

GUY'S CLIFF, 79-81 CONWY ROAD, COLWYN BAY, LL29 7LN

HERITAGE IMPACT ASSESSMENT – REVISION A

JOB NO: 213-45



WALES & WEST HOUSING ASSOCIATION

5 SEPTEMBER 2022

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCES

Hutton + Rostron Environmental Investigations Limited were appointed to prepare a Heritage Impact Assessment for Guy's Cliff, Conwy Road, Colwyn Bay in accordance with instruction received from Natasha Green by email on 30 August 2022 [08:21] on behalf of Wales and West Housing Association. For the purpose of orientation in this report, the front of the building faces north towards the A55 Expressway

1.2 AIM

The aim of this Heritage Impact Assessment is to identify the heritage value of Guy's Cliff and the surrounding area, including designated heritage assets which may be a material consideration to the redevelopment of the site

This assessment is intended to assist in fulfilling the requirements of the Planning Policy Wales – Edition 11 Clause 6.1.9

1.3 LIMITATIONS

The assessment is based on a site visit which comprised of a visual assessment of the property locality. The assessment takes account of documentary evidence, which was publicly accessible and available at the time of reporting and is made without prejudice to the possibility that further documentary evidence could come to light in the future. The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction (Design and Management) (CDM) Regulations 2015

1.4 H+R STAFF ON SITE

Storm Bate

2 ASSESSMENT OF SIGNIFICANCE

2.1 SUMMARY OF SIGNIFICANCE

Guy's Cliff is located in an area of early 20th century residential developed on the west side of Colwyn Bay. Colwyn Bay developed as a town in the late 19th and early 20th century as the Pwllcrochan Estate Company sold off former estate parkland for building plots. The settlement morphology and character of the area where Guy's Cliff is located strongly reflects planned development whereby streets have been set out in a grid pattern between the principal thoroughfares of Princes Drive, Conway Road and Landsdowne Road. Where Guy's Cliff is located, spacious plots were created to accommodate the construction of two storey detached dwellings which were positioned set back from the street and complimented by surrounding gardens. Notwithstanding these settlement characteristics the area is not afforded heritage recognition and its character is arguably commonplace to mass early 20th century developments found in towns and cities across the UK

Guy's Cliff Care Home has been created from two properties which were originally built as dwelling houses, independent of each other and occupying separate plots. Their coalescence has arisen through their use as a care home. The two separate buildings are very much discernible in the composition due to their different appearance; specifically, one being rendered with plain tile roofing and one being brick with slate roofing despite them being joined together. The buildings have no heritage recognition or protection and are not listed and not located within a conservation area. Individually the buildings afford no particular heritage merit being typical examples of early 20th century building types, adulterated by modern interventions (such as UPVC windows), found in towns and cities across the UK. In general, built environment terms, however, some value may be seen to lie in how the scale, forms and general appearance of Guy's Cliffs accords, compliments and reinforces the character of the neighbourhood

2.2 STATUTORY DESIGNATIONS

2.2.1 Listed Buildings and National Historic Assets

The two properties which have been joined to form Guy's Cliff are not listed or connected to any National Historic Asset. The following listed buildings and National Historic Assets are in the wider vicinity

- 1 The closest building listed by Cadw is Wren's Nest, a residential property, listed as Grade II on 25/07/1994. This is approximately 110m away on Lansdowne Road at the opposite end of Alexander Road (see Fig 7). The reason for designation is stated as 'A good surviving example of the individually commissioned domestic work of the local architect, S Colwyn Foulkes, which uses an inventive neo-Georgian style to produce a small house notable for its careful planning' (see figs 7 & 8).

- 2 A milepost is listed as Grade II with Cadw as a National Historic Asset and is approximately 140m west along Conwy Road. The Abergele-Conway Road was turn-piked in the 1760's, and the milepost probably dates from this period. The round-headed stone has inscribed on the tooled surface *'To Abergele 7 miles. To Conway 4 miles 6 furlongs'*
- 3 The lychgate and boundary wall to St John's churchyard are listed as Grade II and are situated approximately 230m east along Conwy Road. The boundary walls and gates were erected on the church site in 1881, although the church itself was not completed until 1888. The lychgate was probably designed by the architect of the church, Robert Curwen of London and Liverpool, but the boundary walls are of a type common in this part of Colwyn Bay

