

CPAT Report No. 1869




# Proposed Development at Rydal Penrhos, Colwyn Bay, Conwy

Desk Based Assessment and Landscape Survey



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## Summary

A desk-based assessment and historic landscape survey has been conducted by the Clwyd-Powys Archaeological Trust, on behalf of Castle Green Homes Ltd, in connection with a proposed housing development on land adjoining Rydal Penrhos, Colwyn Bay.

Rydal Penrhos, previously known as Pwllcrochan, is a Grade II listed building and a significant architectural landmark of Colwyn Bay, the current extent of which began construction in 1821.

The research has shown that the site has had three distinct phases of use, originating in the 17th century as a country mansion with associated parkland and farm. The 17<sup>th</sup> and 18<sup>th</sup> century phases of the mansion are most likely located under the existing house, which was redeveloped in the early 19<sup>th</sup> century by Lady Erskine.

In the mid-19<sup>th</sup> century, the estate underwent its first change of use becoming a hotel. Additions were made to the main structure as well as the surrounding grounds, parkland and walled garden. Additional structures were added in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The walled garden appears to have been converted into a leisure facility associated with the hotel, with the addition of several structures including glass houses and a pool. This phase pioneered the establishment of Colwyn Bay as a tourist resort.

After World War II, the hotel was taken over by the Rydal Boarding school, becoming a preparatory school where it was renamed Rydal Penrhos.

This assessment has identified historic assets within the parkland. These include the upstanding remains of a Georgian walled garden; the locations of structures present in 19<sup>th</sup> and early 20<sup>th</sup> century mapping and a garden platform likely dating to the 20<sup>th</sup> century.

## Crynodeb

Bu Ymddiriedolaeth Archaeolegol Clwyd-Powys yn cynnal asesiad wrth ddesg ac arolwg o'r dirwedd hanesyddol, ar ran Castle Green Homes Ltd, mewn cysylltiad â datblygiad tai arfaethedig ar dir yn gyfagos at Rydal Penrhos, Bae Colwyn.

Mae Rydal Penrhos, o'r enw Pwllcrochan gynt, yn adeilad Gradd II ac yn dirnod pensaernïol arwyddocaol o Fae Colwyn. Dechreuwyd adeiladu graddau presennol yr adeilad ym 1821.

Mae'r ymchwil wedi dangos bod y safle wedi mynd trwy dri chfnod amlwg o'i ddefnyddio, gyda'r cyfnod cyntaf yn y 17eg ganrif pan ddefnyddiwyd ef ar gyfer plasty a'r fferm a'r parcdir cysylltiedig. Mae'n debygol bod gweddillion cyfnodau'r 17eg a'r 18fed ganrif o'r plasty i'w cael o dan y tŷ presennol, a ddatblygwyd ar ddechrau'r 19eg ganrif gan yr Arglwyddes Erskine.

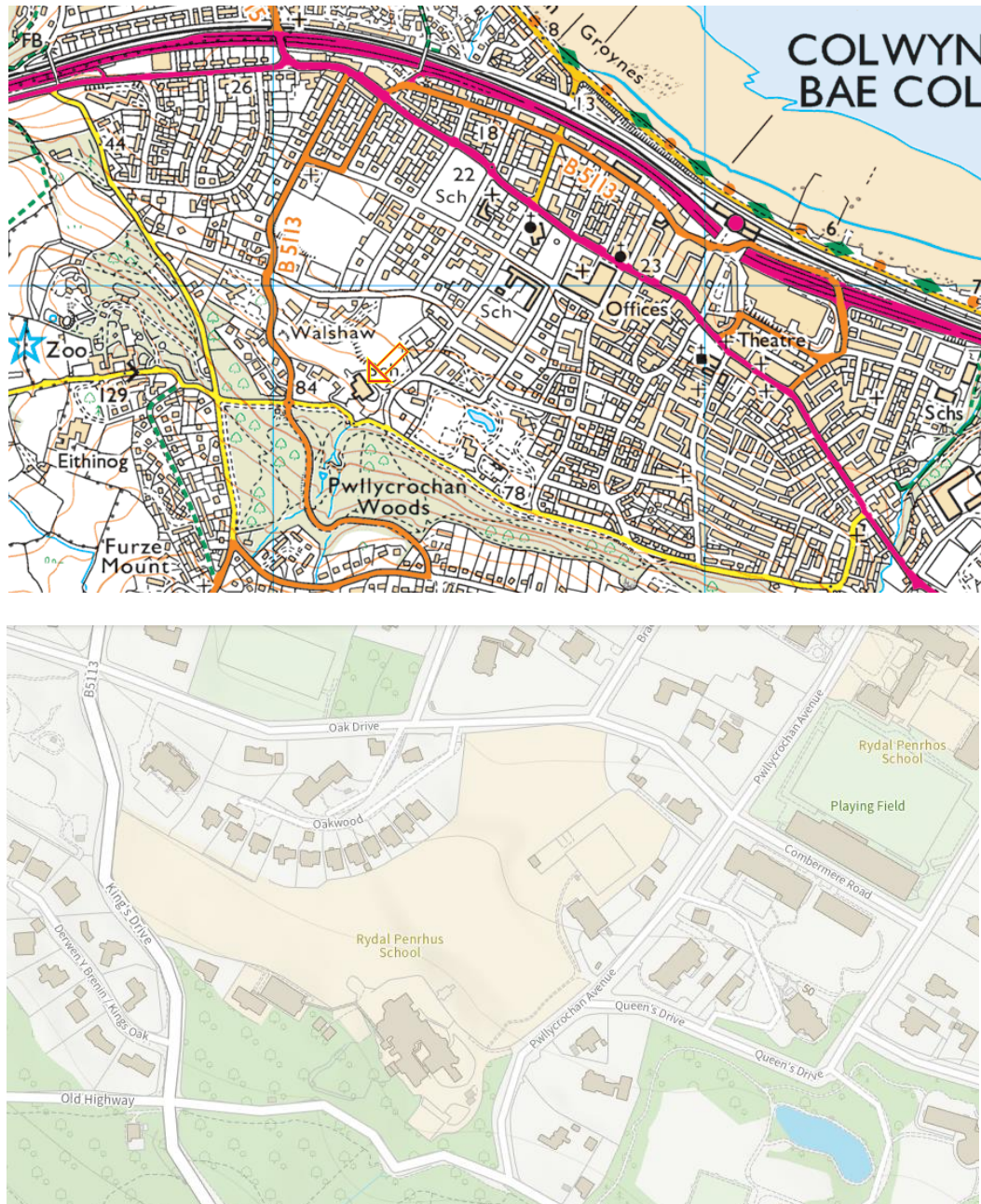
Yng nghanol y 19eg ganrif, gwelwyd y newid cyntaf o'r defnydd o'r stad pan ddaeth y tŷ yn westy. Ychwanegwyd at y prif strwythur yn ogystal â'r tiroedd o amgylch, y parcdir a'r ardd furiog. Ychwanegwyd strwythurau eraill ar ddiwedd y 19eg a dechrau'r 20fed ganrif. Mae'n debyg bod yr ardd furiog wedi'i throsi i greu cyfleuster hamdden yn gysylltiedig â'r gwesty, gan ychwanegu nifer o strwythurau'n cynnwys tai gwydr a phwll. Daeth Bae Colwyn yn gyrchfan i dwristiaid yn sgil y cyfnod arloesol hwn.

Ar ôl yr Ail Ryfel Byd, meddiannodd ysgol breswyl Rydal y gwesty, gan ddod yn ysgol baratoi dan yr enw newydd Rydal Penrhos.

Mae'r asesiad hwn wedi nodi asedau hanesyddol o fewn y parcdir. Mae'r rhain yn cynnwys gweddillion gardd furiog Sioraidd ar eu sefyll; lleoliadau strwythurau a oedd i'w gweld ar fapiau o'r 19eg a dechrau'r 20fed ganrif a llwyfan gardd yn dyddio o'r 20fed ganrif, yn ôl pob tebyg.

# 1 Introduction

- 1.1. The Clwyd-Powys Archaeological Trust was instructed by Castle Green Homes Ltd to conduct a desk study and historic landscape survey in connection with proposed residential housing within the historic gardens and park surrounding the former Pwllcrochan House (NGR SH84217877) (Figure 1). This lies within the Pwll-y-Crochan conservation area.



*Fig. 1 Location of the proposed development site (area covered by the survey coloured cream)*

*Contains Ordnance Survey data © Crown copyright and database right 2018*

- 1.2. The parkland around Rydal Penrhos is currently being considered for residential redevelopment with new housing laid out to create space around the main building so as to retain its landscape setting. The listed building of the former Pwllcrochan House will be



repurposed into 32 apartments, with demolition of some of the architecturally and historically unimportant additions which currently detract from the special interest of the building.

