

Heritage Statement & Impact Assessment

Lamb House, Glasbury



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Summary

This report concerns Lamb House, Glasbury, HR3 5LH.

The report is intended to provide a rationale for intervention within an understanding of the significance of the historic buildings.

In order to understand the site this report has been divided into the following sections:

Section 1: Background

Section 1 gives a description to further understand the significance and heritage value of the buildings.

Section 2: Description and Condition

Section 2 describes the house and barn, materials used, historic repairs, visual condition and any decay mechanisms occurring to the structures.

Section 3: Elements of Significance

Section 3 assesses significance of the house and its attached barn analysed by evidential, historical, aesthetic and communal factors.

Section 4: Proposals

Section 4 describes the outline proposals for the buildings.

Section 5: Analysis of setting and site impact

Section 5 describes the outline proposals for the buildings. Analysis by:

- Potential impact on heritage assets and setting
- Analysis of setting
- Evaluation of the Potential Impact of Change and Repair
- Mitigation of the impact of the proposed repairs and alterations

Introduction

Conservation is about the careful management of change. This means that it is vital to understand the implications of any proposed change — from deciding what to do and how to do it, to deciding whether or not consent is given. Understanding historic assets and their significance is the foundation for sound decision making. Once significance is understood it is possible to assess the potential impact of any proposed changes and adapt proposals to find the best way to meet the requirements of the client and those of the historic asset.

Heritage impact assessment is a process designed to help this decision making.

For designated historic assets of special interest (Lamb House) — heritage impact assessment can help find the best way to accommodate change.

Historic assets, in all their forms, make up the historic environment which is central to cultural heritage and sense of identity. It is a resource that we need to cherish and protect for future generations. Protection, however, need not prevent change which can increase the long-term sustainability and economic viability of historic assets. Positive, well-designed change can bring improvements to our understanding and appreciation of the historic environment, as well as social and economic benefits through increased regeneration. Change to the historic environment needs to be managed, which is why it is important to consider its potential impact on the significance of historic assets.

Heritage impact assessment is a structured process to make sure the significance of historic assets is taken into account when developing and designing proposals for change. It is a core part of the design process, which tests whether the proposals for change to a historic asset are appropriate by assessing their impact on significance. It helps to ensure that any changes use the principles of good design to sustain or enhance the significance of the historic asset.

The heritage impact assessment takes into account sufficient information to enable both the significance of the asset and the impact of change to be understood. It is proportionate both to the significance of the historic asset and to the degree of change proposed. In this case the assessment in the Heritage Statement and Impact Assessment includes detailed information about the significance of the asset as a whole and a thorough explanation of the impact of the proposed changes.

In order to establish the significance of the historic asset and understand the impact of change detailed historical research and investigation has been carried out as detailed in the Heritage Statement.

The building is a Grade II listed property, conceivably with 17th century origins but dated in the list description to the mid to late 18th century although it appears to have earlier fabric and elements of timber-framing may support this.

The building has undergone many changes in the 18th, 19th and 20th centuries and now forms a linked range with house and barn interconnected and forming part of a single domestic dwelling.

This report intends to provide an assessment of impact on the significance of the building through the sensitive repair, conservation and adaptation of Lamb House.

The report is to accompany the Listed Building Consent Application for the works and sets out to identify the character of Lamb House, and if there is potential for sensitive repair and alteration.

Definition from the NPPF (National Planning Policy Framework)

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Aims of Report

To identify opportunities and constraints for repairs and alterations to the heritage asset of Lamb House that may be affected by any proposed works and assess their significance. Following identification of the proposals consider any detrimental effects of any works and the potential impact on the significance of the asset and setting.

When assessing the impact of a proposed change or development of historic assets, essentially, there are four stages.

Stage 1: Identify the historic assets that might be affected by a proposed change or development.

Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.

Stage 3: Evaluate the potential impact of a proposed change or development on that significance.

Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

Methodology

- Desk Based Assessment: Assimilating current documentation.
- Site Inspection: Visual assessment from ground level.

Section 1: Background

Site Location

Lamb House,
Glasbury on Wye,
HR3 5LH

SO 17605 39224

The building is listed Grade II probably of 17th century origin.

The house is of one storey and attic, three bays, and attached at the rear by a lower link to a former barn set at right angles, the link containing the entrance. The main range comprises a hall (the sitting room) divided by a partition from the parlour (the study) at the road end, with a service bay below the axial stack at the south end. Windows are sixteen-paned sashes with timber lintels and similar windows in the three raised dormers, the centre one larger with a 20-paned sash. The building has rendered stacks at the parlour end and between the hall and service bay, both with clayware pots. The house is cement rendered and painted with synthetic masonry paint, the barn range exposed coursed rubblestone with cement pointing.

From the hallway there is a door which leads into the hall (sitting room) with a large fireplace, two sash windows and a partition wall with an opening into a study area which has a fireplace and a window overlooking the garden. The ⊕ shaped kitchen has windows overlooking the garden. A set of double French windows open out to a patio. From the kitchen, across the hallway, is the downstairs utility room (in the service bay) with a butler sink, window to the side and worktops. There is a separate downstairs cloakroom. Access from the hallway and from the kitchen is to the barn to what was used recently as a 'cinema room' – named in this report as the living room, and has a doorway directly to the outside. A door, with a step, leads into a second room that was recently used as a music studio, which was sound insulated and has a window overlooking the garden and a separate access door leading outside. On the first floor there are 5 bedrooms with the main bedroom having an en-suite shower room. There

is a main family bathroom with a separate w.c., adjacent and a further shower room adjacent to bedrooms 4 and 5.

The history and development of Lamb House

Little is known of the early history of the house and it does not appear in the early historical record (at least not under the name Lamb). In its architectural expression it appears to tie in with a 17th century date (with hall, parlour and service bay) but with many alterations and additions. Lamb House was previously the Lamb Inn. Glasbury Historical Society record the following information; in 1815 [REDACTED] appeared as the landlord in a list of pubs which entered into recognisances to "keep and maintain good order and not suffer any disorder or unlawful games to be used". Records held at Powys Archives record the Articles, rules and orders of a Friendly Society of Neighbours and others for the Benefit of Sick Members established at the Lamb Inn, Glasbury in 1816 [REDACTED] was still landlord in 1825 when he paid £30 for his alehouse licence, but in 1826 and 1827 the licence was paid by [REDACTED] and in 1828 by [REDACTED] [REDACTED] died June 12th 1830 aged 33. On 8th January 1836 the Glasbury Friendly Society was established at the Lamb Inn. In 1837 the landlord was a [REDACTED], he died in 1838.

The 1841 census return names the landlord as [REDACTED], a butcher as well as innkeeper. [REDACTED] was still landlord in 1845.



1847 Glasbury Tithe map the landowner was [REDACTED] and occupier [REDACTED]. The link between the house and barn appears to be shown. The yard of the Lamb Inn is shown accessed from the north as well as the south off The Green.

In 1851 the landlord is listed as [REDACTED] who was born locally, in [REDACTED], living with his wife, 2 sons and 1 house servant. In 1861 he is still there with his wife, 1 son, 2 house servants and a boarder: [REDACTED], aged 90, a former schoolmaster who was in charge of Coed-y-Bolen school between 1816 and 1837.



[REDACTED], born 1771 photographed by D. Grant of Hay on Wye, sometime in the 1860s. He holds a walking stick and quill, the later perhaps indicating that he was known as a writer or scholar. [REDACTED] very common surname, though, makes it difficult to be sure but the date ties in with the former schoolmaster that resided at the Lamb Inn in 1861.

By 1871 the landlord changed to [REDACTED] who was formerly the landlord of the [REDACTED]. The Lamb remained with the [REDACTED] family until 1911 or shortly thereafter. [REDACTED] was landlord and blacksmith, his son [REDACTED] also trading as a blacksmith.



1:2500 OS map extract 1889. The rear kitchen appears to be shown by 1889 as a square plan addition. There are additionally two south projections to the barn which are now non-existent and further buildings in the garden/land to the south and east – these probably comprise the three-stall stable and pigsty referred to in the 1930s – the current 'garage' is shown abutting the side lane. References to a cider mill and cider production in the early 1900s could suggest that either a section of the barn housed a cider mill or one of the outbuildings served this purpose. P indicates a water pump in the garden to the south.



1:2500 OS map extract 1904. The Inn, barn and ancillary outbuildings remain as shown in 1889.

At the start of the 20th century The Lamb was owned by the Hereford & Tredegar Brewery. From the later 19th century the son of [REDACTED] - [REDACTED] was landlord of the Lamb Inn, a smith and mechanic (who appears to have had a workshop in Glasbury although it may have been within the Lamb Inn complex). He was instrumental in the local 'Lodge of Foresters', having been their treasurer for 27 years. The Lamb became the headquarters of "Court Lily of the Forest (no. 6028 Herefordshire district)" of the Ancient Order of Foresters which is a benevolent Society dating back to the 15th century. Court Lily of the Forest organised athletic sports meetings in the village in the early years of the

20th century. On the death of her husband [REDACTED] in 1903 the license was transferred to [REDACTED] who is later recorded selling implements and equipment of her late husband at the Lamb Inn. The Brecon County Times in July 1904 records the sale of a four-horse power engine and cider mill with double presses by [REDACTED] at the Lamb Inn aka Lamb Hotel followed in 1905 of a 2 ½ horse power vertical engine and boiler. In 1906 the death of [REDACTED] of the Lamb Inn, brother of [REDACTED] is recorded in the Brecon County Times having died suddenly at the Inn in front of customers.

