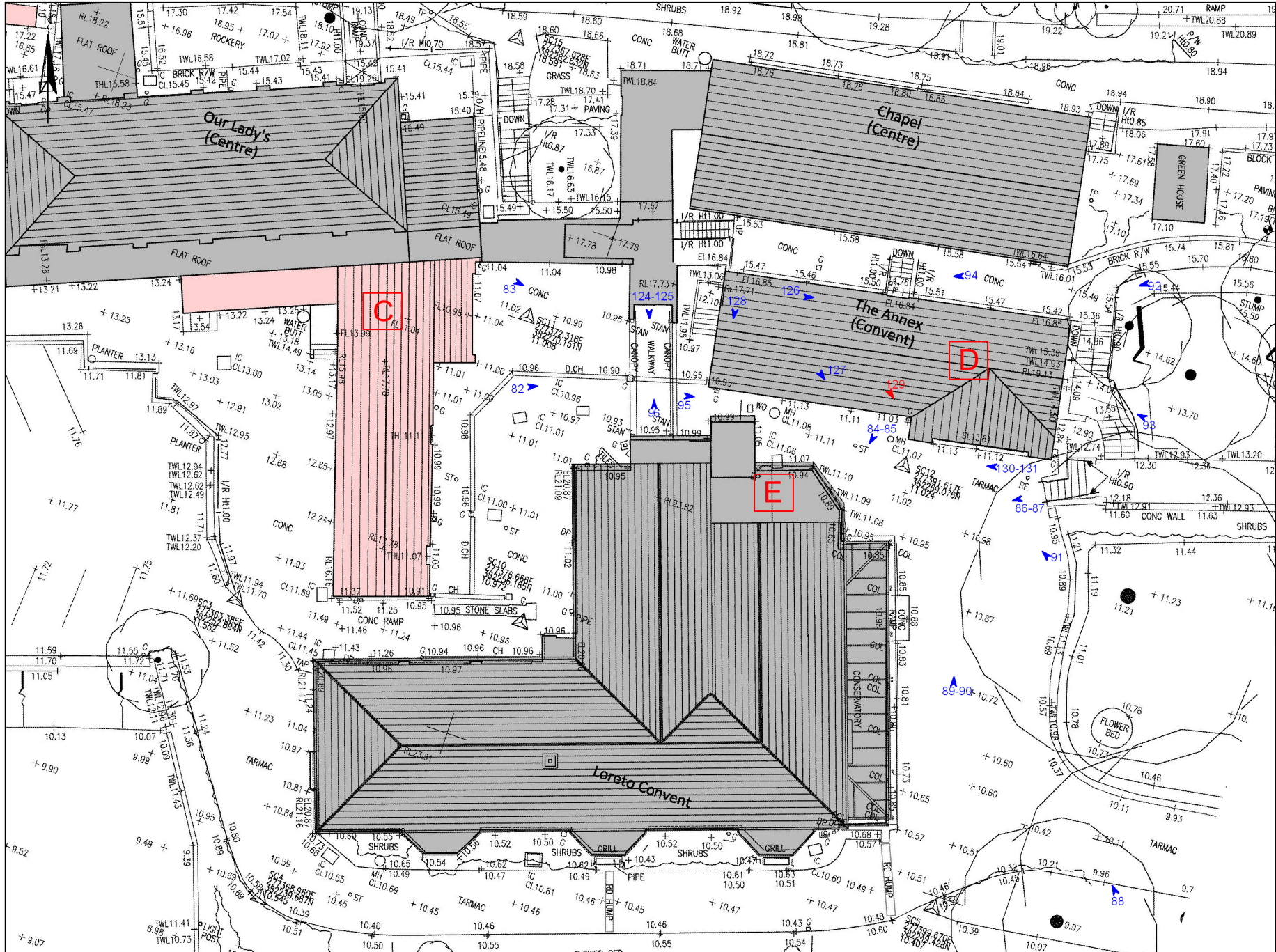
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Drawing 3:
 Ground and first floor plans of Building C showing the location and direction of photographic shots (blue).
 NB. red number and arrow denotes shots inside loft