- 1.3. Castle Green Homes have undertaken a pre-application consultation and have submitted a Heritage Statement<sup>1</sup> in support of their initial proposals. An outline plan of the proposed development is shown in Figure 2 for 105 residential units. The total study area for this assessment, as defined by the red outline in Drawing 3, is 5.8 hectares.
- 1.4. The pre-application response included comments from the archaeological advisor to Conwy Council on the 20<sup>th</sup> of October 2021: "*The proposals will impact the Grade II listed Rydal Preparatory School (formerly Pwllcrochan House), its curtilage parkland and its setting. The building and its parkland lie within the Pwllcrochan Conservation Area.*" Whilst supporting sensitive repurposing of the main house, the advice continued with a discussion over the setting of the listed building and the density and location of the proposed new housing, and the need for historic building recording prior to any demolition. It also identified features from historic mapping within the park which might survive (as structures or earthworks (Drawing 3) and so recommended a desk study and site survey to provide more detailed information in support of the application.
- 1.5. The wording used in the advice was "*The desktop and walkover survey should be completed in accordance with the appropriate CIFA standards and guidance and an Historic England Level 2 landscape survey (Historic England, Understanding the Archaeology of Landscapes, 2nd ed. 2017).*"



*Fig. 2 Proposed housing development*

1

<sup>1</sup> Ainsley Gommon Architects February 2021 *Rydal Penrhos, Colwyn Bay (Formerly Pwllcrochan House) LL29 7AA: Draft Heritage Statement and Appraisal*

## 2 Legislative Provisions, Planning Policy and Published Guidance

### ***Legislation***

- 2.1. The legislative framework for the historic environment in Wales was revised by the Historic Environment (Wales) Act 2016. The 2016 Act amended the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. It extended the definition of scheduled monuments and enhanced their protection, as well as making changes to the process of scheduled monument consent. Changes were also made to the protection of listed buildings. The 2016 Act also provided for a statutory register of historic landscapes, a statutory list of place names, and imposed a statutory duty on Welsh Ministers to compile and maintain Historic Environment Records (HERs).

### ***Planning Policy***

- 2.2. National policy within Wales is set out in Planning Policy Wales (11th edition, 2021) (PPW), which was revised with the purpose of harmonising PPW with the Well-being of Future Generations Act (2015). Issues relating to the historic environment are set out in Chapter 6, Distinctive and Natural Places. This notes that the 'protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage' of a project; hence the need for a reasonable and proportionate assessment to ensure that any proposed development is sustainable and to prevent unnecessary harm to historic assets.
- 2.3. PPW is supported by Technical Advice Note 24: The Historic Environment (TAN 24) of 2017. It is designed to assist local authorities with developing their local plans and for determination of planning applications or listed building consent in relation to historic assets. PPW is also supported by associated Cadw best practice guidance on the historic environment (see below).
- 2.4. In respect to regional archaeology and planning, Conwy County Borough Council abide by the policies laid out in the 'Conwy Local Development Plan 2007 – 2022, specifically policies CTH/1 Cultural Heritage and CTH/2 Development affecting heritage assets (Conwy County Borough Council, 2017).
- 2.5. Locally the site also falls within the Pwllcrochan conservation area which is covered under policy LDP/14 of the local development plan (Conwy County Borough Council, 2011).

## 3 Site Background

### **Geology**

- 3.1. The bedrock geology of the site consists of Elwy Formation mudstone, a sedimentary bedrock formed approximately 424 to 427 million years ago in the Silurian Period (BSG, 2022). The superficial geology consists of glacial till formed up to 2 million years ago in the Quaternary Period (BSG, 2022).

### **Landscape and Topography**

- 3.2. The landscape of the site consists of managed parkland with terraced lawns, mature forestry and gardens. There is a designated restored ancient woodland within the southern extent of the development area between the house and the southern and southwestern development boundary (RowID 35085). The setting is largely urban to the north, east and west of the development area. Immediately to the south is restored ancient woodland (RowID 28773).

- 3.3. A more comprehensive observation of the site conditions has been undertaken, further details of which are contained within Section 8 landscape survey.

## 4 Methodology

### Desk Based Assessment

- 4.1. This assessment was conducted according to the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2017).
- 4.2. The desk-based study was produced using a combination of readily available internet-based sources, published works and information held by Clwyd Powys Archaeological Trust. Information specific to Rydal Penrhos has also been obtained from the heritage assessment conducted by Ainsley Gommon Architects (Plant 2021).
- 4.3. National Monuments data were acquired from Cadw for designated assets within 1km of the Site, and from the regional Historic Environment Record (HER) for all undesignated assets within 1km of the Site.

### Landscape Survey

- 4.4. The Landscape Survey was completed based on standards and guidance set out by *Historic England Level 2 landscape survey* (Historic England, Understanding the Archaeology of Landscapes, 2nd ed. 2017).
- 4.5. A Level 2 survey provides a basic descriptive and interpretive record of an archaeological monument or landscape, as a result of field investigation. It is both metrically accurate and analytical, depicting the real landscape context of the archaeological features.
- 4.6. A Level 2 record will typically consist of:
- the core monument record
  - the written account of observations
  - survey drawings: accurate cartographic location and extent of the monument(s)
  - ground photography: as appropriate
- 4.7. All cartographic recording was conducted using a combination of GPS survey (where possible), hand measured drawings and map annotations.
- 4.8. A GPS system with VRS correction capable of 0.01<0.1m accuracy was used to locate plans and observations during the landscape survey.

### Limitations of the Methodology

- 4.9. This assessment relies on the accuracy of the information outlined in section 4.2, as well as the ability to obtain information from a walkover survey. Some of the potential limitations identified in respect to this study are as follows:



- Documentary sources may be biased, inaccurate or difficult to interpret.
- Data obtained in reference to designated or undesignated assets may be misrepresented or broadly categorised.
- Poor accuracy of coordinates may result in some assets not appearing within a search boundary or being inaccurately located within the search area, leading to potential bias.
- Most buried assets will not be visible during a walkover survey.
- Poor ground conditions such as overgrowth can have a detrimental effect on survey observations.

## 5 Historical Background

- 5.1. This section provides a synthesis of all the known archaeological and historical activity associated with the study area and its immediate surroundings. This assessment has been divided into three key historical/archaeological periods, with reference given to regional activity so as to provide a contextual narrative to the site's archaeological potential.

### ***Prehistoric and Romano-British***

- 5.2. There is no recorded Prehistoric or Roman activity within the development area; however, within a 1km radius of the site there are four prehistoric assets and one Roman asset noted by the Historic Environment Record (HER), as well as one Roman asset recorded by the Portable antiquities Scheme (PAS).
- 5.3. The Palaeolithic, Mesolithic and Neolithic periods within the Conwy County area are predominantly characterised by ritual and funerary monuments, as well as some production sites such as the Graig Lwyd axe factory located 8.5km to the west of the site (NPRN 407068). Within the 1km search radius of the site, a single asset is noted for this period and consists of a stone axe found immediately to the north-west of the site boundary (PRN: 77817).
- 5.4. During the Early to Middle Bronze Age, Conwy played a nationally significant role in industrial development, with the extensive extraction of copper ore from the Great Orme copper mines (8km to the north-west) resulting in a rich material culture of both metallic artefacts and ceramics. Examples of which include a palstave axe findspot recorded in the centre of Colwyn Bay 800m to the north-east (PRN: 35860), a second palstave identified by PAS 3.4km to the south-east, and a socketed axe findspot identified 850m to the west (PRN: 101763).
- 5.5. The Later Bronze Age through to the Iron Age is largely defined by settlement activity, the most prominent of which are hillforts and defended settlements. The scheduled monument Bryn Euryn Camp is situated 1.4km to the north-west (DE071) which was investigated by Gwynedd Archaeological Trust in 1997, revealing a large, well-built defensive stone wall (Longley and Laing 1997). There is also a possible hillfort or defended enclosure noted by the HER 850m to the west (PRN 101309). The site is recorded based on the '*Castell*' field name but the LiDAR coverage also suggests the presence of an oval earthwork enclosure.
- 5.6. Very little is known about lowland settlement in this period, however, it is likely that this is due to lack of survival and identification (Waddington 2013). The Iron Age in North Wales is also known to produce very little in terms of material culture, as a result, a much greater emphasis is placed on the identification of structural and landscape features.
- 5.7. Apart from a brooch and a bead, there are no Roman assets recorded within a 1km radius of the site, however, 1.1km to the north-west in Rhos-on-Sea there is a concentration of Roman

finds and coin hoards that are suggestive of some form of settlement activity, including: an almost complete Roman *amphora* located 1.05km from the site and believed to have been found *insitu* (PRN 101842); the Abby Hotel coin hoard 1.2km from site, which consisted of 4<sup>th</sup> century coins wrapped in a sheet of lead (PRN 100502); and a Roman inhumation with part of an inscribed ingot found 1.2km to the west of the site.

- 5.8. The Roman author Tacitus records in *De vita Iulii Agricolae* (The Life of Agricola) that during the Boudican Revolt, Suetonius Paulinus had ordered a forced march from his campaign in Anglesey to deal with the rebellion in Southern Britannia (Woodman, 2014). On route, the Roman Army was ambushed at a pass to the south of Bryn Euryn (1.4km to the north-west of the site) where the second in command, Sempronius, was killed.
- 5.9. The Nant-y-swch Roman Road between *Segontium* (Caernafon) and *Deva* (Chester), passes 3.5km to the south of the site at Bryn-y-Maen and Moel Rhochwyn (Waddelove, 1983).
- 5.10. The potential for Prehistoric or Roman archaeology within the development area is Low, with the potential for spot finds which would be of low significance. However, if associated features were to be identified, these are likely to be of regional significance.