2.2.2 Conservation area status

- 1 The buildings that form Guy's Cliff are not in a Conservation Area
- 2 Guy's Cliff is located approximately 90m from the closest point of Pwllcrochan Conservation Area. The boundary of this area runs along the north boundary of Wren's Nest, crosses Alexander Road almost perpendicularly, before continuing along property boundaries to Grosvenor Road. See Appendix A
- 3 The building is located approximately 540m from the closest point of Colwyn Bay Town Centre Conservation Area

2.3 PLANNING HISTORY

The planning history associated with the buildings, as accessible online, is as follows:

- (i) **19th May 2009** - 0/36013 - Rear extension for additional accommodation and infill extension for lounge – Refused
- (ii) **2nd November 2009** - 0/36374 – Rear extension to residential home (13 no. additional bedrooms), central extension, and car parking – Approved with conditions

2.4 ARCHIVE INFORMATION

2.4.1 Historic newspaper references

In the North Wales Weekly News on the 26th March 1909, Thomas E Purdy was nominated to stand for election for the Colwyn Bay and Colwyn Urban District Council. His address was given as Guy's Cliff, Colwyn Bay

2.4.2 Cartographic records

Historic maps provide understanding about the development of landscape and settlement morphology and in this case, the evolution of Colwyn Bay as a town. This information can be helpful in understanding the footprints of buildings and how these may change over time, as well as garden layouts and planting. In the case of these properties not all maps provide useful information but those which provide the best understanding of the buildings are detailed below:

- (i) Ordnance Survey Denbighshire Sheet III.NE Revised:1902
Extract Reproduced with the permission of the National Library of Scotland see Appendix B
- (ii) Ordnance Survey Denbighshire Sheet III.NE Revised:1911
Extract Reproduced with the permission of the National Library of Scotland see Appendix C
- (iii) Ordnance Survey Denbighshire Sheet III.NE Revised:1938
Extract Reproduced with the permission of the National Library of Scotland see Appendix D

The above extracts show that the area was undeveloped in 1902, property no. 81 Conwy Road was constructed by 1911 and no. 79 Conwy Road was constructed after 1911. As seen by the newspaper report in Appendix B, Guy's Cliff existed as a property in 1909. Guy's Cliff was probably the original name of no. 81 Conwy Road

2.5 ASSESSING SIGNIFICANCE: FABRIC ASSESSMENT

Assessment of the building's fabric provides an opportunity to understand the building and identify the provenance and value of fabric, identify features of special architectural and historic interest which may remain, and identify the condition of the building. The materials of construction and surviving historic fabric all contribute to establishing an understanding of significance

2.5.1 Identification

Guy's Cliff was formerly two separate properties built in approximately 1910, prior to being linked. For the purpose of identification, no. 79 has plain tiled roofs and no. 81 has a slate roof finish (see fig. 1)

2.5.2 Comments on fabric

No.79 has had modern extensions built to the side and rear and the roof has been retiled. The barge boards, soffit and fascia boards, the guttering system, and the windows have been replaced with white uPVC (see fig. 1 & 3) and its original roughcast render and brick facades have been painted; out-of-keeping with its contemporaneous neighbouring buildings

The two properties are joined by a unit which is single storey at the front and two-storey at the rear, with both storeys having flat roofs, white uPVC soffit and fascia boards, guttering system, and window units

No. 81 may have the original slate roof and clay ridge tiles, although the guttering system and windows have been replaced with white uPVC units (see fig.15)

3 CURRENT LEGISLATIVE, POLICY AND GUIDANCE CONSIDERATIONS

3.1 PLANNING POLICY WALES (FEBRUARY 2021)

3.1.1 The Planning Policy Wales (PPW)

This document sets out the government's planning policies for Wales and how they are expected to be applied. These are a material consideration in the decision-making process when local authorities assess planning applications. The local planning authority will have due regard to the policies set out in the PPW. The extant PPW was issued in February 2021

3.1.2 The Historic Environment

It is acknowledged that the local planning authority will give due regard to policies within the PPW specifically those under section 6.1 – The Historic Environment, when determining this application. For the purpose of this application, we believe that the works proposed will cause no harm to the significance of any building or conservation area

3.2 LOCAL PLANNING CONSIDERATIONS

3.2.1 Local Authority

The local planning authority must determine any application affecting the area with due regard to local plan policy particularly where there is an up-to-date development plan. The extant Local Plan for this planning authority is the Conwy Local Development Plan 2007-2022.

