

HERITAGE STATEMENT

Proposed hotel with restaurant/business units, tudno Castle Hotel, Llandudno



View towards Conwy Road - in progress Oct 2020



Existing view from North Western Gardens



Conwy Road approach



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1.0 ASSET DESCRIPTION AND SETTING

The building forms part of the Llandudno Conservation Area, and is also Grade II listed. The listing description cites the building as a “C19 hotel retaining its character on important free-standing site. Group value with adjacent listed buildings.”

The building dates from the 1870s and was formerly two hotels – the Tudno Castle and the Temperance Hotel. It was also known as the North-Western Hotel from the 1900s. It has been out of use since 2008 and subject to a fire in 2012. The building fabric and appearance has deteriorated over time.

In 2017, as construction work was due to commence on a consented planning scheme, significant movement was detected to the façade on Mostyn Broadway. Some cracking had been noted on that façade and was thought to be due to the failure of timber lintels over the two bay windows on that elevation. The movement was monitored and found to be active and significant, leading to an unsafe structures notice issued by Conwy Building Control and that wing was subsequently demolished. During the demolition, the make-up and construction of the thick masonry walls became apparent. It appeared to be made up of very mixed material – stone, brick and slate – and not well bonded or ‘toothed’-in thus exacerbating any structural instability of the original wall.

A separate structural engineer’s report on the more recent events has been produced and should be referred to for further information.

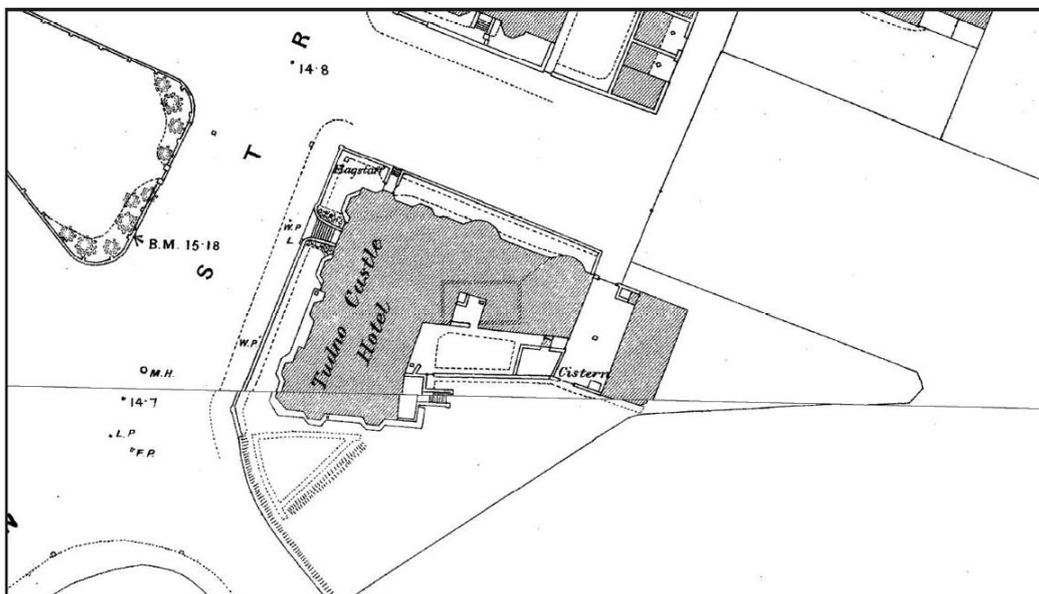


Fig 1: Extract of OS County Series, 1889-90

A full Level 2 Building Survey by Archaeology Wales has been submitted with this application. The survey includes descriptions, map regressions and a full interior photographic survey of the building. This document was required by condition of the previous approval and was undertaken before any demolition of the building took place. It was produced in accordance with the Chartered Institute for Archaeologists standards and guidance for recording standing buildings or

structures and the final copy has been accepted by Gwynedd Archaeological Planning Service (GAPS) and has been lodged with the local Historic Environment Record.

The style of the building is typical of its contemporary Llandudno buildings, in masonry construction with a stucco finish all round. It is L-shaped in plan and comprises three storeys and an attic with a slate hipped roof. The lower ground floor is a semi-basement level with the principal ground floor raised from the street level. The facades feature moulded eaves cornice, stringcourses and quoins, with a number of bay window structures. The roofline features gabled dormer windows with round-headed sash lights. Round-headed sash windows with archivolt are a consistent feature at second floor.



Fig. 2 Photo from 2014 showing the principal elevations. with Mostyn Broadway to left and Parc Llandudno Retail Park visible to the rear of the building.