### ***Early Medieval and Medieval***

- 5.11. There is no recorded medieval activity within the development area; however, within a 1km radius of the site there is a single asset recorded by the PAS.
- 5.12. There are no known assets or historical records for the early medieval period within a 1km radius of the site, however, the scheduled monument of Bryn Euryn Camp, situated 1.4km to the north-west (DE071), is believed to have been reoccupied during this period. The site was previously known as Bryn Dinarth which translates to 'hill of the fort of the bear'. This name presents a likely connection to the sixth century writings by Gildas who refers to Cynlas, an early ruler of the petty kingdom of Rhos, as a charioteer of the 'bears den' (Longley and Laing 1997). Cynlas was the cousin of Maelgwn, the founder of Gwynedd, who is believed to have been based in Deganwy, 6km to the west of the site, and represents a significant figure in early Welsh history.
- 5.13. Located to the north of Bryn Euryn (1.6Km to the northwest of the development) is the scheduled monument of Llys Euryn (DE146), a 13<sup>th</sup> century medieval court (*Llys*) belonging to Ednyfed Fychan, the seneschal to Prince Llywelyn ap Iorwerth. The scheduling details for the site note that 18<sup>th</sup> century historian Thomas Pennant states that the *Llys* was originally called Llys Maelgwn Gwynedd, which suggests that the site may have much earlier 6<sup>th</sup> century origins. The present remains of a structure are associated with a medieval house dating to the 15<sup>th</sup>-16<sup>th</sup> centuries.
- 5.14. In 1284, King Edward I of England invaded Wales, establishing Conwy Castle (6km to the west of the development). In the 13<sup>th</sup> century King Richard II was captured at Penmaen Head in Old Colwyn (3.5km to the east of the development) where he was taken by his captors and imprisoned, renouncing the throne to Henry Bolingbroke.
- 5.15. The potential for medieval archaeology within the development area is low, with features likely to consist of agricultural activity and spot finds of low archaeological significance.

***Post Medieval***

- 5.16. The first records of the Pwllcrochan estate date to the to the 17<sup>th</sup> century with the acquisition of land by Robert Conwy. At this time, Colwyn Bay had not yet been founded, with the surrounding landscape consisting of agricultural lands and isolated farm buildings.
- 5.17. Since the 17<sup>th</sup> century, the estate has had three distinct phases of use, originating as a country mansion with associated parkland and farm. Since its establishment, there has been several successive mansions constructed under the name Pwllcrochan. The first mansion is believed to have been a smaller brick construction and presumed to be located directly under the current school. The development of the existing structure began in 1821 under the ownership of Lady Erskine and her husband Sir David Erskine, whereby the pre-existing house was demolished, and the right-hand section of the extant paired gables was constructed. The house was subsequently either remodelled or rebuilt in 1841.
- 5.18. In 1865, Pwllcrochan estate including the mansion, farm and gardens, were purchased for £26,000 by John Pender and leased to a John Porter who converted the mansion into a hotel (Conwy County Council, 2017). This came at a time of rapid growth in tourism, with the establishment of seaside resort towns such as Llandudno, founded by Lord Mostyn, and the opening of the Chester to Bangor Railway in 1848. This tourism boom subsequently led to the development of Colwyn Bay in the 1870s as a Victorian holiday destination, with Pwllcrochan and later the Colwyn Bay hotel (1873) becoming its first tourist accommodations.
- 5.19. Within the grounds to the north of the house is a redbrick walled garden. This feature appears in the first edition Ordnance Survey (OS) maps as an ornamental walled garden, likely used as a leisure facility for the hotel, but is also possibly referenced in the earlier 1847 tithe map as a roughly rectangular enclosed ornamental orchard. Based on the fabric of brick observed during the landscape survey (section 8) and the common origins of ornamental walled gardens, it is likely that this feature is late Georgian (c.late18th to early 19<sup>th</sup> century) walled garden associated with the domestic use of the estate, however, it is possible that the bricks used in its construction may have been repurposed from the demolition of earlier mansions at Pwllcrochan. Between 1875 and 1888, a range of buildings were constructed adjoining the north-western facing exterior of the walled garden and were further extended by 1911 (Figure 8). Evidence of the structures was apparent during the landscape survey with a whitewashed section of wall present on the extant walled garden (section 8).
- 5.20. To the north of the house and gardens there was a farm belonging to the estate called Pwllcrochen Isaf. The farm was present throughout the 19<sup>th</sup> century mapping but was sold in 1904 (Denbighshire Archives GB 209 DD/PO/2998) and was subsequently demolished and redeveloped into high status Edwardian housing.
- 5.21. Colwyn Bay Weekly News and Visitors' Chronicle 13th March 1903 gives a description of the hotel and its facilities and gives special mention to the hotel having electric lighting:

Telegrams PWLLYCROCHAN," Colwyn Bay. THIS First-class Family Hotel is most beautifully situated in its own finely-wooded Park, in the Bay of Colwyn, commanding splendid views; within a short Drive of Conway and Llandudno, and a few minutes' walk to the Beach and Station. A most desirable winter residence, nicely sheltered, also heated through- out. Electric Light. Separate Tables. POST HORSES AND CARRIAGES. LAWN TENNIS. GOLF. BILLIARDS, &c. SEA BATHING. PWLLYCROCHAN HOTEL, COLWYN BAY. (THE LATE RESIDENCE OF LADY ERSKINE.)

- 5.22. Manuscripts by J. M. Porter and Co, who were responsible for the conversion of Pwllcrochan into a hotel, later becoming its owners, include reports and estimates for a proposed electric lighting plant and related papers dated to 1897 (Denbighshire Archives Service DD/PO/3218), an application form for electricity supply 1900 (Denbighshire Archives Service DD/PO/3188) and the sale particulars and notice of plant and machinery of Colwyn Bay Model Laundry and Electric Light Station 2nd June 1902 (Denbighshire Archive Service DD/PO/1351). It is not clear whether Pwllcrochan Hotel was directly associated with these electric installations, however, as the site is known to have had an electrical supply in the early 1900's, it is likely that there was some form of onsite generation facility.
- 5.23. After World War II, the hotel became a preparatory school for Rydal School, after which it became known as Rydal Penrhos. During this time, significant relandscaping of the grounds was undertaken to establish a playing field to the north of the main building.
- 5.24. The potential for post-medieval activity on site is high and if features are identified, they are likely to be of local significance.

### ***Historic Mapping***

- 5.25. The earliest cartographic reference to Pwllcrochen is on an 1819 survey map of Bryn Asaph (Figure 3). The map depicts Pwllcrochen hall with Pwllcrochen Isaf farm to the north. The map is low in detail, with no architectural or landscape features depicted. The map does show the roadway leading from Pwllcrochen Isaf running directly to the hall.



*Fig. 3 Extract from 1819 Ordnance Survey Drawings: Bryn Asaph (OSD 309) (site circled in red)*

- 5.26. The tithe map of 1847 (Figure 4) depicts the estate with the main house comprised of two detached structures with a curving footpath leading towards Pwllcrochen Isaf. Between the main house and the farm is an enclosed ornamental garden listed in the apportionment as an orchard. At this time, the apportionment records that the estate is owned and occupied by Lady Erskin and encompasses the house, plantations, and woodlands as well as a substantial area of arable and pastoral farmland. The estate farm, Pwllcrochen Isaf and surrounding fields are recorded as being occupied by Mr Moses Roberts.



Fig. 4 Extract from 1847 tithe map (site circled in red)