In 1908 in an examination of the Harp Inn Glasbury for the licensing committee looking at the suitability of the Harp Inn to remain as a licensed premises the Lamb Inn is described as having ample stabling and a rateable value of £15 6s.

From the early 1900s there are occasional references to the Lamb Inn 'club room' and 'court room'. Further references to the Lamb Inn club room appear with regular occurrence in local papers during the 1920s – conceivably this could be the first floor of the barn – the timber panelling within could fit with an early 20th century date. One reference refers to a dance with 70 in attendance.

In c.1909 the Welsh branch of the National Farmers Union was established when 24 farmers met at the Lamb Inn.

In 1914 the licensee was [REDACTED]

[REDACTED] was licensee in 1916 and he appeared in the Brecon Radnor Express in 1917 when he was fined for serving alcohol out of license hours. He died in 1918 and the license was granted to [REDACTED]

The 1921 census records [REDACTED] as the landlord of The Lamb together with his wife, step daughter and daughter.

The licensee from 1921 was [REDACTED], whose wife was, at that time and until the early 1950s, the licensee of the Maesllwch Arms. During the 1920s several events, talks and dances were held at the Lamb 'club room'.

In 1931, at a hearing of the County Licensing Committee, the Lamb was described as consisting of a tap room, bar, kitchen, scullery, pantry, store room and cellar (all the walls of which were said to be damp), together with 3 bedrooms, sitting room and club room. Outside was a barn, a three-stall stable, pigsty, 2 bucket closets in the garden and a concrete urinal. Mr Fernie told the committee that "trade was very little, did not average a barrel a week" and that "profits were not sufficient to keep him". The company said that it had spent £465 on renewals and repairs and had built a new kitchen. Trade in 1928 was 91 barrels of beer (drawn by hand from

the barrel) and 55 gallons of wines/spirits; in 1930 it was 53 barrels of beer and 38 gallons of wines/spirits. Renewal of the licence was refused and the Lamb closed.



Lamb House 1966



1: 2500 OS map extract 1975. Projections to the barn have now been lost as well as the small outbuilding to the east of the barn. Maes y Deri has been built to the east in the former gorunds of the Lamb Inn truncating the garden.

Section 2: Description and Condition

Context

The Grade II listed Lamb House is located c.85m above sea level in the flat lands of Glasbury that run along the River Wye. It retains a large part of its former lands although Maes-y-Deri has been built to the east encroaching on some of its former historic ownership.



Lamb House with attached barn and detached stone outbuilding, now much altered.

Construction Type

This type of construction relies on the building being able to regulate moisture vapour – i.e. to be able to release any moisture entering the building through weather, ground water, condensation, living etc. Impervious materials trap moisture and this build-up of moisture can lead to problems associated with damp and condensation including mould growth, wet and dry rot etc. The materials considered in the repair of the building will enable the buildings to continue to work in the way that they were designed.

Lamb House is constructed of rubblestone – possibly, but not definitely, replacing former timber-frame. A photograph dated 1957 shows the roadside gable with a bagged lime finish. It has been later cement rendered and painted white. A 1950 photograph with glimpsed view of the front elevation may suggest that this was lime rendered.

The rubblestone barn attached to Lamb House was formerly bagged and limewashed. A later cement slurry was applied to the building (seen in 2009) and during renovations it appears as if the majority of the east gable end of the barn and some of the south elevation has been entirely re-built - possibly in concrete block re-clad in stone – see the 2009 image.



1950 photograph showing the south west corner of Lamb House with the outbuilding behind that appears as an open shelter shed at this time without cladding.



1957 photograph showing the roadside gable of Lamb House with a 'bagged' /'parged' finish.



c. 1970s watercolour showing Lamb House (left) – depicted as a yellow ochre colour



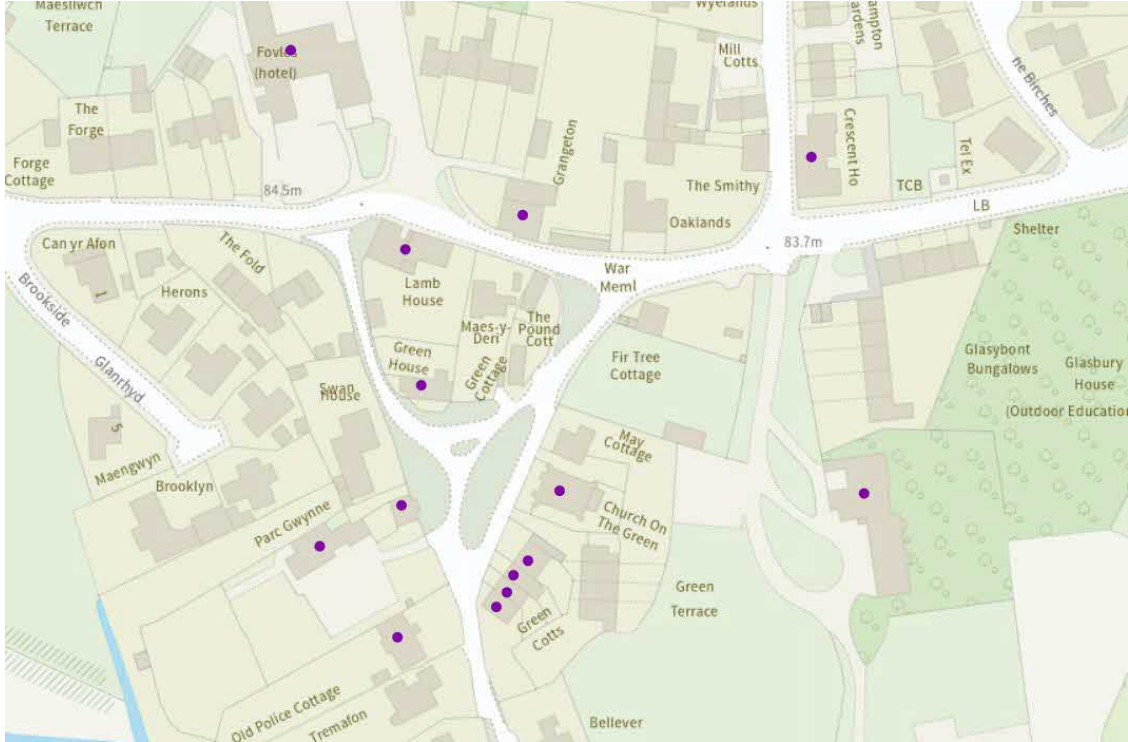
Google Street View 2009 showing the cement slurry finish on the barn although elements of limewash do survive (circled)



Google Street view showing the re-built gable of the barn between the red lines.

The original building mortar largely appears to be a typical hot lime earthen mix of stabilised soil, occasional local light brown aggregate with additions. The lime is likely to be a locally quarried limestone possibly with some hydraulic properties (probably with characteristics somewhere between today's commercially available non-hydraulic lime putty and an NHL2 but more towards a lime putty). This will be used as the premise for any conservation and repair works to the walls – a hard, inflexible mortar will not be used to tie the walls in it will match the properties of the

construction in the wall. Unfortunately there have been many areas of re-pointing in unsuitable cement mortar.



The location of Lamb House, purple dots indicate listed buildings.

Section 3: Significance

Assessments of significance derive from architectural and archaeological interest and its place in national and local history.

The following assessment attributes significance values

The four values as defined by Conservation Principles are:

1: Evidential – the potential of a place to yield evidence about past human activity.

2: Historical – the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative or associative:

Illustrative – the perception of a place as a link between past and present peoples; it depends on visibility in a way that evidential value does not.

Associative – association with a notable family, person, event or movement, and other aspects of cultural heritage such as literature and film.

3: Aesthetic – the ways in which people draw sensory and intellectual stimulation from a place. These values can be fortuitous or designed.

4: Communal – the meanings of a place for the people who relate to it. These can be commemorative or symbolic, and also spiritual.

1 Evidential

The history of the building dating back to the 18th century, and possibly beyond is evidenced in its architecture with surviving features that are stylistically of 17th or 18th century design such as survival of some oak mullion windows, the inglenook with bresummer beam and the carrier beam between the former hall and parlour (sitting room and study) that retains evidence for the position a former oak screen. Much alteration has taken place over the years. The oldest section of the roof, on the north side, has its original rafter roof with raking queen struts and remnants of riven oak lath and traces of limewash showing that this was once lime plastered and a new lower ceiling has been inserted.

There has been much change to the building – the asymmetrical facade appears to be a fashionable 18th/19th century reworking with gabled first floor windows with multi-pane sliding sashes. Surviving windows within the property range in stylistic terms from the late 17th century to 18th and 19th century with some 20th century introductions. Other internal features of

note include 19th century plank doors with historic ironmongery – the penny end pintle hinges to the south door potentially 18th century in date, flagstone floors to the hallway and late 19th century/early 20th century panelling and joinery. The panelling to the barn at first floor level and within the roofspace could tie in with a date in the first half of the 20th century when the Inn had a club room used for functions and dances.

2 Historical Value

2.1 Illustrative

The use of the site as a historic Inn with rooms presents an ability for those with local interest to identify past relationships with those living, working and using the site over the centuries, although its closure in the 1930s means that in living memory the building has been a private house.

The early history of the building is not easily found in the historical record and its origins are unknown and if indeed it was built as an Inn or later became an Inn is uncertain – although it is extremely likely it was built as a house and later became an Inn. Given the paucity of records it is likely that the building was not an Inn from its 17th/18th century origins but later became one. A raft of records become available across the 19th century into the early 20th century.