MOSTYN ROAD ELEVATION

0 1m 2m 3m 4m 5m 10m
SCALE 1:100 IN METERS



FRONT ELEVATION

0 1m 2m 3m 4m 5m 10m
SCALE 1:100 IN METERS

Fig. 3: Extract from measured survey – showing principal elevations.

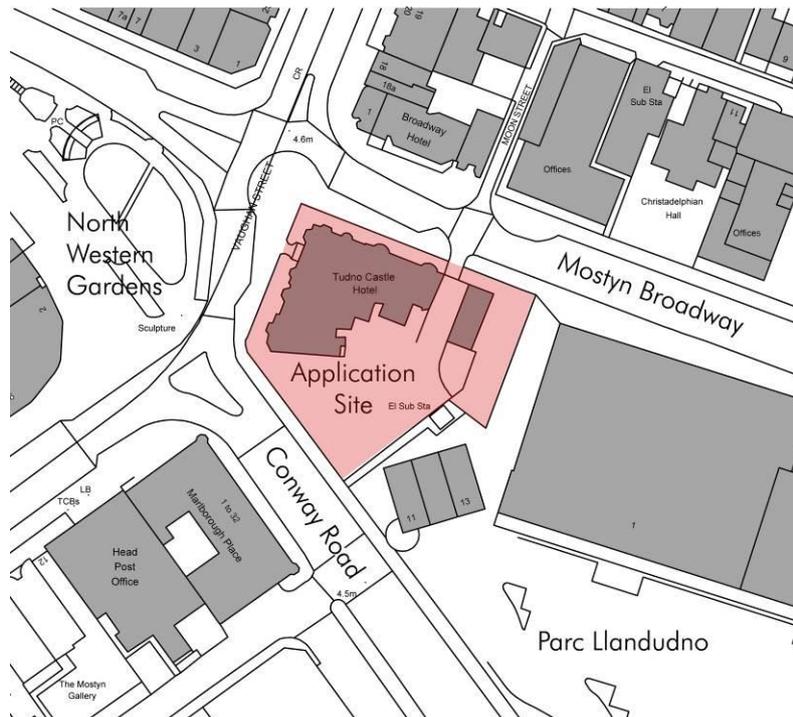


Fig. 4: A block plan highlights how the Vaugh Street façade completes the enclosure of the North-Western Gardens.

The Llandudno Conservation Area Appraisal recognises the prominent corner site as important townscape feature:

“10.1 One of the noticeable features of the town is a general consistency in the scale of buildings, especially along the sea front and along the main streets. This is an important element in the character and appearance of the town. Several of the buildings on important corner sites such as the National Westminster Bank or buildings such as the Tudno Castle on North Western Gardens are larger and these are important townscape features.”

The building therefore has a significant role as a visual marker in the town, also completing a side of the open space forming the ‘North-Western Gardens’.

The building has a significance both on its own as a corner building and landmark and as a group value with other listed buildings opposite, forming a coherent streetscape with buildings sharing similar façade characteristics.

2.0 ASSESSMENT OF SIGNIFICANCE

As noted in the listing description, the building has a significant group value, being part of the late 19th century redevelopment of Llandudno as a 'resort' town. It shares significant characteristics with the surrounding buildings of a similar age and it forms a significant function in the urban grain established in the 19th Century masterplan.

As a corner building, the structure has a particular prominence and can be considered a landmark building within the town.

The building facades also comprise some examples of ornate and distinctive stucco plasterwork, which are unique to this structure and noteworthy.

3.0 EXTENT OF DEVELOPMENT & IMPACT OF PROPOSALS

The proposed development is in two district parts each with a distinct design approach:

Firstly, the reconstruction of the principal facades to Vaughn Street and Mostyn Broadway aim to replicate the existing building in both, form, mass and detail, including the distinctive dormered roofline. This retains the completion of one side of the North West Gardens and retains the mass of this prominent corner building mass that the Conservation Area Appraisal highlights as a particularly important aspect of this key Llandudno building.

In addressing this first part, it is important that the reconstruction of the principal facades is carried out in an accurate and as authentic a manner as possible. The principal of re-building has already been accepted by the LPA, Conservation Officer and CADW in granting approval to the re-building of Mostyn Broadway. At the time of updating this statement, reconstruction work is largely complete and to the satisfaction of the LPA and Conservation Officer.

The following measures have been taken or proposed to facilitate matching the existing building as accurately as possible:

- A full scan-based measured survey of the exterior of the building was undertaken in 2013 with full 3-D data available to the design team.
- Additional surveys have been carried out by Allison Pike of key areas of stucco detailing and existing window profiles.
- Large piece samples of existing stucco details have been salvaged from the face of the existing building and are stored in secure cabins on site.
- Photographic records have been made of the exterior detailing.