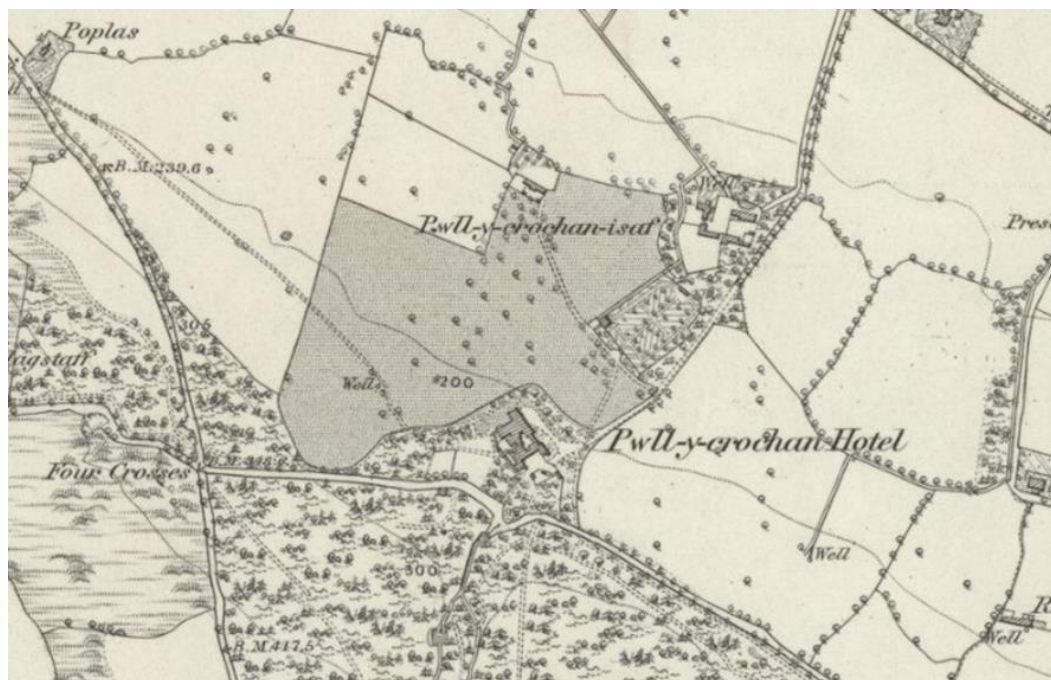


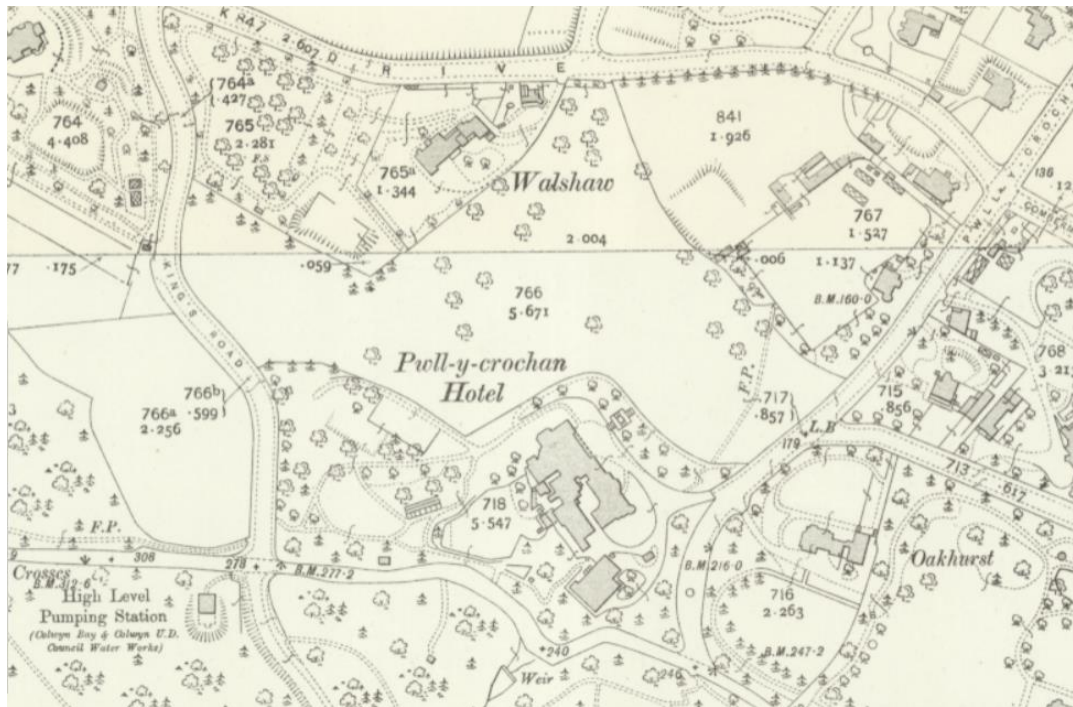
Fig. 5 Extract from 1875 6-inch scale Ordnance Survey map showing the Pwllcrochen hotel grounds.

- 5.27. In the 1875 6-inch Ordnance Survey map (Figure 5), the estate is now shown as Pwllcrochen Hotel with adjoining woodlands and parkland, with Pwllcrochen Isaf farmyard to the north-east. The map depicts the ornate walled garden containing pathways and a single structure adjoining the north-eastern interior wall (Drawing 3, 2596-01). The map also appears to show the present pumphouse (Drawing 3, 2596-03), located in the western corner of the walled garden (Figure 8 compares the changes shown by successive maps). There is also what looks



like an entrance structure on the south-western wall, facing Pwllcrochen hotel. To the west of the hotel the map notes a well adjacent to a pathway leading north-west away from the hotel grounds. This well is now under the present-day Kings Drive and situated outside the development area. A small house or farmyard is shown to the north of the parkland and is connected by a footpath to the walled garden and hotel.

- 5.28. In the first edition 1:1250 scale 1875-1879 OS Map, the walled garden appears in greater detail but is divided between two sheets, the northern portion surveyed in 1875 depicts the garden with internal pathways and structure. The southern surveyed in 1879 no longer shows the pathways but does depict a possible entrance structure.



*Fig. 6 Extract from 1911 25-inch scale OS map showing the Pwllcrochen hotel.*

- 5.29. The 1911 map (Figure 6) shows a new building to the south of Pwllcrochen hotel (Drawing 3, 2596-06) as well as smaller structures and winding pathways within the woodlands surrounding the hotel. The small house or farm to the north of the parkland has now been replaced by Walshaw house, and Pwllcrochen Isaf farm has been replaced by housing and a new road (Oak Drive). Several structures have been added to the walled garden with a range of buildings adjoining the northwest facing exterior wall, as well as several buildings within the interior. There is a small rectangular structure shown next to the pumphouse, as well as a rectangular platform earthwork. Kings Road has now been constructed across the western extent of the parkland, with pathways leading from the road to the hotel.
- 5.30. Analysis of a digital terrain model produced from LiDAR data identified possible cultivation features on the northern grassed area as well as faint linear features likely associated with footpaths and/or drains within the sloping fields to the west of the main house. At the western edge of the development area, the LiDAR shows a two-tiered mound which was subsequently investigated during the landscape survey in Section 9. The extent of landscaping associated with the playing fields to the north of the main building were clearly highlighted in the data, consequently an area of 1.16 hectares has been heavily disturbed (Figure. 7).

## 6 Historic Environment Gazetteers and Maps

- 6.1. The assessment has considered all known heritage assets within the development site, together with designated and non-designated assets which lie within 1km.

### Heritage Assets within 1km of the Development Site

- 6.2. The following provides details of all designated and non-designated heritage assets within 1km of the Site, which are summarised in Table 1 and located on Drawing 1.

Table 1: Summary of Designated and Non-Designated Heritage Assets within 100m of the Development Site

Designated asset	Within the Development Site	Within 1km
World Heritage Sites	0	0
World Heritage Sites Essential Setting	0	0
Scheduled Ancient Monuments	0	0
Listed buildings	1	62
Registered historic parks and gardens	0	2
Registered historic landscapes	0	3
Conservation areas	1	2
Ancient Woodlands	1	11
Undesignated historic assets	1	42

### Scheduled Monuments

- 6.3. There are no scheduled ancient monuments recorded within 1Km of the site, however, immediately outside the 1km search radius is Bryn Euryn Hillfort (DE071).

### Listed Buildings

- 6.4. These are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Historic Environment (Wales) Act 2016. All listed buildings are nationally important, but are graded in order of significance as Grade I, II\* or II. Grade I buildings are considered to be of equal status to Scheduled Ancient Monuments. Local planning authorities must have special regard to the desirability of preserving the setting of a listed building regardless of its grade, and it also requires planning proposals to meet the test of determining the extent to which a development affects a listed building. Planning Policy Wales (11<sup>th</sup> edition, 2021) requires a 'general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' (6.1.10).
- 6.5. There is a single listed building within the development area and 62 listed buildings within 1km of the development (Tables 2 and 3; Drawing 1).

Table 2 Listed buildings within the development site

Number	Name	grade	Significance
14704	Rydal Preparatory School (Pwllcrochan)	II	Medium

Table 3 Listed buildings within 1km of the development site

Number	Name	grade	Significance
87661	The Imperial Hotel	II	Medium
25178	Colwyn Bay County Primary School	II	Medium
14725	Highlands	II	Medium
14721	St Paul's Vicarage	II	Medium
14720	Colwyn House	II	Medium
14719	Queens Buildings and Liberties Bar (No. 9 of 9 buildings)	II	Medium
14718	Queens Buildings and Liberties Bar (No. 8 of 9 buildings)	II	Medium
14717	Queens Buildings and Liberties Bar (No. 7 of 9 buildings)	II	Medium
14716	Queens Buildings and Liberties Bar (No. 6 of 9 buildings)	II	Medium
14715	Queens Buildings and Liberties Bar (No. 5 of 9 buildings)	II	Medium
14714	Queens Buildings and Liberties Bar (No. 4 of 9 buildings )	II	Medium
14713	Queens Buildings and Liberties Bar (No. 3 of 9 buildings )	II	Medium
14712	Queens Buildings and Liberties Bar (No. 2 of 9 buildings)	II	Medium
14711	Queens Buildings and Liberties Bar (No. 1 of 9 buildings )	II	Medium
14710	The Central Public House	II	Medium
14709	Church Hall	II	Medium
14708	Church of St David	II	Medium
14707	Police Station and Magistrates Court	II	Medium
14706	Brendon	II	Medium
14705	Heathfield	II	Medium
14703	Hunt House at Rydal School	II	Medium
14702	Memorial Hall at Rydal School	II	Medium
14701	Costain Buildings at Rydal School	II	Medium
14700	Dining Hall at Rydal School	II	Medium
14699	Old House, Rydal School	II	Medium
14698	Head Post Office	II	Medium
14697	24 Princess Bingo and Social Club	II	Medium
14696	22 Princess Bingo and Social Club	II	Medium
14695	20 Princess Bingo and Social Club	II	Medium
14694	7 Penrhyn Buildings	II	Medium
14693	5 Penrhyn Buildings	II	Medium
14692	3 Penrhyn Buildings	II	Medium
14691	1 Penrhyn Buildings	II	Medium
14690	34 Penrhyn Buildings	II	Medium
14689	32 Penrhyn Buildings	II	Medium
14688	30 Penrhyn Buildings	II	Medium
14687	28 Penrhyn Buildings	II	Medium
14686	iRidge Cottage	II	Medium
14685	Penrhos College Junior School (Ratonagh)	II	Medium
14684	Walshaw	II	Medium
14683	Fountain	II	Medium
14682	Bryn Eithin	II	Medium
14681	Wren's Nest	II	Medium
14679	Royal Bank of Scotland	II	Medium