The building retains few identifiable features that would mark it out as an historic Inn save perhaps the barred roadside window on barn (barred windows are often found for security in cider houses etc.). The historic boundary wall, detached outbuilding and presence of the attached barn all offer glimpses to the past when the Inn had stabling and pigsties. The detached outbuilding (now garage) has a c.19th century structure with iron support columns and a sawn softwood roof with iron ties. The panelling within the barn may date back to the use of this space as a 'club room' in the 20th century. The hallway timber panelling with sliding 'counter' shutter may relate to its time as a public house.

The house testifies to the development of Radnorshire architecture between the c.17th and 20th centuries. The former agricultural use of the barn has been somewhat obscured from public consciousness with its conversion, especially its fenestration and loss of its limewash finish.

2.2 Associative

Former owners and licensees of Lamb House have been identified from the 19th century. Little is known of the early history of the building.

The historic associations to the house are of local and regional significance and in some cases of national significance. The Lamb as the headquarters

of –Court Lily of the Forest (no. 6028 Herefordshire district) of the Ancient Order of Foresters gave it local and regional note. In c.1909 the Welsh branch of the National Farmers Union was established when 24 farmers met at the Lamb Inn, a significant moment for the Union in Wales.

Past licensees were well known local Glasbury figures and their obituary's in local newspapers are testament to the high regard they held in the community. The Inn had a multi faceted use with stabling, cider mill and smithy.

3 Aesthetic

Although outwardly Lamb House hides much of its true origins it still remains as a significant historic house of character in Glasbury at a prominent bend on the B4350 heading east through the village. The interior survival of the hall and parlour range as well as elements of framing at first floor level, complete with its roof structures remains as an integral part of its c.17th century origins. The addition of the barn marks the house out in the village as the former commercial premises of the Inn and blacksmiths rather than a private residence. The re-fronting of the house in the c.18th/19th century during its history as the Lamb Inn/Lamb Hotel is testament to the changing architectural fashions of the time. The gables and large area of glazing provided by the multi-pane windows now forms an essential part of its character and significance within the conservation area. While 18th and 19th century additions and alterations are important to the history and evolution of the building and show craftsmanship on their own account some 20th century works have been less than sympathetic. There has been the unfortunate loss of some original internal layout, fixtures and fittings. The insertion of later fenestration (on the barn) hasn't always been well conceived or implemented.

Aside from the house and barn the associated garden/former yard and outbuilding form an important ensemble. Its boundary wall, garden, outbuilding and barn tell a story of its past context.

The appearance of Lamb House, altered in the 19th century, in many ways shows the aspirations of the building as a village Inn with stabling and accommodation.

The materials used in the house and agricultural buildings of local rubblestone, and timber reinforce the vernacular traditions of the area.

Importantly Lamb House survives of a good example of its type and an important element of the parish.

4 Communal

Lamb house had been embedded in local and regional historical context over many generations within the local community through its use as an Inn as a hub for the local community, for meetings, events, talks and dances. The house has formed part of the local historical context over many centuries within the local community through associations of work and community engagement. This rich communal function ceased in the 1930s on the closure of the Inn and its alteration into a private dwelling.

Section 4: Proposals

Assessing the impact that proposed changes may have on the significance of the historic asset has identified the most appropriate way to make those changes.

The following questions have been asking during the design process:

- How the proposals affect the evidential value of the historic asset? Would they result in the loss of or damage to historic fabric, including archaeological evidence, or make it harder to appreciate the way in which the building or site was used in the past, and how it has changed over time?
- How would the proposals affect the aesthetic or design qualities of the historic asset? Will they compromise its historical design principles — such as its layout, scale and proportion — or result in the loss of historic detail or craftsmanship?
- How would the proposals affect communal value? Would they make it easier for people to access and appreciate the building or site?
- Are there any other risks or benefits? For example, risks include increased maintenance and management liabilities, or compromised performance through the use of incompatible materials; benefits include the introduction of a sustainable new use.

Proposals have a range of impacts which may be:

- positive — such as the repair of damage, the removal of intrusive elements or bringing a building back into beneficial use so that it is no longer at risk
- neutral — such as where proposals are sympathetically designed, or change is accommodated in part of the building or site that is less sensitive. The plans, elevations and other drawings provided as part of the application for consent provide supporting information, illustrating the existing situation and showing how the proposals will change it.
- negative — such as when important fabric or significant aspects of the original design are removed or altered. If the level of damage is unacceptable and there are few compensatory benefits, the application may be refused.

When developing proposals, the approach that will realise the greatest benefit and cause the least harm to the historic asset has been identified, so that significance is sustained or enhanced. Alternative solutions have been considered at an early stage. For example retaining features to be repaired rather than replaced.

It has been understood that:

- Interventions are necessary and that new work is designed to be installed without damage to significant fabric or archaeological evidence.
- The design of repairs, adaptations and introductions is sensitive, in terms of scale, materials, impact on fabric and character.
- The design of repairs, adaptations and introductions is based on understanding all aspects of the site and its context as well as the significance of the historic asset. High-quality design can make a positive contribution to the heritage values of the historic asset and its setting.
- Methods for carrying out the proposed works are sensitive, including, for example, the protection of significant features, and commission of high quality craftsmanship.

Proposed repair, conservation, adaptation and new works

Please refer to the full Design and Access Statement by Place Space Design for the analysis of the building and proposed alterations at Lamb House, Glasbury

The proposed works comprise: -

House Exterior – ground levels and access

1. Exterior ground levels are higher than internal floor levels in areas around the building. Where possible it is proposed to lower external ground levels and move the ground back from the base of the walls. To the roadside this is not possible due to the road and kerb abutting the house. The external area to the West of the Utility and Sitting Room is proposed to be moved back, forming a well c. 1m wide, to the South a land drain is proposed to be added with infill that when properly compacted can take the loading of a vehicle enabling the existing vehicle access to be retained. The ground to the South of the Kitchen is also proposed to be lowered as part of proposed landscaping works.
2. It is proposed to make the entrance gateway wider by 700mm together with installing a new external land drain and internal base drain to existing surface water gullies.
3. The existing concrete steps to the front [North] door are in poor condition. It is proposed to renew these to create even steps with stone treads.

4. On the west elevation a new surface water drain is proposed to be added to pick up the discharge from the downpipes. This, along with the land drain would discharge to a new soakaway.

House & Barn Exterior – elevations

5. It is proposed to carefully and systematically remove the cement render on the house continually assessing the condition of the wall underneath as the removal progresses. The walls will then be assessed, repaired as required with lime mortar before being prepared and re-rendered with a lime render (NHL2) to be limewashed with a pigmented limewash in a yellow ochre/ yellow ochre tint.
6. It is proposed to carefully remove the cement pointing from the barn and to re-point and bag' finish the walls, as they once were, with a fat lime mortar (with either a pozzolan or NHL2 on the roadside elevation to respond to water splash back, salts and freeze-thaw weathering). It is proposed to limewash the barn with an off-white hot limewash restoring its original appearance and camouflaging later poor-quality construction used in the re-build of the east and south elevations.
7. External joinery, windows and doors around the property (house and barn) are proposed to be retained (unless otherwise stated) and repaired as necessary like-for-like before being repainted with a linseed oil paint in a sage green colour. The exact colour is TBC and agreed on-site.
8. On the North elevation of the barn it is proposed to open up the boarded window, retaining the boarding to form shutters and installing glass into the existing frame with a simple glazing bead. It is also proposed to replace the glass to the existing Ground Floor windows with low-reflectivity, plain slim double-glazed panels. The existing door within the link is in good condition and simply requires redecoration.
9. On the East elevation of the barn the blocked-up window at Ground Floor level is proposed to be opened up, adding in a simple casement to match the window W11 on the North elevation. The existing external door is capable of repair, with a proposed glass panel inserted in the existing open section.
10. The south elevation of the barn retains some original mortar and limewash later covered by a cement slurry. It is proposed to remove the cement slurry and bag' and limewash as per the other elevations. The existing Oak lintel over door D5 has failed due to the

surrounding cement mortar and requires simple like-for-like replacement with a new oak lintel bedded into a fat lime mortar. At Ground Floor level it is proposed to replace the existing window, W8, with double doors following the style of the existing door D2. Window W8 is a modern window with thick glazing bars and has a negative impact on the character and appearance of the building.

11. On the south roof slope of the house roof that links to the barn roof it is proposed to add two new rooflights. The new roof lights are proposed to be installed between the rafters to result in a flush finish to the slate roof. The existing rooflight sits proud of the slate roof, so it is proposed to replace this with a flush fitting rooflight to match the new.
12. On the south elevation of the barn it is proposed to remove the external SVP and install a new in-line slate vent on the south roof slope.
13. On the Kitchen range it is proposed to remove of the solar hot water panels, to be relocated with a new, more efficient version, and ground mounted in the place of the existing oil tank to the south elevation of the garage. It is proposed to introduce five new rooflights to the Kitchen roof above the south window openings. These are proposed to be the Neo range of rooflights from the Conservation Rooflight Company. As with the new conservation rooflights, these would sit between the rafters, resulting in a flush finish with the slate roof.
14. On the east first floor elevation of the house the window, W20 is an openable historic metal casement with later fixed internal glazing. It is proposed that this casement is retained and repaired and a double-glazed metal casement fitted internally for thermal comfort. The new casement would open inward into the existing window reveal.
15. On the south gable of the house it is proposed to replace the later 20th century metal window with an Alitherm heritage window, the tile sill replaced in stone.

