

Castle Buildings, Llanrhaeadr-ym-Mochnant, Powys. SY10 0JU

Design, Access and Heritage Impact Statement

May 2022



South [garden] and East [road] – elevations when purchased

Introduction

This application is for Planning Permission and Listed Building Consent for conversion of the property to 3 dwellings, and associated repairs/replacements.

This Design, Access and Heritage Impact Statement is to be read in conjunction with the following drawings submitted with the Application for Listed Building Consent:

Drawings:

- 01- Location Plans
- 02- Existing Site and Roof Plan
- 03a Existing Floor Plans
- 04- Existing Elevations
- 05a Proposed Site and Roof Plan
- 06a Proposed Floor Plans
- 07b Proposed Elevations

Location:

Castle Buildings is a Grade 2 Listed building and is located within the Llanrhaeadr-ym-Mochnant Conservation Area at the western fringe of the village. Castle Buildings fronts the minor road that leads to Cefn-Coch to the north-west of the village.

Description:

Castle Buildings is a 3 storey dwelling. Numbers 1 and 2 were originally constructed as a single dwelling, but later extended and subdivided to form a terrace of 3 cottages. The main front elevation and entrance face the south [existing garden/driveway] elevation. The stepped gable end faces the east [road] elevation. To assist clarity of this statement, reference to the original cottages is retained to assist navigation around the property, numbered 1, 2 and 3 [no.1 nearest the road].

The full internal renovation of Cottage 3 is to be shelved until a later date (with the exception of repairing/replacing external front and back door and windows as detailed in table in 8.1f). Cottages 1 and 2 have been fully restored.

Proposals:

- Refurbish the neglected and uninhabited Castle Buildings and external spaces to provide a positive contribution to the village and Conservation Area.
- Provide a home for the applicant **one other family, plus another in due course.**
- Include at least **some** on-site parking to minimise nuisance to the adjacent owners and obstructions to the roads.
- Repair and refurbishment works to Cottages 1 and 2. Plus external repairs **to Cottage 3.**
- Cottage 3 is **currently in a dilapidated condition internally.** No works are scheduled to the interior of Cottage 3 within this application.

This application seeks approval to:

- **Minor Internal** and some external repairs and to match existing
- Repair **and replacement** of windows where necessary
- New shared surface driveway with vehicle parking for two vehicles. Please note this is **subject to an additional current planning application reference 22/0265/FUL**
- Partial removal of boundary wall (part retrospective), as detailed in **22/0265/FUL**

Not included within this application:

- Cottage 3 is a separate **dwelling.** No works are scheduled to the interior
- External wc/store. No works

1.0 Use

The building will provide 3 dwellings.



Typical Interiors to Cottage nos. 1 and 2



Dilapidated Interior to Cottage no. 3

2.0 Amount

The site is relatively level and is cut within the slope of the shallow hill that rises to the north. The north elevation has a retaining wall approx. 1.6m high to form an abutment to Cottage 3 and a passageway [‘alley’] to the kitchens and rear doors to Cottages 1, 2 and 3.

The site area is approx. 240m² [0.024Ha]. There are no changes to the site area as part of this application.

Castle Buildings is a simple rectangular terrace of 3 former separate cottages over 3 floors. The floor plans of each cottage appear similar from the main south [garden] elevation but there are differences. There is a deeper plan where the rear of Cottage 3 projects into the slope of the hill to the rear. This projection is covered with a continuous 'catslide' roof. The party wall between Cottages 1 and 2 is stepped to accommodate their separate stairs [it has an existing opening at first floor only].

The 3no. cottages are of approx. equal size with a total footprint [including external walls] of approx. 105m². The combined floor area of the 3 cottages is approx. 237m² [79m²/floor]. There are no amendments to the floor areas as part of this application.

There is an existing minor wc/store outbuilding in the garden area totalling approx. 4m². No works within this application.



Outbuildings within south garden, 'alley' / retaining wall and 'catslide' roof to north elevation

3.0 Layout

The proposal is to restore the original 3no. cottage layouts. Internal layouts are to remain.

All existing internal features including stairs, fireplaces, fitted cupboards, skirtings, internal doors, architraves and mouldings are to be retained. The existing use of each room is to be maintained

4.0 Scale

The proposal is to revert Castle Buildings back to 3 habitable dwellings. This, therefore, maintains the intended, original scale

5.0 Landscaping

The gable end of Cottage no.1 Castle Buildings is set back from the road behind a low slate wall. This wall slopes with the gradient of the road. The wall has a rounded render capping. The rear 'alley' to the north elevation is stone flagged.

A vehicular opening was created within the dilapidated wall to the road - to the south end of the east elevation. The slate to this portion of the existing wall is to be carefully removed and the stone re-used to repair the remaining walls. The supporting pillars were rebuilt and re-rendered to match existing. [Note: the works to the proposed removed portion of wall and support pillar

have been undertaken to facilitate the clearance of heavily overgrown and self-seeded garden, including concrete slabs and steps. Therefore, retrospective approval is sought for this work. **See 8.1 Works to boundary wall to road].**



Condition of existing piers to wall and the removed wall proposed driveway [incomplete]

Refer to separate Domestic Application for Planning Approval and Highway Consultant details.

The adjacent outbuildings are to remain as existing. No works.

6.0 Appearance

Castle Buildings is constructed in horizontally coursed slate. There are arched heads to the principal windows and doors to the south [garden] and east [road] elevations. Flat slate lintols are to the head of the windows and doors to the north ['alley'] and west elevations.