Table 3 continued

Number	Name	grade	Significance
14678	,153,CONWAY ROAD,Colwyn Bay,,CLWYD,	II	Medium
14677	,151,CONWAY ROAD,Colwyn Bay,,CLWYD,	II	Medium
14676	Milepost	II	Medium
14675	Lychgate and Boundary Wall to St John's Churchyard	II	Medium
14674	Methodist Church of St John, with attached Hall and Former Sunday School	II	Medium
14673	War Memorial	II	Medium
14672	Midland Bank	II	Medium
14671	Tudor Lodge	II	Medium
14670	,16,COED PELLA ROAD,Colwyn Bay,,CLWYD,	II	Medium
14669	Cotswold	II	Medium
14668	,6,AEL-Y-BRYN ROAD,Colwyn Bay,,CLWYD,	II	Medium
14667	,4,Ael-y-Bryn Road,Colwyn Bay,,CLWYD,	II	Medium
14664	,7,ABERGELE ROAD,Colwyn Bay,,CLWYD,	II	Medium
14663	,1 Rhiw Bank Avenue,Colwyn Bay,,CLWYD	II	Medium
14660	,60 Abergele Road,Colwyn Bay,,CLWYD	II	Medium
14659	58	II	Medium
14658	Salem Congregational Chapel	II	Medium
14657	Church of Saint Paul	II*	Medium

### Non-Designated Heritage Assets

- 6.6. The regional HER records one non-designated asset within the development site (incorrectly identified as a coach house and stable because such structures would have been located adjacent to the main house), to which the assessment has identified a further 7 assets (Table 4 and 5; Drawing 2 and Figure 8).

Table 4 Non-designated assets within the development site

PRN	site name	type	Significance
130769	Colwyn Bay, Rydal School, stable and coach block	COACH HOUSE;STABLE	Low

Table 5 Non-designated assets identified during the landscape survey

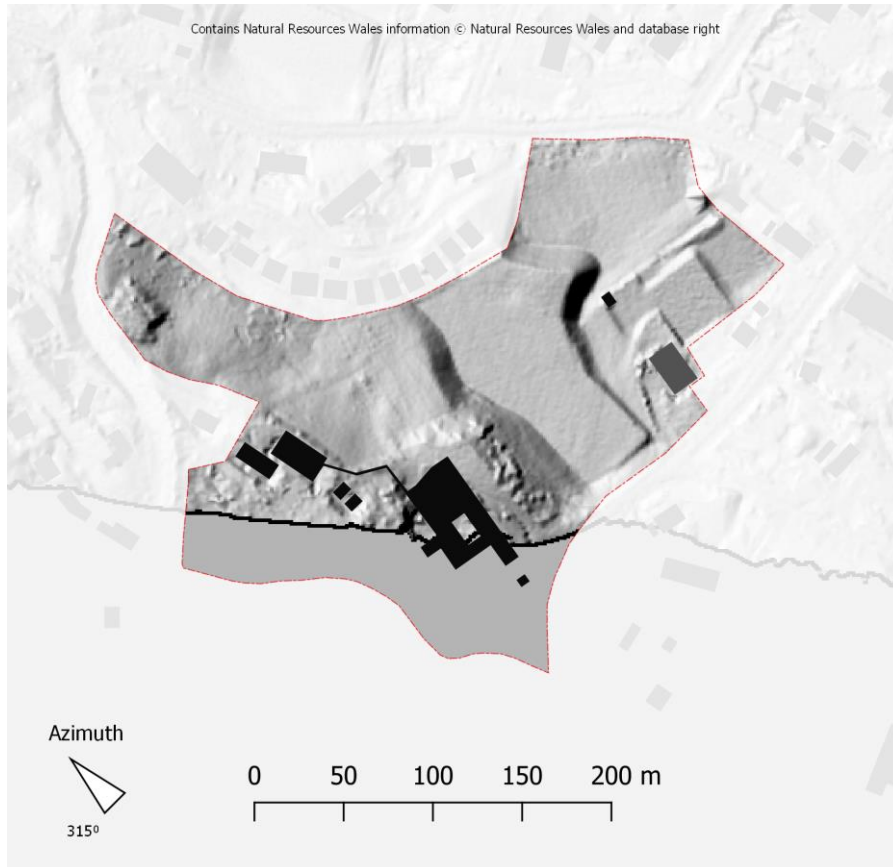
Map ref	site name	type	Significance
2596-01	Walled Garden (upstanding wall)	WALLED GARDEN	Low
2596-02	Structures adjoining walled garden (remains of)	BUILDING (site of)	Low
2596-03	Rydal Penrhos Pumphouse and bathing pool	PUMPHOUSE	Negligible
2596-04	Rydal Penrhos pavilion	PARK FEATURE	Negligible
2596-05	Rydal Penrhos, garden mound	GARDEN FEATURE	Negligible
2596-06	Former building adjacent to south of hotel	BUILDING (site of)	Low
2596-07	Historic parkland trees and other features	GARDEN FEATURES	Negligible
2596-08	Structure within walled garden, depicted in 1875	BUILDING (site of)	Low

- 6.7. The regional HER records 41 non-designated assets within 1km of the development site, most of which relate to memorials and buildings in the centre of Colwyn Bay, (Table 6; Drawing 2).

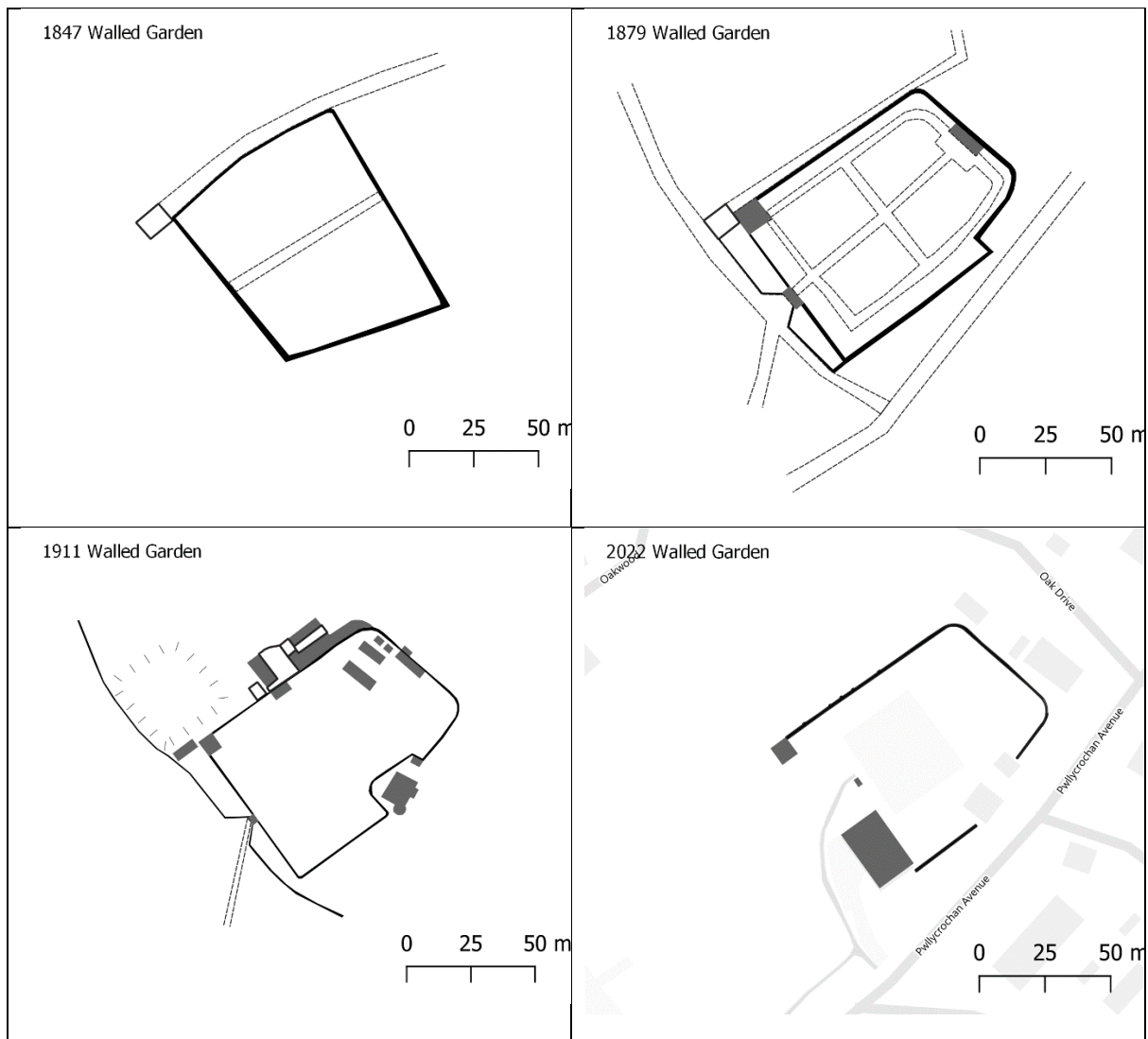
Table 6 Non-designated assets within 1km of the development site boundary