3.2.2 The Conwy Local Development Plan 2007-2022

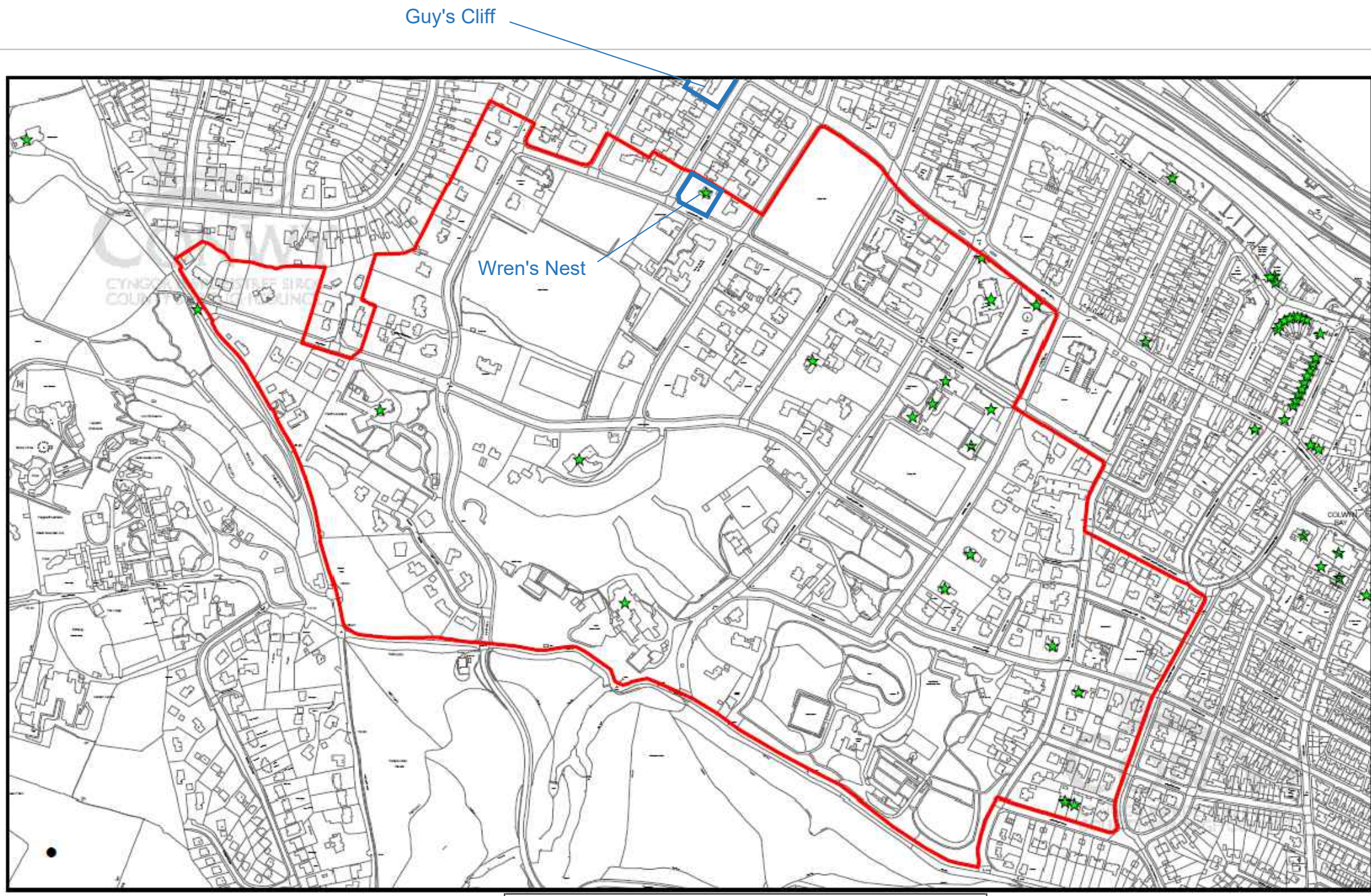
Clause 4.2.11 Meeting the Need for Affordable Housing in Conwy - Local Housing Market Assessment subclause 4.2.11.1 states '*A shortage of Affordable Housing for Local Need (AHLN) is one of the most pressing priority issues the Plan Area faces*'