Outbuilding/Garage

16. With the installation of a proposed biomass boiler within the garage to serve the house, an insulated flue is required. This is to be located on the garden elevation of the garage and will only rise slightly over the ridge of the garage roof.

17. It is proposed to install an array of Photovoltaic cells to the east and west roof slopes of the corrugated iron garage roof.

House & Barn Interior

Ground Floor

18. It is proposed to rationalise later floor level changes to form three zones that respect the various elements of the building. The original house floor is to stay at the existing level of the Sitting Room. The existing step up to the hallway remains forming a common level to the Utility, WC, Kitchen and, following investigatory test pits, the Living Room. The Studio will stay at its current level. The only door that is proposed to be altered is D16 between the Boot Room and Living Room. This is proposed to be raised within the existing opening to allow the existing door to remain.
19. The solid ground floors have been replaced in the 20th century with concrete except where the flagstone hall survives. It is proposed to excavate the floors in order to install a more suitable floor system compatible with a solid walled building. The two possible options for the floor build-up will depend upon further investigations on site and working with a drainage engineer to fully understand the ground water levels and risk of flooding. The first (preferred) option is to build up from the new formation level with a limecrete floor without any tanking system; Geotextile membrane, 150mm glapor insulation, 100mm limecrete with underfloor heating. A drainage engineer will be engaged to carry out the required assessment and undertake the technical designs if land drains within the floor are required. The alternative option (only to be employed if other more sympathetic technical solutions are exhausted) is to use the Newton tanking system (which can be used with a limecrete floor). The technical design for this would be undertaken by Newton. The Newton system includes a base drain around the perimeter of the external walls with a tanking membrane that allows ground water to filter into a base drain. The Newton membrane system is non permeable so its inclusion within a solid walled building should only be where absolutely necessary and only where a base drain system is employed and the wall vented behind. A natural hydraulic lime plaster can be applied as the finish on Newton lath. It is proposed to mark up the flagstones in the Hall, record, lift and store these to be re-laid on a lime mortar bed on top of a new limecrete floor. The floor to the historic house is proposed to be flagstone to match, as close as possible, the existing Hall flagstones. To the Kitchen, Utility and WC, it is proposed to replace the existing ceramic tiles with a new stone tile to suit the colour of the existing Hall flagstones. The floor to the barn (currently carpet and laminate over concrete) is proposed

to differ with wide oak boards (engineered for use with underfloor heating). The underfloor heating manifold is proposed to be set within a new cupboard within the Utility Room.

20. In lowering the raised area of floor to the Living Room, the threshold of door D5 will also be reduced. It is proposed to add a horizontal board to the base of the door in matching timber. This alteration matches the adaptation of door D3. This is proposed to be detailed to ensure that existing fabric can be retained internally of the repair. A new threshold stone with traditional brass weather strip is proposed to keep out the weather.
21. Within the c.17th century hall/parlour range (sitting room/study) window W15 is currently blocked. To the sitting room the openings of the mullion have been in-filled with mirrored glass, to the entrance hall side, the window is boarded over. It is proposed to remove the boarding from in this section to once again reveal the window. By removing the mirrored glass within the sitting room, potentially replacing with plain glass, the window will once again function and the architecture of the building be better revealed and understood.
22. It is proposed to remove door D16 between the Kitchen / Dining Area and the Living Room and the opening widened by c.300mm.
23. It is proposed to repair the vertically sliding opening to the counter W14 by replacing the sash cords – this is a like for like repair.
24. It is thought that wall between the c.17th century hall and parlour (sitting room and study) was originally a timber framed wall or had an oak screen (evidenced by the peg holes in the carrier beam). The wall is currently finished in plasterboard and cement plaster. It is proposed that some areas of the modern finish are removed to investigate any remaining historic that may be there. If there is any historic fabric, it is proposed that this is exposed and potentially repaired as necessary.
25. Most of the windows at Ground Floor are single glazed. It is proposed that all windows are retained and carefully and sensitively repaired as necessary with minimal intervention. After repairs to windows it is proposed to install internal secondary glazing by Storm Glazing.
26. Within the ground floor of the barn it is proposed to remove all later 20th century dry lining back to the stone walls which are bagged and limewashed. This includes the boxing around the central column in the Studio. It is also proposed to remove the later plasterboard ceiling and on inspection of the carrier beam it is hoped that any

necessary repairs/strengthening can be carried out and the central concrete block column removed.

First Floor

27. There are three changes proposed to the First-Floor partitions; To reconnect the existing Bathroom 1 and Shower Room as one Bathroom, To relocate the door to the WC to form a larger room with a shower, To remove a partition wall between Bedrooms 4 and 5 to create one larger bedroom and an en-suite bathroom to Bedroom 3. All of the partition walls for these proposed changes are understood to be modern partitions. However, due to the potential for there to be concealed historic fabric it is proposed to carry out inspection opening up works to ascertain if any historic fabric is found within - work will stop so that this can be recorded and any potential changes to the plans agreed.
28. It is proposed to remove the current heating systems. With the removal of the solar panels, the hot water cylinder and associated pipework is proposed to be removed and the internal fabric made good to match existing materials.
29. Most of the windows at First-Floor level are double glazed and in good condition. It is proposed that the windows to the West elevation receive internal secondary glazing along with W19 and W20. Window W27 is a highly significant historic casement in need of retention and sensitive like-for-like repair with minimal intervention. It is proposed that while this window is removed for repair, slim double-glazed units are installed (traditionally with putty) in the place of the existing (non historic) glass. A separate window schedule with further information has been provided by Place Space Design.
30. Investigation to the internal wall finishes of the house and link, is to be undertaken. Any cement plaster is to be carefully removed and replaced with a fat lime plaster. All decoration is to be with a vapour permeable paint such as limewash, casein or clay paint.
31. The snapped principal rafter within the first floor landing is proposed to be held with a simple iron fitch plate (to be designed by a conservation structural engineer)

Section 5: Analysis of impact of proposals/ justification

Impact on Significance

Lamb House, its attached barn and walled garden with surviving c.19th century outbuilding is clearly a significant and important grouping of architectural and historic merit surviving as an irreplaceable part of the history of the settlement of Glasbury. Its outward appearance largely retains the appearance of its later 18th and 19th century alterations reflecting the architectural movement of expression through impressive fenestration. As with nearly all houses of significant age there have been significant alterations overtime reflecting changing uses, architectural practices, attitudes, and the way in which the building functioned.

The building potentially had its origins as a small single room deep hall and parlour house of the 17th century which was later extended east. There is a possibility it was also extended south (creating the service bay) beyond the fireplace wall which may have been the original gable end – the roof structure in the southern section has been largely renewed so it is difficult to tell (removal of the cement render may better reveal any phasing and the architect will be on-site to record all opening up works and what they may reveal) – the service bay may however be original. A later stone barn was incorporated into the house with a linking structure (presumably by the 1840s, however the current staircase appears to be later 19th century) and the kitchen added in the later 19th century straddling across the south elevation of the barn.

Other alterations have included the installation of lower ceilings at first floor level to the front of the house and many internal rearrangements and divisions with the installation of bathrooms and subdivision of rooms. The barn, incorporated relatively long ago, may have been used at first floor level as the 'club room' for meetings and dances in the early 20th century – this may tie in with the panelling to the roof which was later concealed with a new lower ceiling in the later 20th century. Some alterations can have their own importance and display significant architectural character (as with the new fenestration to the west front), although some alterations can serve to confuse the narrative of spaces and the transition between rooms and circulation routes. Changes in the 20th century built upon the 19th century use of the building as an Inn with the introduction of further subdivisions, bathrooms and storage. Often these 20th century alterations were concerned with function over aesthetic and can often be, as is the case at Lamb House of limited architectural character, appearance or quality. The c.21st century dry lining of the barn ground floor has completely stripped the interior of any historic character having a negative impact on the building's significant elements. New fenestration on the barn has eroded its former agricultural character and created a new domestic aesthetic that jars with the structure of the building. Removal of the

original limewash finish and re-pointing of the exposed rubblestone walls in cement mortar has had a deadening effect on the streetscene.

The main significance of Lamb House is its survival as a fine village house with its origins in the 17th century and history connected to its former use as an Inn with barn, stabling, cider house, pigsties and potential smithy. While much of the interior of the building has been altered and there is little to mark the building out as an historic Inn a few significant features survive including windows, inglenook fireplace, flagstone floor areas, carrier beams and timber-framing as well as later 18th and 19th century plank doors, staircase and panelling. Set prominently on the bend of the through road the west face of the building is a very significant element in its significance with its characterful asymmetric fenestration of the 18th/19th century. Later additions and alterations, often from the 20th century are sometimes of less quality and have had a negative impact on the character and appearance of the property including some subdivision of rooms and alterations to fenestration.

The 19th century outbuilding – now used as a garage/store and clad with weatherboarding is a survival from the period when Lamb House was an Inn. Its roof structure and previously open frontage with cast iron columns has some architectural character and historic significance. Its survival where other outbuildings have been lost is welcomed. The historic boundary wall treatments are also of note and are positive to the setting and understanding of the listed building which they surround.

Impact on Character and Setting

The major aspect of the historic context and setting that remains is the plan form of the site with the house, differentiated barn, and walled boundary and their relationship to one another and their position in the wider streetscape especially viewed from the B4350 and from the lane that leads to the Green. Lamb House and barn, the Maesllwch (Foyles), Green House and Grangeton all form a significant group of great character in this part of the conservation area.