PRN	site name	type
35860	Colwyn Bay palstave	FINDSPOT
101763	Mochdre socketed axe	FINDSPOT
101309	Castell Placename	HILLFORT
119152	Colwyn Bay strap fitting	FINDSPOT
1000086	Colwyn Bay Church, (St Andrew)	CHURCH
144402	Colwyn Bay Drill Hall	DRILL HALL
141602	Colwyn Bay Town Centre Conservation Area	CONSERVATION AREA
144717	Colwyn Bay, Capt. A Lord, war memorial	WAR MEMORIAL
144739	Colwyn Bay, Colwyn Bay Dunkirk Veterans, war memorial	WAR MEMORIAL
144740	Colwyn Bay, Colwyn Bay National Service Memorial, war memorial	WAR MEMORIAL
144741	Colwyn Bay, Colwyn Bay Raf Association - 50th Anniversary, war memorial	WAR MEMORIAL
144742	Colwyn Bay, Colwyn Bay Royal Artillery Association - 50th Anniversary, war memorial	WAR MEMORIAL
144738	Colwyn Bay, Colwyn Bay, war memorial	WAR MEMORIAL
142304	Colwyn Bay, Conwy Road, The Mews Building, cinema	CINEMA
145126	Colwyn Bay, St Andrews Church - WW2, war memorial	WAR MEMORIAL
145125	Colwyn Bay, St Andrews Church, war memorial	WAR MEMORIAL
145166	Colwyn Bay, St Pauls Church - WW1, war memorial	WAR MEMORIAL
145168	Colwyn Bay, St Pauls Church - WW2, war memorial	WAR MEMORIAL
77817	Colwyn Bay axe find	FINDSPOT
59474	Colwyn Bay Church	CHURCH
104550	Colwyn Bay Hotel	HOUSE
132733	Colwyn Bay, Abergele Road, former Union United Reform Church	CHAPEL
142308	Colwyn Bay, Conway Road, Presbyterian Chapel	CHAPEL
142309	Colwyn Bay, Conway Road, The Mews Building	MEWS
106489	Colwyn Bay, Ivy Street, hut	HUT
167094	Colwyn Bay, Outram Lodge	LODGE
132688	Colwyn Bay, Penrhyn Road, Princes Drive 2-8	HOUSE
167072	Colwyn Bay, Queen's Lodge	COUNTRY HOUSE
132689	Colwyn Bay, Station Road 41-43	HOUSE
120850	Colwyn Bay, Tabernacl Welsh Baptist Church	CHAPEL
113465	Colwyn Bay, Woodland Road West, Elim Pentecostal Church	CHURCH
57558	Mochdre glass bead	FINDSPOT
193861	Pen-y-bryn farm	FARM
195291	Pen-y-bryn farm, farm building	FARM BUILDING
195292	Pen-y-bryn farm, farm building	FARM BUILDING
193862	Pen-y-waen farm	FARM
195293	Pen-y-waen farm, farm building	FARM BUILDING
195294	Pen-y-waen farm, farm building	FARM BUILDING
195295	Pen-y-waen farm, farm building	FARM BUILDING
195296	Pen-y-waen farm, farm building	FARM BUILDING
119035	Colwyn Bay bow brooch	FINDSPOT





*Fig. 7 LiDAR model of development area.*



*Fig. 8 Phases of walled garden based on historic mapping and extant remains*

## 7 Site Walkover and Landscape Survey

- 7.1. A site walkover, photographic and GPS survey was conducted over the proposed development site on 11/4/22. The weather was fine and visibility good. A total of 31 photographs were taken (Figure 13) and GPS used for mapping out earthworks (Drawing 3). Most of these were probably relatively modern features but could include some of more historic value. The built heritage was also recorded, although the main school building and previous hotel complex was not included as this was undertaken by Ainsley Gommon Architects (Heritage Statement and Appraisal February and December 2021).

## Walled Garden



*Fig. 9 Northwest facing elevation of walled garden. CPAT Photo 4985-005*

- 7.2. Surviving structures of the walled garden include the entire length of its northern and eastern walls, and a part of the south wall. A building at the north-western corner referred to as a pump house in the Heritage Statement, is shown on the 1879 OS map, with a possible reference also shown on the Tithe map.
- 7.3. Including the pump house, the north wall measures c.84m x c.3m high at the east end, and almost 4m high at the west end (photo 4985-004). Foundations comprise 4 -5 courses of shale-like stone visible above ground level, constructed from individual slabs up to 0.55 x 0.1m in dimensions. Above this the construction appears to be a single phase with poorly fired, unfrogged bricks 91/4" x 23/4" x 41/4" (23 x 7 x 11cm) of probable Georgian date (photos 4985-005, 007 and 009). Six brick-built buttresses on stone foundations are distributed 10m apart along the exterior face of the wall, 0.45m wide and 0.56m deep; these appear contemporary with the main structure. A doorway has been inserted along the wall between the 2nd and 3rd buttresses from the western end (the brickwork of the arched lintel is different from the wall). The opening is 1.9m high and 1.2m wide filled with a timber door and frame (jambs are 0.15m each side with a door 0.9m wide). The frame and lintel are joined as a pegged construction (photo 4985-006). The wall is 10 courses higher over the doorway from this point until it meets the pump house at the western end. Further east of the doorway a zone along the wall shows where buildings were positioned against its north-facing exterior (the wall had been white-washed and some metal fastenings remained fixed into the wall photo 4985-008). This range of buildings is not shown on the 1879 OS map but is depicted on maps from 1888 – 1954 (Figure 8). Photo 4985-031 (Figure 9) shows a long extent of the wall from the pump house to the location of the range of demolished buildings, with the doorway and higher section of wall above it.

- 7.4. The east wall measures c.47m x c.3m and capped by slabs as were seen on the north wall. A double width gateway has been inserted into the wall (just visible in photo 4985-012 Figure 10), currently serviced by a small lane to the rear of The Grange (previously Pwll y Crochan Isaf land). This lane is shown on the 1911 OS map and also gave access to the range of buildings against the north wall. The map shows a greenhouse set against the interior of the east wall, and two others within the walled garden in close proximity but free standing. Presently this area is given over to recreational activities (photo 4985-027).
- 7.5. The south wall may survive in the garden of 26 Pwllcrochan Avenue, as it is still standing to the south of Erskine Lodge (34 Pwllcrochan Avenue) From the appearance of the interior wall a building had been set against it (photos 4985-025 and 026), which would have been demolished when Erskine Lodge was constructed in the early 20th century to accommodate motor cars and chauffeurs (Ainsley Gommon Dec 2021 supplementary appraisal pages 16-17).
- 7.6. The interior of the walled garden is now largely occupied by two tarmac tennis courts, with grass and other features along the north, east and south sides. Construction of these tennis courts has included a significant ground reduction on the western side of the walled garden (photo 4985-028) and the wall on the west side has been completely removed (Figure 10).

#### **Pump House and bathing pool**

- 7.7. At the north-western corner of the walled garden a stone-built structure faces into the interior (Figure 10). It measures c.6m x 4m and has a red-tiled pitched roof as well as mock half-timber-frame painted on to the upper storey (photo 4585-002). The south face has a small doorway with a window either side and a window above. The east face has a larger opening perhaps for access of garden machinery. This is described as the Pump House for a swimming pool that has since been infilled although the depression in the ground where the pool was located is still visible as an earthwork (photo 4585-029 and 014) (Ainsley Gommon Dec 2021 supplementary appraisal page 18). As this structure is of coursed stone it is in keeping with some of the built environment associated with the hotel and it could date to the end of the 19th century, as a building in this location is shown on the 1888 OS map.





*Fig. 10 Pumphouse adjoining walled garden. CPAT Photo 4985-012*

### **Pavilion**

- 7.8. A small clapper-board rectangular building facing the tennis courts, 3.75 x 1.9m, and 2.2m high to the eaves from its concrete plinth, was a sports pavilion (photo 4985-030 Figure 11). It has a red-tiled hipped roof and some ornamental embellishments. It is not depicted on the 1954 OS map, so it may date to a slightly later period.



*Fig. 11 Pavilion within walled garden. CPAT Photo 4985-030*



### Garden mound



*Fig. 12 Garden mound located at the western end of the site. CPAT Photo 4985-014*

- 7.9. In the north-western corner of the proposed development site a large earth and stone mound has been constructed (Figure 12) (photos 4985-014 – 016). This is not shown on OS maps and is now overgrown with trees, but it seems likely that it is the result of dumping deliberately to make a prospect mound as part of a perambulation of the hotel pleasure grounds. It has long-distance panoramas over the former gardens and town to Colwyn Bay beyond and set within a path on one side is a concrete block that might have formed part of a stepped route.