Although it is unfortunate that the very original fabric cannot be kept, it was felt that accurate replication was the appropriate way to preserve the especial appearance and character of both the building and the immediate area that these key facades relate to.

Below are some extracts from the proposed detail drawings showing the general methods and level of detail possible for directing the reconstruction of the facades. Achieving the right stucco mix, and accurately recording the detailing formed an essential part of these proposals.

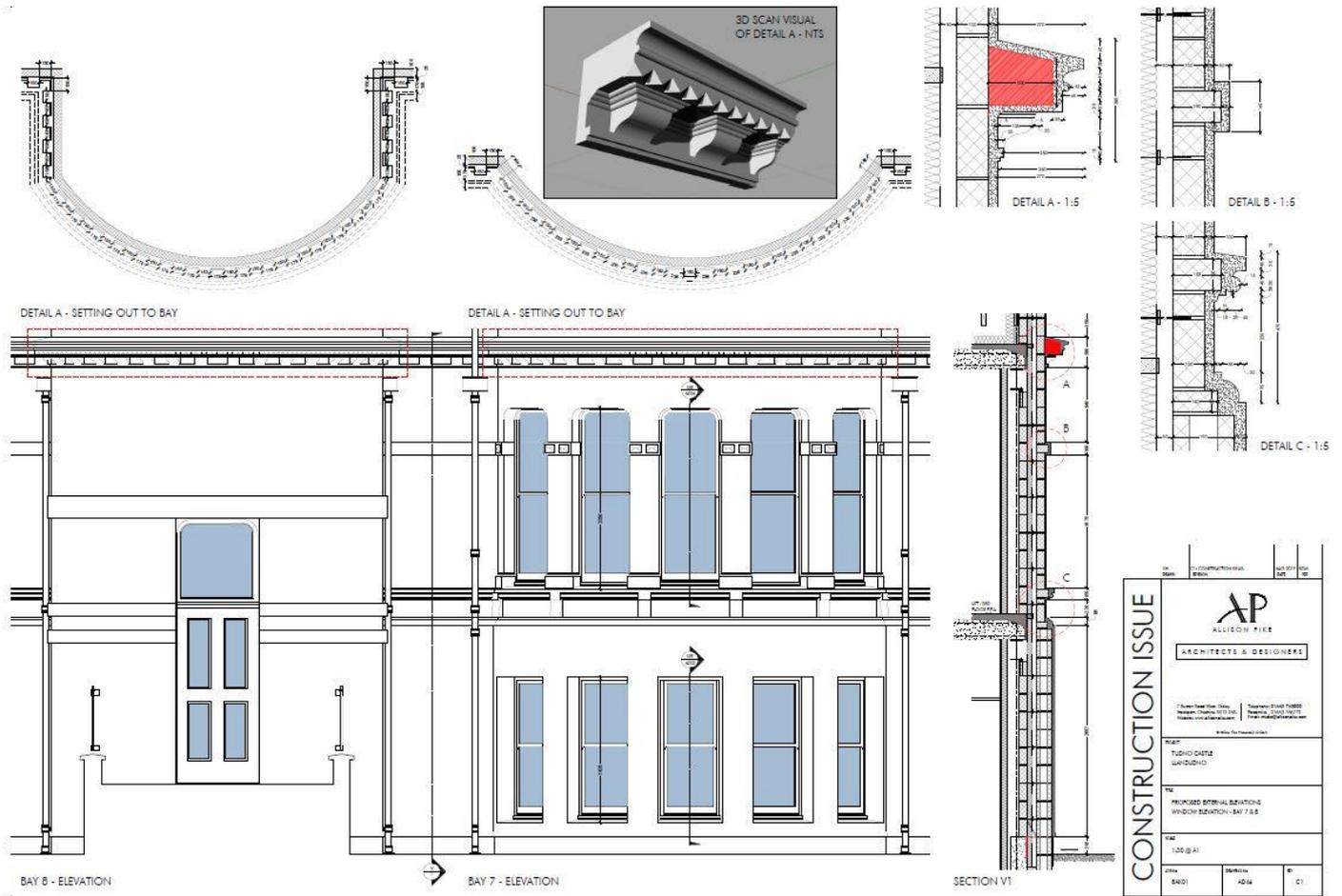


Fig. 5: Extract of typical new wall detail with masonry cavity wall construction faced in traditional stucco render and detailing with the aid of 3D scan software