The group value of the buildings will be retained with the considered conservation of the exteriors. The repair and conservation of these elements is much needed as the buildings are beginning to become in a poor state of repair – a considerable positive impact on securing the future of these important buildings. The barn will remain differentiated from the house with the proposed reinstatement of its original 'bagged' and limewashed finish in off-white with the house with a more formal render, befitting its western fenestration, limewashed in yellow ochre thus retaining the architectural hierarchy of the buildings.

Some proposals (reapplying the bagged limewashed finish to the barn) will alter the current external character and appearance of the building but to the benefit of the building fabric. In terms of any impact on the setting of the house and the neighbouring historic settlement, including designated heritage assets and conservation area, the proposed external works to the historic fabric of Lamb House will be minimal and of little consequence to setting. The removal of the failing cement render, reapplication of a lime render and limewashing of the barn, and introduction of colour to the house will have an obvious visual impact. Proposals to remove the solar thermal array on the kitchen roof will improve the rear courtyard appearance. Proposals to site new PV arrays on the roof of the garage will offer a solution for sustainable renewable energy while not affecting the fabric of the listed building. The discreet nature of the garage roof and its relatively small roof area combined with the low reflectivity of the panels will limit any impact on the setting of nearby listed buildings (in a more considered way than many recent solar installations on neighbouring buildings, including listed buildings).

Other external changes to fenestration, addition of a doorway on the ground floor of the barn's southern elevation and addition of conservation rooflights have been carefully considered to balance function and aesthetic. New elements are designed to be introduced to allow for the more efficient functioning of the building as a family home while respecting its history and architecture.

The internal works to the house are mainly works to improve fabric and restore vapour permeability to walls and floors thus safeguarding the future of the building for generations to come. Proposed lime plaster finishes and vapour permeable paints will work in harmony with the character of the building improving on the current situation. Changes at first floor level are modest and the rearrangement of internal spaces are only expected to affect later 20th century fabric of little or no historic or architectural interest.

Analysis of proposals:

Exterior works

1. It is proposed to lower external ground levels and move the ground back from the base of the walls. The area to the West is proposed to be moved back, forming a well c. 1m wide, to the South a land drain is proposed to be installed and backfilled with draining material enabling the existing vehicle access to be retained (this could be Glapor). The ground to the South of the Kitchen is proposed to be lowered as part of proposed landscaping works. These proposals seek to improve on the current compromised lack of formal drainage around the building in order to reduce water ingress and help to dry

the building out which is currently suffering from low level damp that is having a deleterious effect on the historic building fabric. The visual impact of these proposals is very limited and the overall impact will be very positive. The proposed landscaping works to the garden to the south are restrained and will work in harmony with the historic buildings – it is not expected that any archaeology will be affected in these works.

2. The proposal to make the entrance gateway wider by 700mm is to create a practical entrance for the access of modern motor vehicles. This will result in the loss of later fabric where the original stone wall has been made good in 20th century red brick. The wall will be made good in stone laid in lime mortar with a flagstone capping. Any loss of historic fabric will be very limited. The impact on the character and appearance of the wall will be minimal. Overall the proposal will have a neutral impact.
3. The existing concrete steps to the front [North] door are proposed to be renewed with stone treads. The current later 20th century concrete steps have a negative impact on not only the character and appearance of the building but also the fabric of the building holding water against the walls. Removal of the concrete, rationalisation of the ground levels and insertion of stone steps with a weathering detail and gap to the wall will have a positive impact on the listed building.
4. On the west elevation a new surface water drain is proposed to be added to pick up the discharge from the downpipes. This will improve on the current ad-hoc situation which is currently letting water back against the house and will have a positive impact on the fabric of the building while having a neutral impact on significance, character and appearance.

House & Barn Exterior – elevations

5. It is proposed to remove the cement render on the house. This is proposed to be carried out in stages with due care and attention to assess the condition of the wall underneath. The removal of the cement render may reveal hidden features that will be recorded if found. The walls will be allowed to dry before being repaired as required with a fat lime mortar before being prepared and re-rendered with a lime render (NHL2) to be limewashed with a pigmented limewash in a yellow ochre/ yellow ochre tint. The use of yellow ochres in the 17th and 18th centuries extended into the 19th century with ochre pigments widely distributed and found across the county. Ochres may have been imported from England (ochres being quarried/mined in Oxfordshire, Somerset (around Winford) and the Forest of Dean (at Clearwell) as well as, one would imagine, from

mining activity in Wales. Numerous yellow ochres have been found on/in buildings across Radnorshire and Brecknockshire. A watercolour painting from the 1970s records Lamb House painted yellow although artistic license could have been used. Removing the damaging cement render and reinstating a lime render finish will have a positive impact on not only the fabric of the building but its character and appearance. The introduction of a yellow ochre colour in the limewash is not without precedent and will differentiate the high-status house from the rubblestone barn. This will have a positive to neutral effect on the listed building.



<http://www.glasburyhistoricalsociety.co.uk/> Courtesy of Elizabeth Fry

6. It is proposed to remove the cement pointing from the barn and to re-point and bag finish the walls, as they once were, with a fat lime mortar (with either a pozzolan or NHL2 on the roadside elevation to respond to water splash back, salts and freeze-thaw weathering). It is proposed to limewash the barn with an off-white hot limewash restoring its original appearance and camouflaging later poor-quality construction used in the re-build of the east and south elevations. This will have a strong positive impact on the character and appearance of the barn re-establishing its character as a limewashed roadside barn of note along the B4350. By re-establishing its original finish its agricultural history and character should once again be better realised. Numerous 20th century alterations to fenestrations, re-building elevations in concrete block and re-cladding with poorly coursed stonework and exposing the stone with grey cement mortar pointing have all had a negative impact on its character and appearance reducing its legibility as a barn.
7. External joinery, windows and doors around the property (house and barn) are proposed to be retained (unless otherwise stated) and

repaired as necessary like-for-like before being repainted with a linseed oil paint in a sage green colour. The exact colour is TBC and agreed on-site. All historic windows will be retained as an essential part of the historic fabric and significance of the building and key to its character and appearance. The current paint scheme of white windows with black surrounds is 20th century in synthetic acrylic paint. Careful preparation of the timber and repainting with a linseed oil paint will be positive to the protection and longevity of the historic fabric. The change of paint colour will result in a change that will have a neutral impact on the character and appearance of the listed building and not affect its significance. Older paint colours may be discovered on preparing the windows. It is likely that oak shuttered windows on the barn and older mullions in the house were simply originally unpainted and left to silver whereas the sash windows and later casements would have always have been painted in a lead paint.

8. On the North elevation of the barn it is proposed to open up the boarded window, retaining the boarding to form shutters and installing glass into the existing frame with a simple glazing bead. It is also proposed to replace the glass to the existing Ground Floor windows with low-reflectivity, plain slim double-glazed panels. The existing door within the link is in good condition and simply requires redecoration.



The north elevation of the barn

Currently the plank door and adjacent shuttered window do provide some link back to the former use of the barn and retain agricultural character. It is accepted that the barn is no longer in agricultural use and now forms part of the domestic home. Retaining the plank door is essential to the barn's roadside character. The proposal to retain the shuttered window as is save for fitting plain glazing into the existing frame will retain its essential character and fitting the existing timber boarding as shutters will enable the agricultural character to be read when the shutters are closed. This is will alter the character of the

window but it is designed to have a neutral impact on historic fabric and not adversely affect significance. Removing the 20th century wavy glazing to the other ground floor windows and replacement with plain slim low reflectivity double glazing will improve their current appearance. The glazing is to be specified but could be Histoglass or similar.

9. On the East elevation of the barn the blocked-up window at Ground Floor level is proposed to be opened up, adding in a simple casement to match the window W11 on the North elevation. The existing external door is capable of repair, with a proposed glass panel inserted in the existing open section.

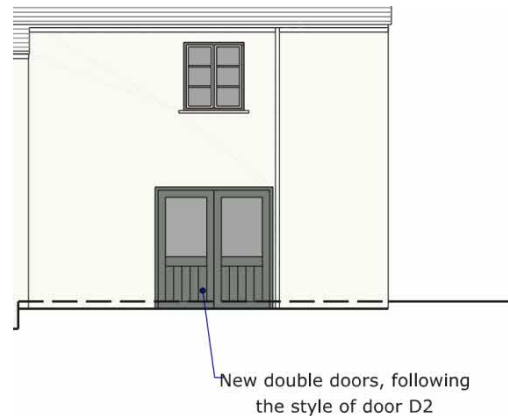


East gable of the barn, substantially re-built and a domestic style window inserted at first floor level.

The east gable of the barn has been largely re-built (it appears to have been re-built in concrete block and re-clad in stone. The door may be 19th century but the boarded window appears to be a replacement. The walls around them have been re-built and the

original window location may have been replicated in the re-building. As with the north elevation the plank door and adjacent shuttered window do provide some link back to the former use of the barn and retain agricultural character. Retaining the door is a positive element in the proposed scheme with simple glazing where there is currently a cut out. The blocked window although having agricultural character does not retain significant historic fabric and its replacement with a new casement to match the roadside W11 would appear to represent an honest alteration reflecting the use of the former barn as domestic accommodation without introducing an inappropriate 'cottage style' window thus retaining some distinction between the barn and the house. This proposed change is deemed to have a neutral impact on the building and not result in the loss of historic fabric or result in the erosion of any significant element of the building important to its listing.