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Drawing 4:
 Plan of Buildings D and E
 showing the location and
 direction of photographic shots
 (blue).
 NB. red number and arrow
 denotes ground floor shot

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CD WITH IMAGES

APPENDIX II: SPECIFICATIONS



Redevelopment of Loreto Convent, Retreat and Conference Centre, Llandudno, Conwy

Written Scheme of Investigation

July 2015



Offices in Warrington, Market Harborough, Gateshead, London and Kent

**Redevelopment of Loreto Convent, Retreat and Conference Centre,
Llandudno, Conwy
Written Scheme of Investigation**

**July 2015
Job No. 5321
Version 2.0**

Prepared by:

Jason Clarke

**TEP
Harborough Innovation Centre,
Airfield Business Park, Market Harborough, LE16 7WB
Tel: 01858 414205**

for

Loreto Developments Ltd

Written:	Checked:	Approved:
JC	BW	HK

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Aims and Objectives	1
2.0 POLICY, GUIDANCE AND MONITORING	2
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Guidance	2
3.0 METHOD	3
Photographic survey	3
4.0 REPORTING	3
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6.0 HEALTH AND SAFETY	6
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Appendix 1: Archaeological Research Services Ltd method statement

Figure 1

Site Location

Figure 2

Buildings for demolition

1.0 INTRODUCTION

- 1.1 This Written Scheme of Investigation (WSI) has been prepared for Loreto Developments Ltd in association with an application for full planning permission (Reg No: 0/41051 Condition 5) for the redevelopment of Loreto Convent, Llandudno, Conwy, centred on National Grid Reference (NGR) SH772821 .
- 1.2 A full description of the proposed development was set out in the Planning Statement submitted with the application. In summary, the proposed development consists of the demolition of St Anne's, the Annex and outbuildings and construction of residential care home facility, including community and administrative space, self-contained apartments and chapel. The refurbishment and extension of existing convent building to provide a retreat and conference facility, reconfiguration of existing and provision of a new vehicular access and circulation space, parking and associated landscaping.
- 1.3 The archaeological works will comprise an archaeological photographic survey of the buildings to be demolished or renovated. A photographic and topographic survey of the convent grounds within the development area (Phases 1-3).
- 1.4 The works outlined below will be detailed in this WSI will seek to secure full discharge of the pre-commencement condition.
- 1.5 It is consistent with the Planning Policy Wales that this programme of work could be secured as a condition of planning consent.

Aims and Objectives

- 1.6 The following programme has been designed to record by photograph and survey the buildings and landscaping effected by the redevelopment. It will be undertaken in order to mitigate the impact by means of preservation by record of any such landscape features and buildings. The works will be informed by and carried out in accordance with the policy and guideline provisions outlined below.
- 1.7 The research objectives of the programme of work will be determined by what, if any, archaeological remains are present within the development footprint.

2.0 POLICY, GUIDANCE AND MONITORING

Policy

- 2.1 Planning Policy Wales Edition 7 – July 2014 (PPW) provides the planning policies of the Welsh Government. Chapter 6 provides specific policies regarding the historic environment. Separate policies within this chapter specify that Local Planning Authorities should protect archaeological sites (whether scheduled or not), listed buildings, conservation areas and landscapes, parks and gardens, and their settings.

Table 1: PPW Policy Provisions

Paragraph	Policy
6.5.1	The desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application, whether that monument is scheduled or unscheduled. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ.
6.4.4	Development plans should include locally-specific policies for conservation of the built environment that are relevant to development management decisions and which should be taken into consideration of application for both listed building consent and conservation area consent.

- 2.2 The conditions of the Welsh Office 60/96 Planning and the Historic Environment: Archaeology will be adhered to.

Guidance

- 2.3 The guidance most relevant to this WSI is provided in:
- Chartered Institute for Archaeologists, 2014, Standard and Guidance for the archaeological investigation and recording of standing building or structures
 - Gwynedd Archaeological Planning Service, 2015, Guidance for applicants undertaking general photographic surveys for planning purposes
- 2.4 Also relevant to this WSI is the English Heritage guidance document 'Understanding Historic Buildings, 2012

Monitoring

- 2.5 The site will be monitored by Gwynedd Archaeological Planning Service Planning Archaeologist the planning Archaeologist on behalf of the local planning authority. The Planning Archaeologist will be kept up to date with progress during all phases of the works.