### Former building adjacent to south of hotel

- 7.10. Between 1913 and 1938 historic mapping shows a relatively large building was constructed to the immediate south of the hotel. If the mapping is correct this cannot be the stabling and coach house which a hotel of this nature would have needed during Victorian and Edwardian times, and which is mentioned in early 20th century advertising literature for the hotel (Ainsley Gommon Feb 2021 draft heritage statement and appraisal page 10). Its location adjacent to the watercourse which descends from Pwllcrochan Woods (and was then culverted through the estate to service the bathing pool), might indicate a hydro-electric plant so the hotel had its own reliable source of power. Whatever the building was used for, however, it has been demolished and all that now remains is a levelled area used for car parking, with a rough wall across to pond up the area below the Old Highway (photos 4985-018 – 021).

### Historic parkland trees and other features

- 7.11. Within the grounds a number of old oaks and other trees survive. These may be along field boundaries which were removed during the period of “emparkment” in the Victorian period. These trees should be retained as part of the surviving historic landscape (photos 4985-13

and 017). A potential old field boundary was visible as a low bank and ditch in the western part of the site near the veteran trees. Possible very low historic terracing or platforms were visible next to the northern exterior of the walled garden, and at the foot of the large-scale modern rugby pitch terracing (photos 4985-010, 011 and 031). Now sealed off, a former entranceway associated with early 20<sup>th</sup> century garden pathways (1911 12-inch map) is visible within the stone boundary walls along Kings Road.

7.12. Between the present school and the southern development boundary is an area of dense woodland that historic mapping shows to have contained pathways and garden features associated with the hotel. This area was not assessed during the landscape survey due to limited accessibility. The woodland is a designated restored ancient woodland and therefore is subject to existing protections (RowID 35085).



*Fig. 13 Landscape survey photo sheet.*

## 8 Conclusion and Assessment

- 8.1. A study has been conducted by the Clwyd-Powys Archaeological Trust, on behalf of Castle Green Homes Ltd, in connection with a proposed housing development on land adjoining Rydal Penrhos, Colwyn Bay. This assessment comprised desk-based research and a landscape survey, the aim of which was to make full and effective use of existing information to establish the archaeological significance of the parkland and to assess the impact the development proposals might have on surviving assets.
- 8.2. Rydal Penrhos, previously known as Pwllcrochan, is considered a significant post-medieval building. The main building, originally part of a country estate that predates Colwyn Bay, became the first of many hotels that led to the foundation of Colwyn Bay as a Victorian resort town.
- 8.3. This assessment has identified some historic assets within the parkland that require further consideration prior to the proposed development. These include the following:

### **Walled Garden**

- 8.4. The most notable historic asset identified in this report is the upstanding remains of a walled garden, likely to date to between the 18<sup>th</sup> and early 19<sup>th</sup> century (Figures 8 - 10). The asset is comprised of a wall up to 4m high and built of unfrogged redbrick, the dimensions of which are consistent with an 18<sup>th</sup> to early 19<sup>th</sup> century date. It is likely that this feature, which is present on the tithe map, is associated with the park's original function as a country estate but has been modified throughout the park's use as a hotel and school. From the late 19<sup>th</sup> century into the early 20<sup>th</sup> century, a range of buildings was constructed along the exterior northwest facing wall, as well as several buildings and glass houses within the interior. During the park's use as a school, the garden was converted for use as a sports recreation ground with metal fenced tennis courts added within the interior.

At present this feature is not being retained within the proposed development. This may warrant further consideration given its likely associations with the original country estate and probable 18<sup>th</sup> century origins which give it local significance.

### **Former building adjacent to the south of the hotel**

To the south of the main building is the location of a structure present in the early 20<sup>th</sup> century mapping, that appears to have been demolished prior to the hotel's conversion into a school. The function and significance of this structure is currently unknown, but it may represent a hydro-electric plant associated with the hotel. The site is known to have had an electricity supply by the end of the 19<sup>th</sup> century and with the structure being situated over a watercourse, it is a suitable location. Further investigation may be required in order to determine the function of this structure.

### **Garden mound**

- 8.5. Adjacent to the western boundary on Kings Road is a possible garden mound visible on the LiDAR survey mapping and recorded during the landscape survey. The feature forms a raised plateau that would have offered a commanding view towards the sea prior to the development of the houses now immediately to the north. The feature is likely to have been constructed prior to the houses situated immediately to the north, which includes Walshaw house built in 1891, although the feature itself does not appear on any OS mapping.

- 8.6. This asset is of negligible historic value with its significance relating to only parkland management and garden features associated with the hotel grounds.

#### **Conservation Areas and Restored Ancient Woodland**

- 8.7. The site lies within the Colwyn Bay Pwllcrochan conservation area. Located within the proposed development, between the school and the southern and southwestern boundary is a Restored Ancient Woodland covering 0.5 hectares (RowID 35085).

#### **Recommendations**

- 8.8. Based on the findings of this assessment, it is suggested that further investigation of some of the identified assets may be necessary to obtain information that could provide a better understanding of their origins and use. These assets include the walled garden and its associated structures, as well as the structure to the south of the current school. The information to be obtained from further investigation should include, but not be limited to, the construction date of the walled garden, as well as the function of the buildings present throughout the 19<sup>th</sup> and early 20<sup>th</sup> century.
- 8.9. Subject to advice by the Development Control Archaeologist, it is possible that amendments might need to be made to the proposed design so that the impact on the features highlighted in this assessment, notably the extant walled garden and its associated structures, is minimised.
- 8.10. These recommendations are being made as the associations with the original Pwllcrochan estate and subsequent hotel demonstrate significant local importance, with the walled garden potentially representing a locally important example of Georgian architecture belonging to a country estate that was instrumental in the establishment of Colwyn Bay.

## 9 Sources

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## 10 Archive deposition Statement

- 10.1. The project archive has been prepared according to the CPAT Archive Policy and in line with the CIfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives guidance* (2014). The archive is entirely digital and will be deposited



jointly with the Historic Environment Record, Clwyd-Powys Archaeological Trust and the National Monuments Record (RCAHMW).

**Archive summary**

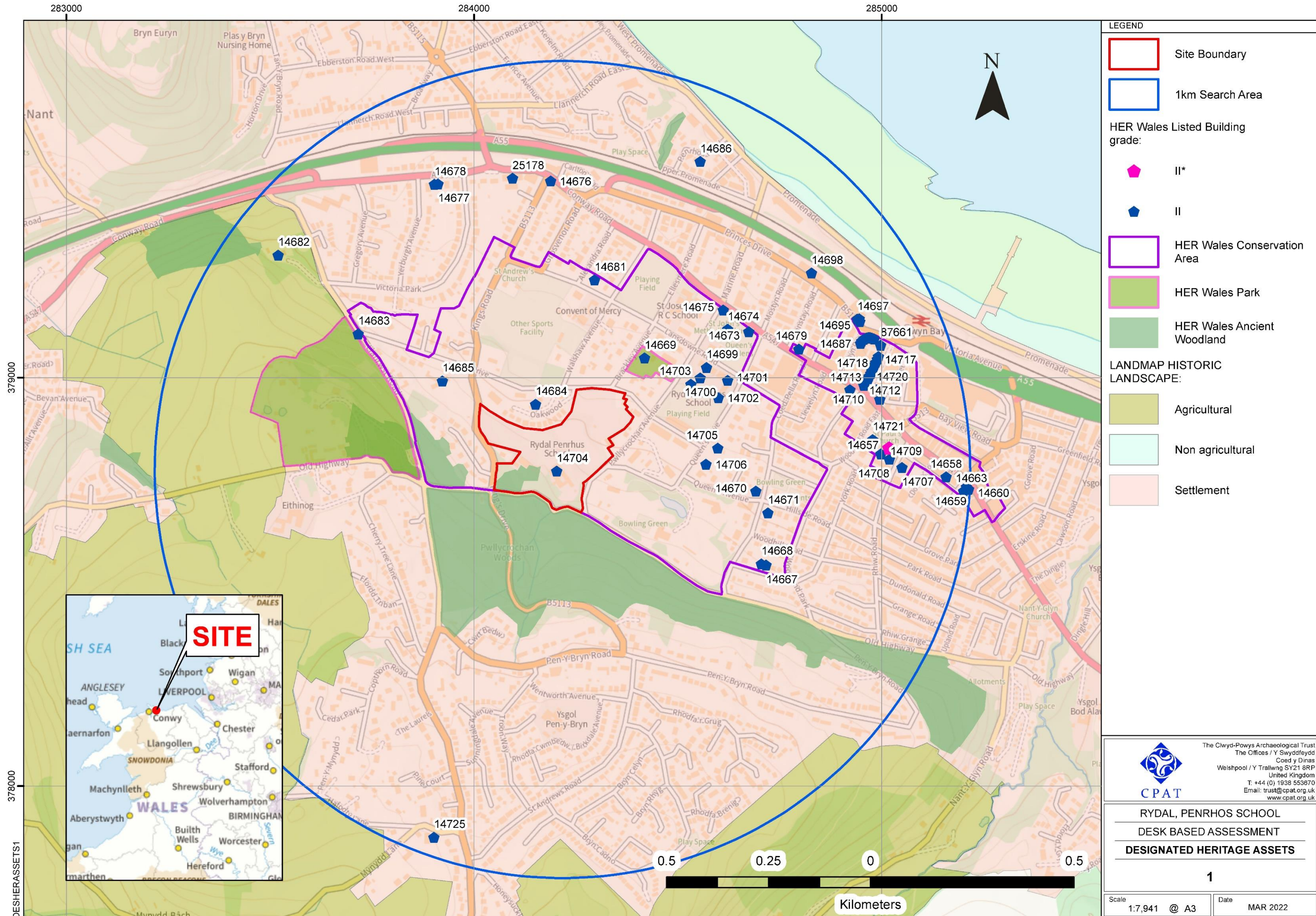
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GPS raw survey data