10. The south elevation of the barn retains areas of original mortar and limewash later covered by a cement slurry. It is proposed to remove the cement slurry and 'bag' and limewash as per the other elevations. The existing oak lintel over door D5 has failed and requires simple like-for-like replacement with a new oak lintel bedded into a fat lime mortar. At Ground Floor level it is proposed to replace the existing window, W8, with double doors following the style of the existing door D2. Window W8 is a modern window with thick glazing bars and has a negative impact on the character and appearance of the building. As per the north and east elevation bagging and limewashing the barn will have a positive impact on the building returning it to its former state and having the benefit of masking some of the later poor quality re-build. The like for like replacement of the failed oak lintel has a neutral impact on the heritage significance of the building. Removing the intrusive ground floor window is a positive element in the proposed scheme. Its replacement with double doors of the same width will alter the character of the building in the fact that there were never doors here historically but the new doors are designed to work in harmony with the barn architecture while not trying to replicate any notion of historic barn doors to ensure the narrative of alteration remains legible. The stonework below the window has been re-built and therefore no historic fabric will be affected by its removal.



11. On the south roof slope of the house that links to the barn roof it is proposed to add two new rooflights. The new roof lights are proposed to be installed between the rafters to result in a flush finish to the slate roof. The existing rooflight sits proud of the slate roof, so it is proposed to replace this with a flush fitting rooflight to match the new. The proposal to replace the current raised rooflight with a new conservation rooflight finished flush with the slate is a positive change resulting in the improved appearance of the roofscape. The proposed addition of two new rooflights will constitute a change to the character of the roof but their size, design and positioning has been considered to simply result in a run of three small rooflights in a line occupying a small percentage of the roof slope. The addition of two more rooflights within a small bay of the roof slope will not suddenly result in the erosion of character over and above the effect of the current single rooflight. By keeping them of small scale and inline rather than dotting them haphazardly across the roof it is deemed that there will be a change to the roof character but this change will be minor and have a neutral impact on overall character and will not result in any loss of any significant fabric or architectural appearance.

12. On the south elevation of the barn it is proposed to remove the external SVP and install a new in-line slate vent on the south roof slope. Removing the external soil pipe is a positive element in the proposed scheme. The introduction of an in-line slate vent will have little visual impact on the roof slope and its introduction is outweighed by the benefit of removing the external soil pipe.

13. On the Kitchen range it is proposed to remove of the solar hot water panels, to be relocated and ground mounted to the south elevation of the garage. It is proposed to introduce five new flush fitting Neo range Conservation Rooflight Company rooflights to the Kitchen roof above the south window openings.



Existing and proposed

The removal of the solar thermal panels and re-siting to be ground mounted to the south elevation of the garage is a positive proposal improving on the current situation. Various options were discussed with the client, architect, heritage consultant and conservation officer regarding a sympathetic solution to get more light into the single storey kitchen. Dropping existing windows to create opening French Windows and options to include large span bespoke rooflights were deemed to have too much impact on the restrained architectural addition of the kitchen and involve too much loss of historic fabric. Instead a solution has been proposed to install modest frameless flush fitting rooflights in banks above the existing south windows. This will be a 21st century intervention but one which will result in limited visual impact and will retain the asymmetric rhythm of the kitchen elevation. Overall it is considered that the proposal will result in less than significant harm.

14. On the east first floor elevation of the house the window, W20 is an openable historic metal casement with later fixed internal glazing. It is proposed that this casement is retained and repaired and a double-glazed metal casement fitted internally for thermal comfort. The new casement would open inward into the existing window reveal. The historic window is of high significance and of much character. Its retention is essential. A workable solution in the form of a slim profile internal metal casement offers a low impact way of securing the thermal efficiency of the opening while retaining the historic window and will have a neutral impact on the character and appearance of the building.
15. On the south gable of the house it is proposed to replace the later 20th century metal window with an Alltherm heritage window, the tile sill replaced in stone. The current window is later 20th century and of no architectural or historic interest. Its removal and replacement with a simple opening light is acceptable in heritage terms and the replacement of the out of character tile sill with a local stone sill is a positive element in the proposal.

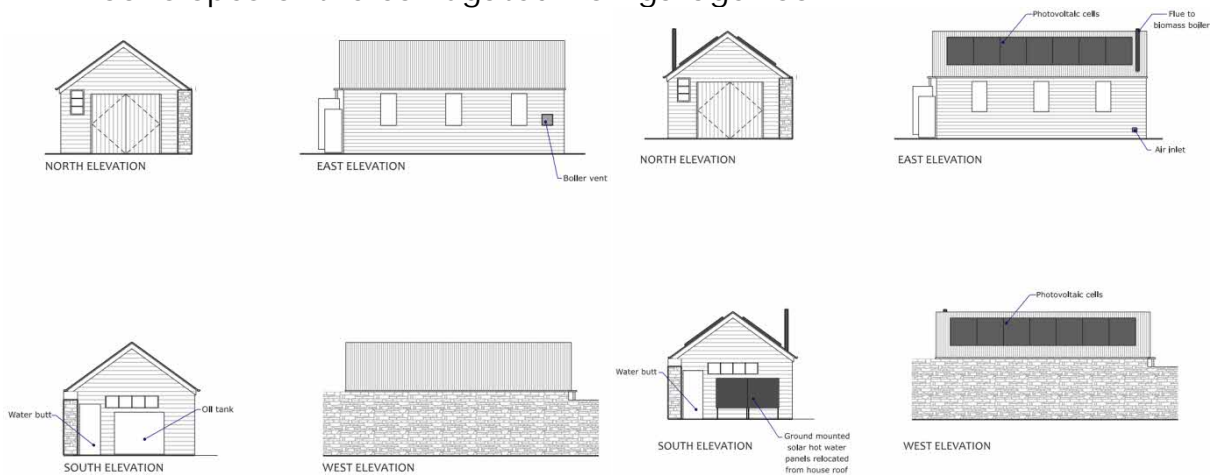


The current window and tile sill left, and an example of a simple Alitherm Heritage window right.

Outbuilding/Garage

16. The proposal to install a flue on the garden elevation of the garage that will only rise slightly over the ridge of the garage roof will have a very limited impact on the garage roof and will not affect the setting of the listed building. The proposal will have a neutral impact.

17. It is proposed to install an array of Photovoltaic cells to the east and roof slopes of the corrugated iron garage roof.



The garage as existing (left) and proposed (right)

Proposals to site new PV arrays on the roof of the garage will offer a solution for sustainable renewable energy while not affecting the fabric of the listed building. The discreet nature of the garage roof and its relatively small roof area combined with the low reflectivity of the panels will limit any impact on the setting of nearby listed buildings (in a more considered way than many recent solar installations on neighbouring buildings, including listed buildings).



Views of the garage roof from the public realm. While the proposed PV panels will be seen they will not dominate views or have an adverse impact on neighbouring listed buildings or the character of the conservation area. The roof covering to which they are to be mounted is late 20th century.

House & Barn Interior

Ground Floor

18. It is proposed, following investigatory test pits, to lower the Living Room floor level (the west ground floor of the barn). The Studio (the east ground floor of the barn) will stay at its current level. The only door that is proposed to be altered is D16 between the Boot Room and Living Room. This is proposed to be raised within the existing opening to allow the existing door to remain. These proposals are entirely dependent on further investigation of the current floor build up in trying to ascertain original floor levels and the depth of the roadside wall of the barn. It may be that this proposal is not possible without significant disruptive works that may be difficult to support in heritage terms. Finding the original floor level is key to understanding the function of the building when it was a barn. It is conceivable that the barn floor was always raised above the level of the adjoining property and in many ways it is preferable to maintain a level change. It may be that the current significant difference in floor height could be reduced rather than levelled. A change in floor finish between the house and barn will help to differentiate the transition from the house to the barn and the barn architecture will be better revealed when the later drylining is removed. It is recommended that the trial pits are allowed for investigation before any further analysis is made.

19. The solid ground floors have been replaced in the 20th century with concrete except where the flagstone hall survives. It is proposed to excavate the floors in order to install a more suitable floor system compatible with a solid walled building. The two possible options for the floor build-up will depend upon further investigations on site and working with a drainage engineer to fully understand the ground water levels and risk of flooding. The first (preferred) option is to install an insulated limecrete floor with underfloor heating. A drainage engineer will be engaged to carry out the required assessment and undertake the technical designs if land drains within the floor are required. The alternative option (only to be employed if other more sympathetic technical solutions are exhausted) is to use the Newton tanking system (which can be used with a limecrete floor). The Newton system includes a base drain around the perimeter of the external walls with a tanking membrane that allows ground water to filter into a base drain. The Newton membrane system is non permeable so its inclusion within a solid walled building should only be where absolutely necessary and only where a base drain system is employed and the wall vented behind. It is proposed to mark up the flagstones in the hallway, record, lift and store these to be re-laid on a lime mortar bed on top of a new limecrete floor. Although lifting an historic floor may result in a material change (it is difficult to relay an historic floor exactly) it is considered achievable with and the flagstones can be re-laid with success and with minimal loss of context and historic fabric. The floor to the historic house is proposed to be flagstone to match, as close as possible, the existing hallway flagstones. To the Kitchen, Utility and WC, it is proposed to replace the existing ceramic tiles with a new stone tile to suit the colour of the existing hallway flagstones. The floor to the barn (currently carpet and laminate over concrete) is proposed to differ with wide oak boards (engineered for use with underfloor heating). The underfloor heating manifold is proposed to be set within a new cupboard within the Utility Room.