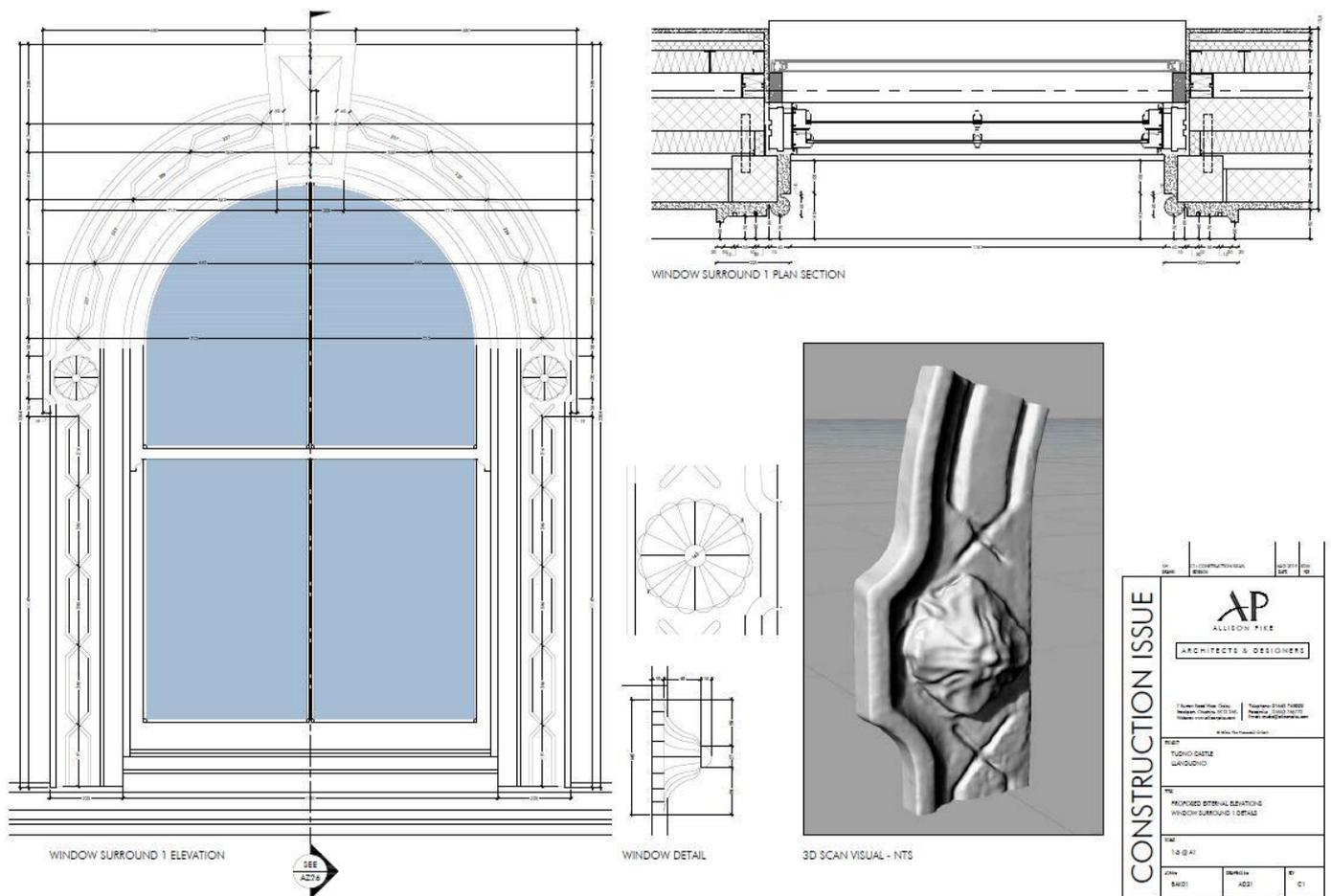


Fig.6&7: Extract of typical window surround detail with masonry cavity wall construction faced in traditional stucco render and detailing with the aid of 3D scan software. Below a progress photograph from October 2020, showing the emerging render detailing, reconstructed chimneys and the restored entrance canopy as upper level scaffold is removed.



Secondly, the remaining open part of the site is to be 'filled-in' with a distinctly modern addition. This addition is subservient in scale to the mass of the original building, tidies-up what is currently a rather ramshackle backside of the hotel, and presents a positive addition to the site - mediating between the modern buildings of Parc Llandudno and the traditional architecture of the town centre, and improving the 'gateway' entry into the old town from Conway Road.



Fig. 8 The view of the site on the main Llandudno approach (Conway Road) prior to development - note the jumble of rear extensions on view to the Mostyn Broadway wing and Llandudno town centre visible to the left of the photograph. This photograph reinforces the site's potential to frame a better approach to Llandudno town centre and act as a 'gateway' site into the town.



Fig.8: A proposed perspective view from Conway Road with a modern subservient infill

This 'infill' addition to the site has been approached as a distinctly new and modern extension, subservient in mass and scale, with the use of high quality materials including render and natural stone cladding. It aims to make a positive contribution to both the streetscape and the architectural legibility of the whole site.