The redevelopment of this site by a housing association will provide additional affordable housing

3.2.3 Images of surrounding area

Appendix E provides images of the surrounding area with Appendix F indicating the location and direction of the images

Appendix A

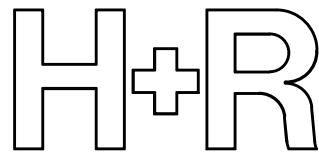


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Allwedd / Key

- ★ Adeilad Rhestredig / Listed Buildings (Cadw)
- ▭ Ffin yr Ardal Gadwraeth / Conservation Area

**FFIN YR ARDAL GADWRAETH
PWLLYCROCHAN
CONSERVATION AREA**



Guy's Cliff
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5 September 2022

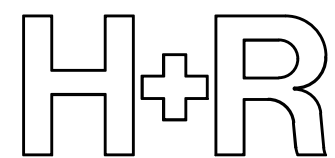
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Key: — Information added to original Conwy County
Borough Council drawing

Appendix B



Approximate location of
the current Guy's Cliff



Guy's Cliff
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Key:



Extract from Ordnance Survey map revised 1902
Information added by H+R

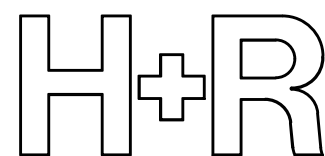
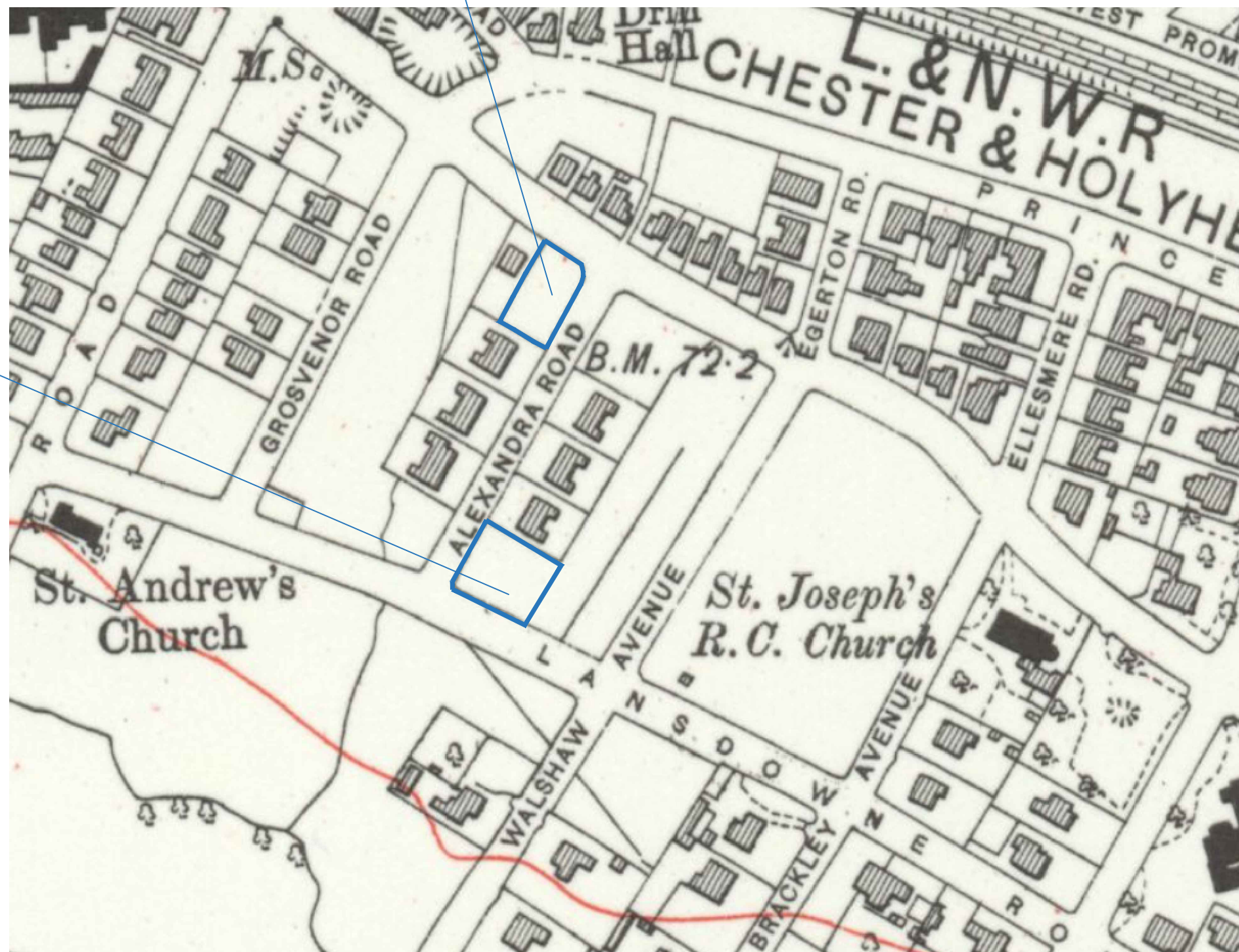
Extract from Ordnance Survey map revised 1902