The current concrete floors are 20th century insertions and their installation has obliterated any original floor coverings. The concrete floors have the potential to cause moisture movement to the base of the walls (already in evidence in some areas) causing accelerated decay to the historic fabric and internal damp. Their careful removal would be a positive step to reverse damp issues and help to protect the historic fabric from additional decay mechanisms. Insulated limecrete floors are tried and tested systems providing a technically excellent solution. It is likely during the installation of the concrete slabs that any significant original floor or archaeological remains were removed but due care will be taken. Minimum depths for the limecrete floor system are generally 220mm although this could be reduced to 195mm depending on ground conditions and floor

covering. Care should be taken not to undermine any foundations when installing the flooring system. A simple solution, if required, is to come in from the wall by 200mm and chamfer the excavation at 45 degrees to create a step down for the required 120mm of insulating hardcore.

It would be far preferred, on performance grounds and interaction with the historic building fabric (rather than necessarily heritage grounds), to employ the limecrete floor solution with any necessary internal land drains rather than employ a tanking system such as Newton. The ultimate decision for the specification of the floor treatment can only come with further investigation to ascertain the ground conditions under the current concrete floors as well as the level of low level moisture ingress through the walls.

20. It is proposed to add a horizontal board to the base of door D5 in matching timber to accommodate the proposed reduction in threshold level. This alteration matches the addition to door D3. This is proposed to be detailed to ensure that existing fabric can be retained internally of the repair. A new threshold stone with traditional brass weather strip is proposed to keep out the weather. This proposal will be subject to further investigation of the floor levels in proposal 18. In theory the retention of the historic door and its honest extension could be supported on heritage grounds to accommodate a change in floor level. The current external threshold stone is modern and of no historic value and could therefore be removed and replaced with a more suitable threshold stone without loss or harm to historic fabric or character.
21. Within the c.17th century hall/parlour range (sitting room/study) window W15 is currently blocked it is proposed to re-open the window. This is a positive proposal enabling the architecture of the building to be better revealed and the understanding of the building evolution better realised.
22. It is proposed to remove door D16 between the Kitchen / Dining Area and the Living Room and the opening widened by c.300mm.



The door between the kitchen/dining room and the barn (living room)

It is likely that this doorway is a later introduction when the kitchen extension was added to the property wrapping around the originally detached barn and not an original opening into the barn. Careful removal of the (later) cement plaster around the doorway may help better reveal the age and construction of the opening. The door, although of some age (pine door of c.late 19th century or early 20th century) appears to have been imported from elsewhere. The door architrave on the kitchen side does appear to be 19th century in date. It is recommended that careful opening up of the cement plaster (that should be removed anyway) on the barn side of the door is allowed to better ascertain the age and significance of the doorway. It has some heritage value in understanding the evolution of the building and the addition of the kitchen range and inclusion of the barn as part of the living accommodation. Suggestions to remove this section of wall entirely were judged by architect and historic building consultant in having a negative impact on the historic fabric and understanding of the building. The current proposal to remove the later (probably imported door) and widen the opening would result in the loss of some historic fabric of the wall and architrave but this would be deemed as less than substantial harm.

23. It is proposed to repair the vertically sliding opening to the counter W14 by replacing the sash cords – this is a like for like repair. As a repair this does not need listed building consent.
24. It is thought that the wall between the c.17th century hall and parlour (sitting room and study) was originally a timber framed wall or had an oak screen (evidenced by the peg holes in the carrier beam). The wall is currently finished in plasterboard and cement plaster. It is proposed that some areas of the modern finish are removed to investigate any remaining historic that may be there. If there is any historic fabric, it is proposed that this is exposed and potentially repaired as necessary. This proposal is to be supported on heritage grounds allowing investigatory opening up of later fabric of no historic or architectural merit to better understand the original construction of the dividing

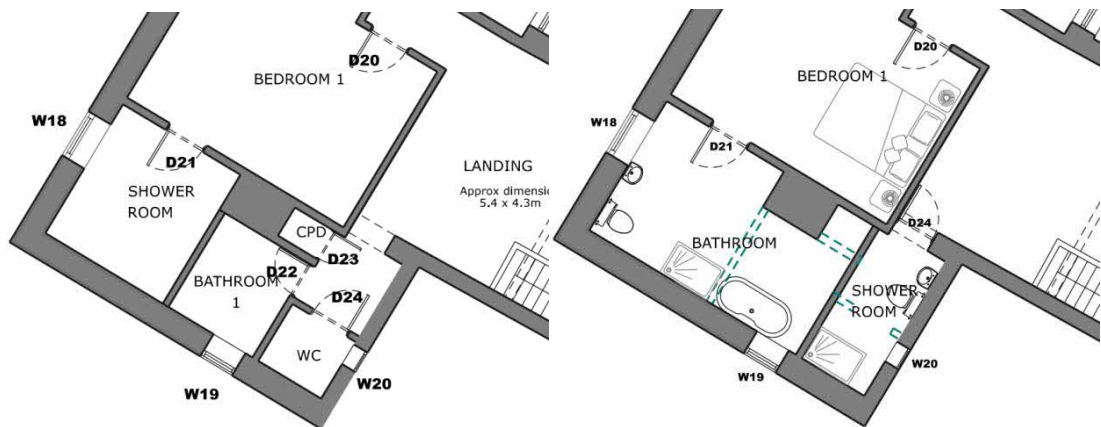
wall. When investigations have been carried out further proposals could be submitted that could involve the repair or reinstatement of a more considered division that would better reveal the architecture and layout of this room.

25. Most of the windows at Ground Floor are single glazed. It is proposed that all windows are retained and carefully and sensitively repaired as necessary with minimal intervention. After repairs to windows it is proposed to install internal secondary glazing by Storm Glazing. The proposals preserve historic fabric as a positive and necessary step. Secondary glazing is a tried and tested solution to reduce heat loss from single glazed windows accepted on listed buildings and will have limited impact on the character and appearance of the openings. Such secondary glazing systems are reversible without damage to historic fabric.
26. Within the ground floor of the barn it is proposed to remove all later 20th century dry lining back to the stone walls which are bagged and limewashed. On removal of the dry lining the walls can be assessed for condition and an appropriate way forward agreed for the treatment of the walls. The removal of the drylining is a very positive proposal that will re-establish much of the character of the barn that is currently lost. The same is true of the later plaster boarded ceilings that will reveal the carrier beam within the Studio room to better understand the structure and if it requires repair/strengthening that could allow the intrusive supporting concrete block column to be removed. An assessment can be made when the walls are exposed and after all works to dry the walls have taken place to ascertain if the walls can be left with a bagged limewashed finish or if to make the rooms habitable the walls require application of a lime plaster to help improve insulation of the walls. Any such lime plaster finish would benefit from following the subtle contours of the walls with wet edge corners to windows and doorways befitting the barn architecture rather than providing a straight formal finish more appropriate for the house.

Plasters must work in harmony with the fabric of the building but can use modern systems such as lime insulating plasters providing the build-ups and finishes respect the architecture of the rooms. It is suggested to use ecocork lime plaster backing coats finished with a fat lime fine hemp/or woodfibre plaster top coat decorated with an appropriate vapour permeable paint system (limewash, casein, clay paint). The 6mm fine hemp topcoat (cut 50:50 with superfine top coat) or alternatively woodfibre plaster, will be entirely appropriate for the architecture of the building having a similar finish to the historic fibre packed lime-rich 5-6mm topcoats found in buildings of this period.

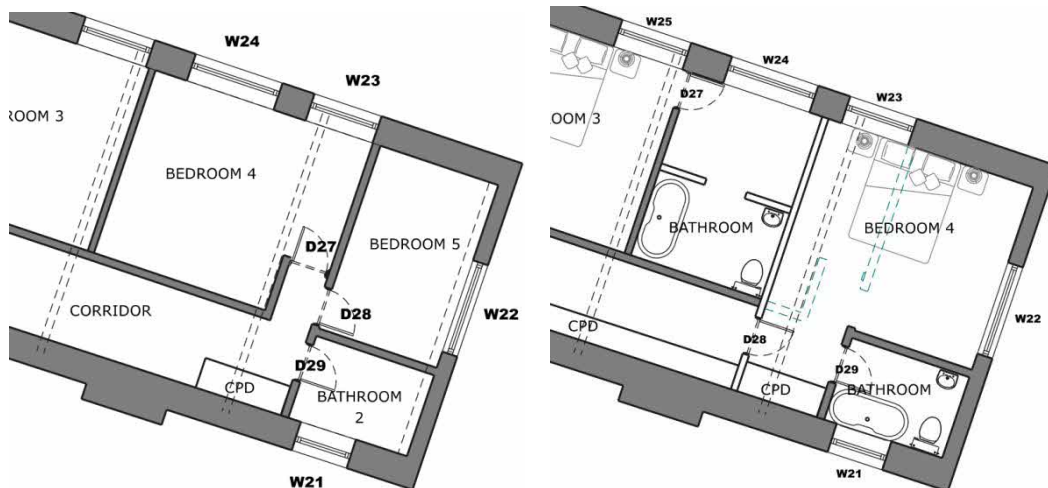
First Floor

27. There are three changes proposed to the First-Floor partitions; To reconnect the existing Bathroom 1 and Shower Room as one Bathroom, To relocate the door to the WC to form a larger room with a shower, To remove a partition wall between Bedrooms 4 and 5 to create one larger bedroom and an en-suite bathroom to Bedroom 3. All of the partition walls for these proposed changes are understood to be modern partitions. However, due to the potential for there to be concealed historic fabric it is proposed to carry out inspection opening up works to ascertain if any historic fabric is found within - work will stop so that this can be recorded and any potential changes to the plans agreed.