3.0 METHOD

Photographic survey

- 3.1 The photographic survey will be undertaken by a suitably qualified archaeologist, working prior to redevelopment of the site.
- 3.2 The photographic survey shall record all buildings of the redevelopment that are scheduled for demolition or re-development. The survey will comprise photographs of both external and internal elevations, interior spaces and roof interior (if safe to do so), as well as general context shots. The internal parts of the buildings that have been thoroughly modernised will not require a recording. The survey should also record any architectural or decorative detail. Where appropriate a scale should be placed with any detail shots.
- 3.3 The survey should be undertaken using both traditional 35mm format high quality colour print film (ASA 200 or 400) and high resolution digital photography, using a camera with a minimum of 10 megapixels. The camera should ideally take images in TIFF or RAW format, the resulting files should be saved in TIFF file format for archive stability.
- 3.4 The photographs should be accompanied by an annotated architect's floor plan.
- 3.5 The photographic record will accord with the requirements of Gwynedd Archaeological Planning Service team, as outlined in the guidance documents.

Topographical Survey

- 3.6 A topographical survey of the existing grounds has already been undertaken by the developers and the results made available. The topographical survey will also include an accompanied photographic record which will provide records of the landscaping and any other building remains within the existing grounds.

4.0 REPORTING

- 4.1 In accordance with the principles of Management of Research Projects in the Historic Environment (MoRPHE) (English Heritage 2006) and the Management of Archaeological Projects, 2nd Ed (MAP2) (English Heritage 1991), a programme of post-excavation assessment and reporting will be undertaken, to commence on completion of archaeological mitigation fieldwork.
- 4.2 A report will be produced detailing the results of fieldwork within 12 weeks of the end of fieldwork and archived within 6 months. The report will include;
 - a front cover to include the NGR,
 - a concise, non-technical summary of the results,
 - the circumstances of the project and the dates on which the fieldwork was undertaken,
 - description of the methodology, including the sources consulted,
 - a very brief summary of the historical background of the study area,
 - a statement, where appropriate, of the archaeological implications of the impact,

- a copy of this project design, and indications of any agreed departure from that design,
 - the report will also include a complete bibliography of sources from which data has been derived, and a list of any further sources identified but not consulted,
 - a site location plan related to the national grid,
 - appropriate plans showing the location and position of features or sites located,
 - photographic record,
 - topographical survey record
- 4.3 In the results of fieldwork will also be published in a relevant and appropriate journal, or other publically disseminated publication, as appropriate.

5.0 ARCHIVE

- 5.1 An archive of the results of the archaeological work will be produced, in accordance with current English Heritage guidelines (Management of Archaeological Projects, Appendix 3, 2nd edition, 1991). The archive will contain the film negatives and prints, the digital photographs in either tiff or high quality jpeg format, along with all paper records generated during the project on CD or DVD format.
- 5.2 Three bound copies of the report plus a PDF on disk and the archive will be submitted to the National Monuments Record, RCAHMW, Aberystwyth, three bound copies of the report plus a PDF on disk will also be submit to the Regional Historic Environment Record, curated by CPAT and GAT and Conwy County Borough Council.

6.0 HEALTH AND SAFETY

- 6.1 All work on site would be undertaken strictly in accordance with the project health and safety plan and task specific risk assessments. All companies working on the project will adhere to the client's required quality, health, safety and environment controls.
- 6.2 Access routes to working areas would be specified by the client and access would only be permitted to those routes and the area of the fieldwork.
- 6.3 All site staff, including subcontractors and visitors, will prove that they have attended a site induction and have the necessary competencies (e.g. CITB training for machine operators) and any other necessary health and safety qualifications.