Appendix C



Plot used to construct
no. 79 Conway Road

Plot used to construct
Wren's Nest



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Key:



Section of Ordnance Survey map revised 1911

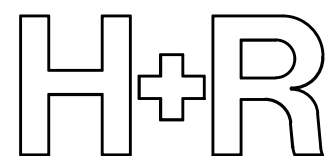
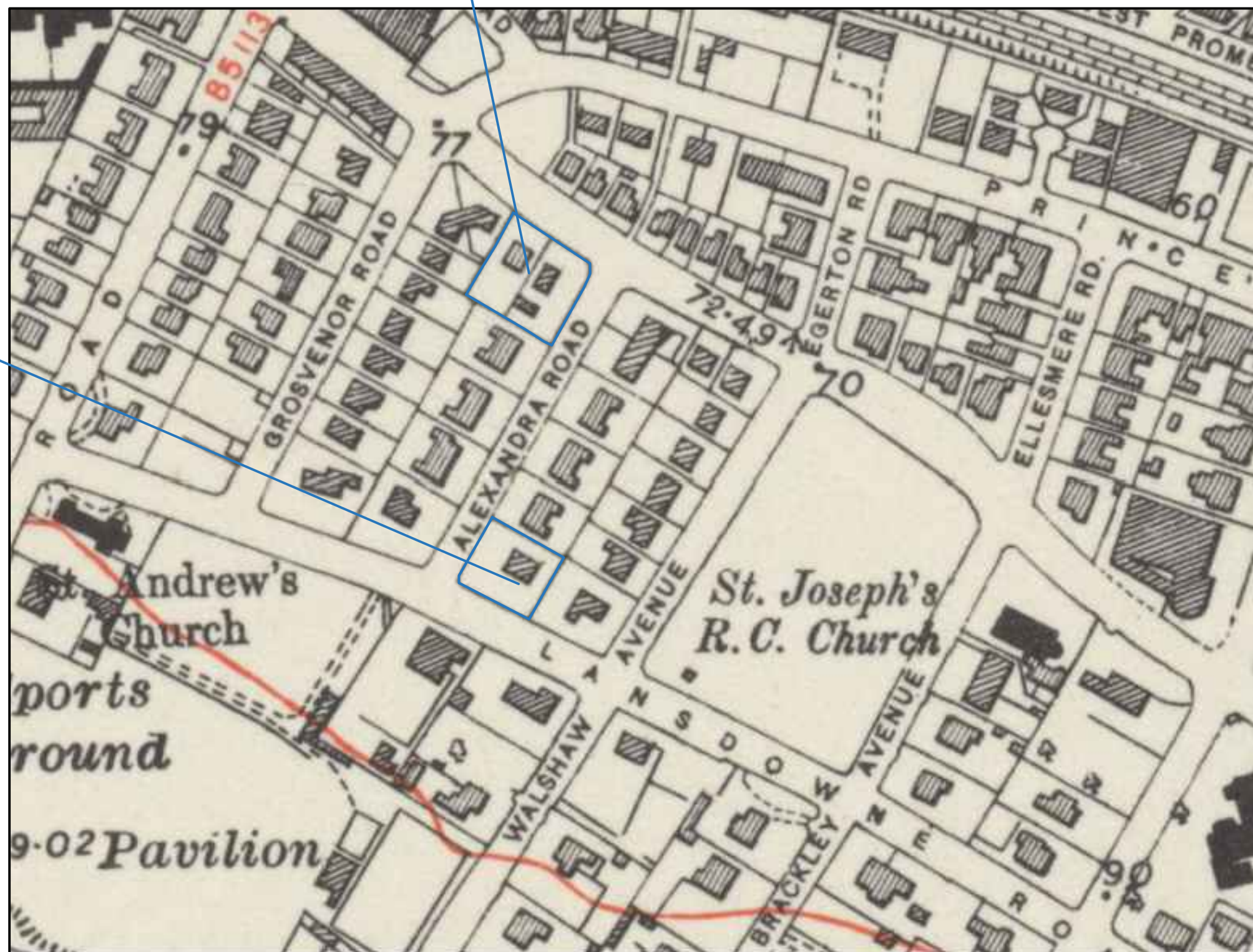
Information added by H+R