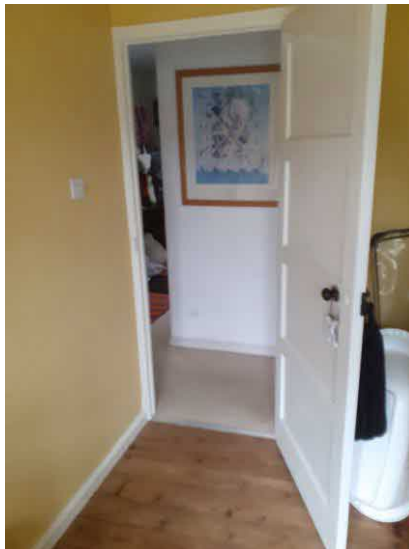


Proposals at the south west side of the house. Existing (left), proposed (right). Dotted green lines indicate proposed removal of walls.

It is understood that the dividing walls to bathroom 1 and the adjacent WC are later insertions and of no historic interest. The plank door to the cupboard D23 is of some age but has been imported into the house and thus has no historic or architectural connection to the building. The proposed rearrangement of the walls to create a separate shower room is deemed to have a neutral impact. The rearrangement of the walls to create a large family bathroom will allow the currently boxed in chimneybreast to be revealed within the bathroom to the positive benefit of understanding the building construction.



Proposals at the east side of the barn. Existing (left), proposed (right). Dotted green lines indicate proposed removal of walls.



Inserted 20th century wall and door D28

It is understood that the first floor of the barn was a single open space on its original conversion, probably serving as the club room for the Lamb Inn in the early 20th century – as noted by the panelling to external walls and the roof (later hidden by an inserted ceiling). It is therefore extremely unlikely that any historic fabric is present within the walls proposed to be removed/moved. The proposals are therefore deemed to have a neutral impact on the character and significance of the building.

28. It is proposed to remove the current heating systems. With the removal of the solar panels, the hot water cylinder and associated pipework is proposed to be removed and the internal fabric made good to match existing materials. This will have a positive/neutral impact on the building and will not affect any historic fabric.

29. Most of the windows at First-Floor level are double glazed and in good condition. It is proposed that the windows to the West elevation receive internal secondary glazing along with W19 and W20. Window W27 is proposed for repair and that while this window is removed for such repair, slim double-glazed units are installed (traditionally with putty) in the place of the existing (non historic) glass. A separate window schedule with further information has been provided by Place Space Design. The proposals preserve historic fabric is a positive and necessary step. Secondary glazing is a tried and tested solution to reduce heat loss from single glazed windows accepted on listed buildings and will have limited impact on the character and appearance of the openings. Such secondary glazing systems are reversible without damage to historic fabric. Window W27 is a highly significant historic casement in need of retention and sensitive like-for-like repair with minimal intervention.



Window W27 is of significant historic value although elements appear to have been replaced over time (the internal frame is very crisp juxtaposed to the opening casement). Dating these windows presents a conundrum. The narrow(ish) profile of the chamfered frame and mullion (accepting that the timber may be renewed) may suggest a late 18th century/ 19th century date as does the window's appearance from the outside with its large panes. The window furniture and opening wrought iron casement present an earlier date or style. The opening casement has a simple knob handle (suggesting an 18th century date rather than the more ornate Tulip or spiral handles of the 17th century). The catch is plain without a decorative base plate. Stylistically this could date anywhere from the late 17th century to the late 18th century. It may be that these windows are indeed 18th century. The large panes are modern replacements. There may have been leaded lights above and below each saddle bar.

The current glass in window W27 is modern (with no historic value) and its careful removal and replacement with a low reflectivity thin double glazed unit (10mm) may be achievable otherwise there are options for improved insulation over traditional single glazing with a single glazed unit such as Histoglass Mono either at 8mm or 4mm. Given the small size of the window there are options to retain single glazing and simply add heavy curtains or internal shutters for reduced heat loss.

30. Investigation to the internal wall finishes of the house and link, is to be undertaken. Any cement and gypsum plaster is to be carefully removed and replaced with a fat lime plaster. All decoration is to be with a vapour permeable paint such as limewash, casein or clay paint. This is a proposal which will have a positive impact on not only the historic fabric and functioning of the building (restoring vapour permeability), but also its internal aesthetic reinstating appropriate finishes. Historic lime plaster should be retained in-situ and carefully patch repaired where required.
31. The snapped principal rafter within the first floor landing is proposed to be held with a simple iron fitch plate (to be designed by a conservation structural engineer). This approach follows conservation principles of minimal intervention with an honest repair and is welcomed on heritage grounds as a method of securing the snapped timber.

The master plan of the necessary repairs and proposed alterations has developed from an evolving dialogue between the architect, client, and heritage consultant. Various options were drawn up in order to work out the best solution to repair and adapt the house and barn within the opportunities and constraints that the historic environment creates. Through discussion several options have been discounted that would have resulted in unacceptable loss and damage to the existing built heritage. Following best practice guidance and the process of analysis and understanding a thoroughly researched scheme has been developed that acknowledges the site sensitivities, accepting change, and some loss, and embracing conservation and repair to create a proposal that combines like-for-like repair and sensitive adaptation.

As a general note historic fabric will be conserved and sensitively repaired in appropriate materials including fat lime mortar and plaster as appropriate.

The proposed alterations have been carefully designed to retain historic fabric. Positive intervention will restore the fabric. Removal of later 20th century inappropriate materials and finishes will have a very positive

impact not only on the buildings appearance but its function and building health.

Mitigation measures

During the design process, reflecting on the developing heritage statement, several details have been put in place. Rather than replacing elements the starting point will always be to either retain wear and patina (on timber and surface defects to stonework) or repair like-for-like on elements that need to function for weathering or structural detail. Where elements are beyond repair or of ineffective or inappropriate design (such as late 20th century tile window sills) then replacement sections are proposed to be introduced but only where necessary. Where elements have been either constructed of inappropriate materials or repaired with inappropriate materials the decision is made to improve on the current status and to repair or re-build as necessary with more appropriate materials e.g. the removal of cement render, assessment and repair of the wall underneath and re-rendering with a lime render.

Much of the proposed internal works involve the removal of later inserted interior walls and drylining that currently mask much of the original structure of the building. Detailed specification of works for the conservation of areas of the original structure, including the floors, are impossible at this stage prior to opening up, it is therefore good practice to highlight this from the start and commit to a regular re-assessment of proposals as the preliminary work progresses. The ability to be flexible and to be able to modify proposals to follow best conservation practice is therefore essential and this should be understood by all parties. Some works will inevitably therefore have to be conditioned on this basis.

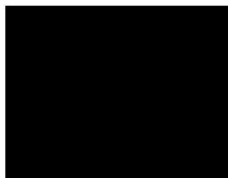
Where new interventions, or replacements of later 20th century intrusive additions are proposed then the architect has taken the approach to ensure new work can be read as an honest intervention not trying to restore an unknown original arrangement or to introduce pastiche in new additions. New work is however designed to sit in harmony with the strong materials palette found at Lamb House and be sensitive to scale, massing and form.

Some historic fabric, although not original fabric, is proposed to be removed (such as the doorcase from the kitchen/dining room into the living room) and a full analysis of the gain vs loss has been carried out. A record of such fabric will be made before works commence.

Proposed alterations are designed to sit in harmony with the fabric and not dominate or overshadow the existing architectural character. Proposals seek to retain and where possible enhance the character and appearance of the heritage asset and, in some cases, better reveal its significance.

Introductions to the historic environment effecting setting are limited but include proposed solar PV arrays added to the west and east roofslopes of the garage. While this will constitute a change within the curtilage of the listed building and within the conservation area care has been taken in the proposed siting, ensuring they are kept off the house roof. The proposal to install them in two banks rather than dotted across the roof is designed to lessen their visual impact. There is precedent across the conservation area for the installation of solar PV, including in 2022, as well as the recent installation of solar PV to a nearby listed building.

Detailed design drawings should be referred to that show the proposals to conserve the historic buildings.



Sam Hale
BA(Hons) MSc Historic Building Conservation
Building Conservation Consultant

Appendix 1 List Description

1.1. Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	17180
Building Number	
Grade	II
Status	Designated
Date of Designation	18/01/1996
Date of Amendment	18/01/1996
Name of Property	Lamb House
Address	

Location

Unitary Authority	Powys
Community	Glasbury
Town	
Locality	Glasbury
Easting	317610
Northing	239222
Street Side	S
Location	

Located within the village of Glasbury, almost opposite the Maesllwch Arms Hotel. The main house is set at right angles with its gable close upon the road from Glasbury to Boughrood.

Description

Broad Class	Domestic
Period	

History

Exterior
House probably of the mid to late C18. Colourwashed rendering with a slate roof. One storey and attic, three bays, attached at the rear by a lower link to a further block set at right angles, the link containing the entrance. The main range comprised a living room divided by a timber framed partition from the parlour at the road end, with a service bay below the axial stack at the S end. Sixteen-paned sashes with timber lintels and similar windows in the three raised dormers, the centre one larger with a 20-paned sash. Rendered stacks at the parlour end and between hall and service bay, both with clayware pots.

Interior
Not accessible at the time of inspection (July 1995)

Reason for designation
Included for its group value with the Maesllwch Arms Hotel, near the centre of Glasbury village.