7.0 REFERENCES

CIfA, 2014, *Code of Conduct* Chartered Institute for Archaeologists

CIfA, 2014 *Guidelines for data collection and compilation* Chartered Institute of Field Archaeologists

CIfA, 2014. *Code of Conduct and Standard and Guidance for the archaeological investigation and recording of standing building or structures* Chartered Institute for Archaeologists

English Heritage, 2006 *Management of Research Projects in the Historic Environment (MoRPHE)*

English Heritage, 1991 *The Management of Archaeological Projects*, 2nd edn, London

English Heritage (EH), 2012, *Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities*

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

Planning Policy Wales 2014, *Chapter 6 Conserving the Historic Environment* Welsh Government

Office Circular 60/96 *Planning and the Historic Environment: Archaeology*

Appendix 1

Method Statement for Historic Building Recording at Convent, Llandudno

(Addendum to written scheme of investigation)



Loreto

Archaeological Research
Services Ltd

Introduction

Historic Building Recording is to be carried out at Loreto Convent, Llandudno in advance of redevelopment at the site on behalf of The Environment Partnership (TEP)

Nominated Staff

ARS Ltd

Project Manager: Dr Andy McWilliams (07825914580)

Project Officer: Alvaro Mora-Ottomano (07703 938948)

Travel

- Driver to plan journey in advance and travel safely and with adherence to traffic laws.

Site Preparation

- Site archaeologists to familiarise themselves with local safety rules. This may be in the form of a site induction (where appropriate).
- Obtain permission to enter the building from owner or custodian and discuss access arrangements.
- Visual inspection by Project Officer to be carried out on building before work within commences.
- Project Officer will discuss with owner or custodian if any areas of the building/site are unsafe for entry.
- Project Officer will familiarise themselves with asbestos survey for the building (if available).
- Ensure there is suitable space for access, egress and movement of equipment and tools to the work area.
- Find out about first aid facilities and arrangements for obtaining fire, ambulance and other emergency services.
- Enquire about site emergency procedures.
- Make sure that appropriate personal protective equipment (PPE) is provided to meet local rules, for the tasks and the project.
- Ensure that there is access to suitable first-aid.
- Project Officer will check with owner or custodian about the presence of individuals or animals in the building.

PPE requirements

- High vis vests/ jackets, high vis trousers, hard hats, protective footwear. Gloves as required work.

Information required by Client (to be checked before work commences)

- ARS Ltd RAMS
- ARS Ltd WSI
- CSCS card

Building Survey

- Local Authority Archaeological Officer to be allowed access for monitoring as required.
- Tidy site to be maintained and waste materials removed.
- No cables to be left on floor to become trip hazards.
- Visual inspection by Project Officer to be carried out on all buildings and rooms before entering to ensure safety.
- Upon the identification of asbestos or other hazardous material, the site supervisor should be made aware and appropriate disposal arranged. Work will be postponed.
- Recording building survey to be undertaken as per WSI.
- Small tools and tackle to be provided by ARS Ltd.
- If extended lone working is required arrangement the project officer will make regular calls back to office to check in.

Site Removal

- All equipment and materials provided by ARS Ltd to be removed from site.
- Site to be left tidy.
- Owner or custodian to be informed by Project Officer when they are leaving in order for the building to be secured.

Residual Risk

- In the case that the archaeological or survey work (e.g. an excavated feature, nails, pegs) creates a hazard the Archaeological Officer will report this to the person responsible for the building and take appropriate steps to mitigate any risk.

Emergency Procedure

- Cease work immediately.
- Report emergency to site manager/person with responsibility for building.
- Report to rally point.

- Phone required emergency service if necessary (site mobile phone).
- Report incident to Head Office.
- Await instruction from Head Office.

I have read and understood this method statement, along with the accompanying risk assessment and it has been explained to me:

Signed

Print Name



Key

 Site Location

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Genesis Centre
 Birchwood Science Park
 Warrington WA3 7BH
 Tel 01925 844004
 Fax 01925 844002
 email tep@tep.uk.com

Project: **Loreto Convent, Llandudno**

Title: **Site Location**

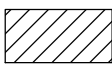

Drawing No: **G5321.001**

Scale: 1:2,000 @ A3	Date: 23/07/2015
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Drawn: RM	Checked: SB	Approved: JC
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Key

-  Buildings for Demolition
-  Site Boundary

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Project:	Loreto Convent, Llandudno	
Title:	Buildings for Demolition	
Drawing No:	G5321.002	
Scale:	1:2,000 @ A3	Date: 31/07/2015
Drawn: BW	Checked: SB	Approved: JC