Shapefile lines and polygons





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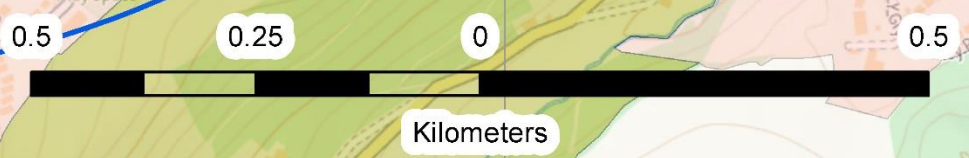
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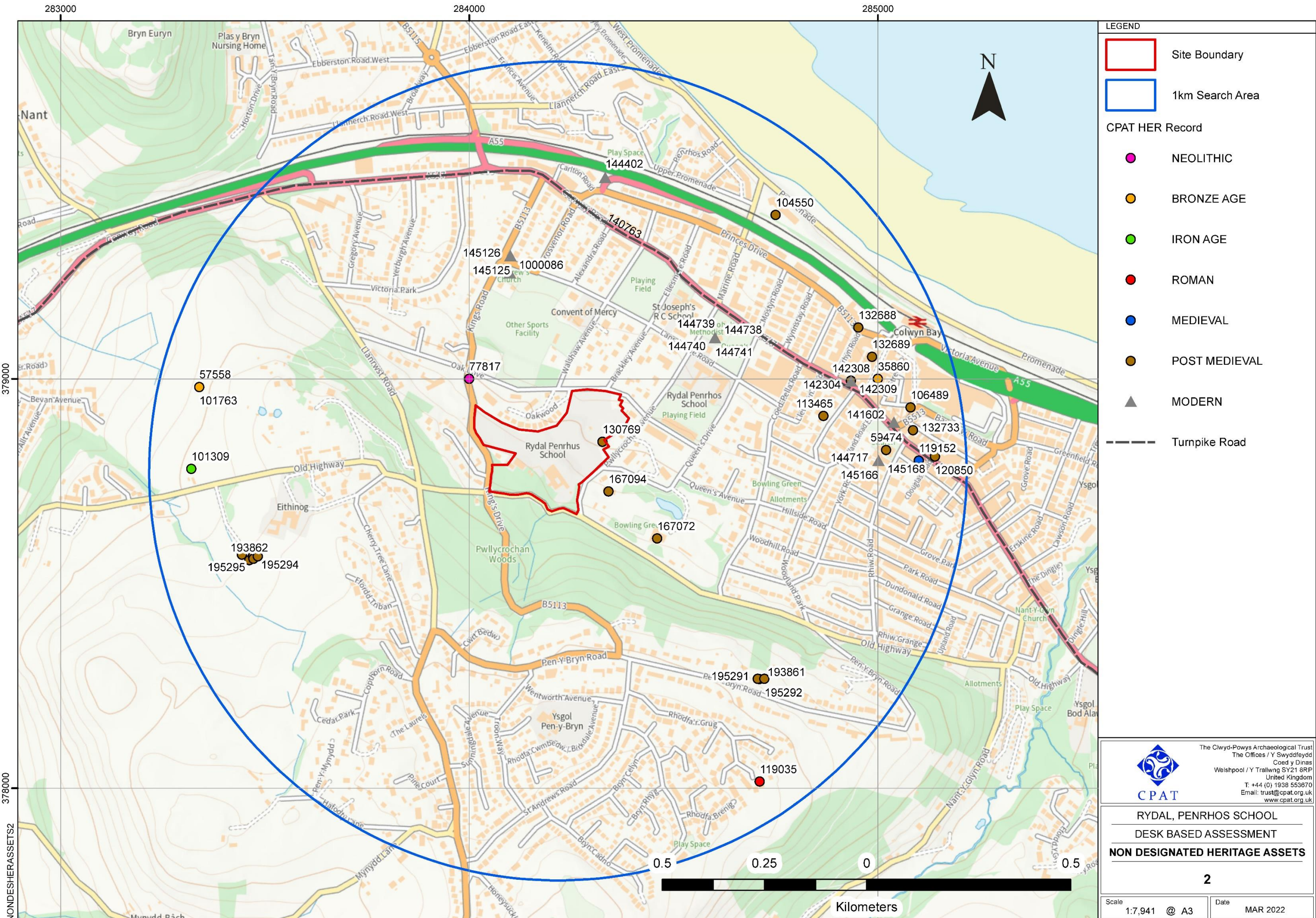
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DESHERASSETS1








**LEGEND**

- Site Boundary
- 1km Search Area

**CPAT HER Record**

- NEOLITHIC
- BRONZE AGE
- IRON AGE
- ROMAN
- MEDIEVAL
- POST MEDIEVAL
- ▲ MODERN
- Turnpike Road



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**RYDAL, PENRHOS SCHOOL**

**DESK BASED ASSESSMENT**

**NON DESIGNATED HERITAGE ASSETS**

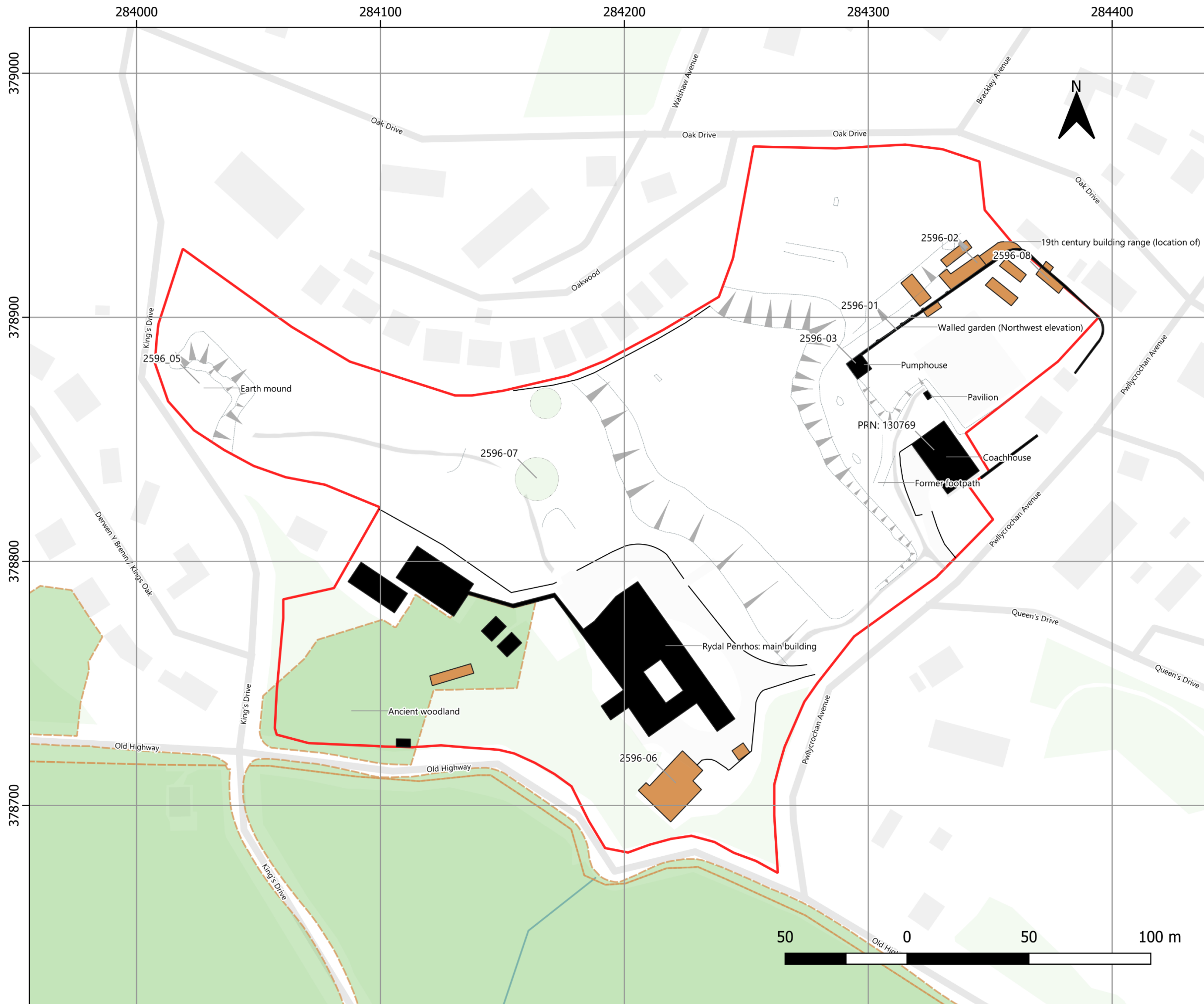
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**Legend**

- Development area
- Existing Structure
- Historic Structure
- Footpath
- Ancient woodland

**Landscape Features**

- Earthwork
- Boundary

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Rydal Penrhos  
 Colwyn Bay  
**Landscape Survey Map**  
 3

Scale: 1:1500 @ A3      Date: April 2022