Appendix D



Properties that will form
Guy's Cliff

Wren's Nest



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Key:



Section of Ordnance Survey map revised 1938

Information added by H+R

Appendix E



Fig 1:

Guy's Cliff general view taken from inside the grounds

Properties nos. 79 & 81 Conwy Road adjoin to form Guy's Cliff. In this image no. 79 is in the foreground



Fig 2:

Corner of Conwy Road and Alexandra Road

Guy's Cliff partially visible occupying the corner plot



Guy's Cliff
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Fig 3:

Guy's Cliff viewed from Alexandra Road

Driveway in bottom right corner of image



Fig 4:

Outside Guy's Cliff driveway onto Alexandra Road with neighbouring building on left



Guy's Cliff
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Fig 5:

Alexandra Road outside neighbouring building

Properties on west side



Fig 6:

View from Guy's Cliff driveway looking south along Alexandra Road

Wren's Nest is completely obscured from view by the trees just above the centre of the image

Note the position of the For Sale sign to assist in locating the position of the photographer taking image Fig 7



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Fig 7:

Wren's Nest viewed from Alexandra Road

Wren's Nest faces onto Lansdowne Road. Note location of For Sale sign to assist in positioning the photographer taking image Fig 10



Fig 8:

Alexandra Road looking towards Guy's Cliff from the boundary of the Pwllcrochan conservation area just outside the grounds of Wren's Nest

Guy's Nest is completely obscured by the trees on the left. Note the location of the For Sale sign to assist in positioning the photographer



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Fig 9:

View up Alexandra Road looking southeast from outside Guy's Cliff

Properties on east side of the road, image courtesy of Google Earth



Fig 10:

View across Alexandra Road looking east from outside Guy's Cliff



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Fig 11:

Conwy Road looking west towards the milepost

Image taken from outside the gateway of Guy's Cliff



Fig 12:

Conwy Road

Properties opposite Guy's Cliff on north side of Conwy Road



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Fig 13:

Conwy Road

Properties opposite Guy's Cliff on north side of road



Fig 14:

Conwy Road looking east towards the lychgate and boundary wall to St John's churchyard

Image taken from outside the gateway of Guy's Cliff



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Fig 15:

Guy's Cliff viewed from the north side of Conwy Road



Fig 16:

Conwy Road looking west

Milepost (not visible) is behind the bus stop shelter past the retail outlets

Image taken from the same location as Fig 15



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Fig 17:

Property no. 77 Conwy Road on the opposite corner of Alexandra Road to Guy's Cliff

Image taken from the north side of Conwy Road



Fig 18:

Conwy Road looking west towards Guy's Cliff (not visible) from the north side of the road

Image taken from corner of Conwy Road and Ellesmere Road. Approximate location of Guy's Cliff indicated



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Fig 19:

Image taken from corner of Conwy Road and Ellesmere Road looking south-southeast

The visible church is St Joseph's RC Church (not listed)

The lychgate and boundary wall to St John's churchyard (listed) are not visible, although the spire of St John's church is visible above the trees

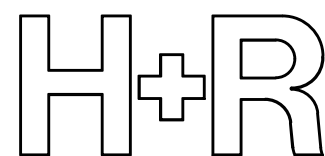
The town centre conservation area is approximately 150m past St John's church



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Appendix F



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Key: Marked extract from Google Earth

-  F1 Photo location
-  Pwllcrochan Conservation Area
-  Property Boundaries