The roof is natural slate [it appears that Castle Buildings was re-roofed approx. 10 years ago]. The chimneys are brick construction. The existing rainwater goods are black PVC. The existing soil drainage is grey PVC. All rainwater goods are to be replaced with either original cast iron guttering or similar as shown at meeting of 13.04.21 [see image below]



Proposed gutter/downpipe to replace existing PVC'. [Note: new replacement SVP to match]

There are 25 windows in the property. It was originally intended to retain and repair the majority of the original sliding sash and casement windows. This was reviewed and approved in principle at the site visit by the Planning Officer on 13th April 2021.

However, 18no. existing windows are in an extremely poor condition and are beyond repair. 18no. new replica windows (all of the windows on the front elevation and all on the side elevation facing the road) have been installed. These have been constructed to match the existing style, size, profiles and appearance. Existing ironmongery (ie weights) will be re-used. All other windows are to be retained with minimal careful repairs as required.

The variety of non-original casement windows to the north and west elevations are intended to be retained with careful repairs as required.

All external doors and frames are a variety of periods and are in a poor condition. These have been replaced by matching period salvaged doors, each having timber frame to suit specific opening sizes and any fanlight.

Refer to Heritage Impact Statement 8.1

7.0 Access

The proposed new shared pedestrian/vehicular surface provides easier and more legible access to the cottage front entrance doors. Access to the bin/recycling storage area is within the rear alley.

The existing scale and Listing of Castle Buildings limits the potential to improve accessibility into and within the existing cottages.

8.0 Heritage Impact Statement

8.1 Existing Features [and any proposed works]

a. Walls - Party Walls

Retain original party wall between Cottages 1 and 2. This includes retention of existing opening at first floor. No new works

- **Internal Stud Walls**

Retain existing timber stud walls – a mix of original lath and plaster and previously installed plasterboard.

The % amount of the original lath and plaster wall to be repaired is stated for each room on the plans

The relatively small portions of damaged lath and plaster wall are proposed to be repaired with BG Renovation Plaster on existing laths to the approval of the Conservation Dept.

- **Inside Face of External Walls**

Retain existing slate external walls

- The % amount of the missing plaster to the existing lath and plaster walls to be completed is stated for each room on the plans

- The portions of missing plaster to existing lath and plaster wall are to be completed with BG Renovation Plaster on existing laths to the approval of the Conservation Dept. **b. Floors**

- **Ground floor**

Carefully take up existing slate slabs and excavate floor to a depth of 225mm Lay new insulated sub-floor construction including sand layer, Visqueen DPM plastic membrane, 50mm Kingspan insulation board, 100mm concrete slab.

Re-lay 40mm slate slabs with matching mortar to the approval of the Conservation Dept The location of the original slate floor to be repaired is stated for each room on drawing **06a Proposed Floor Plans.**

- **Upper floors**

Retain existing timber boarded floors

No works anticipated to these floors

c. Ceilings

- Retain existing ceilings – a mix of original lath and plaster and previously installed plasterboard.

The % amount of the original lath and plaster ceilings to be repaired is stated for each room on plans.







The relatively small portions of damaged lath and plaster ceilings is proposed to be repaired with BG Renovation Plaster on existing laths to the approval of the Conservation Dept.

d. Internal Joinery

- Retain all internal doors, frames, architraves, skirtings, stairs and balustrades
No works anticipated to these existing joinery it

e. Features

- Retain existing feature range, fireplaces and fitted cupboards
Refer to plans for locations These features are scheduled below:

| Ref | Image | Description | Location | Works | Size mm |
|-----|---|--------------------|---|---------------------|------------------------|
| F1 |  | Existing range | Cottage 1 Ground floor Living Room | Clean and retain | 1100w 1200h 300d |
| F2 |  | Existing fireplace | Cottage 2 First floor Front bedroom | Clean and retain | 375w 1050h 150d |
| F3 |  | Existing fireplace | Cottage 2 First floor Rear bedroom (proposed bathroom) | Clean and retain | 375w 1050h 150d |
| F4 |  | Existing cupboard | Cottage 1 Ground floor Living Room | Retain and re-paint | 650w 1800h 600d |
| F5 |  | Existing cupboard | Cottage 1 First floor Front bedroom | Retain and re-paint | 650w 2000h 600d |
| F6 |  | Existing cupboard | Cottage 2 Ground floor Front room | Retain and re-paint | 1000w 2000h 300d |

f. Windows

Repair of windows within the following categories [refer to plans and elevations for locations]:

| Ref | Type | Repair/ Replace/ New | No | Location | Description |
|-----|---|----------------------------|-------|---|---|
| A | Existing vertical timber sliding sash windows | Replace | 14 no | W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W21, W22 | Full replacement. Single glazed. Treated timber with external quality paint finish. All profiles and sizes to match existing. Reuse original ironmongery, pulleys and weights, etc. where possible. |
| B | Existing vertical timber sliding sash windows | Replace | 4 no | W1, W2, W3, W4, | Full replacement. Single glazed. Treated timber with external quality paint finish. All profiles and sizes to match existing. Reuse original ironmongery, pulleys and weights, etc. where possible. |
| C | Existing horizontal casement windows | Repair | 3no | W17, W18, W19 | Retain and repair with minimal spliced treated timber and fittings to match existing profiles. External quality paint finish. |
| D | Existing sundry casement windows | Repair | 4 no | W20, W23, W24, W25 | Retain and repair with minimal spliced treated timber and fittings to match existing profiles. External quality paint finish. |



Existing condition of original sash and casement windows [refs A, B and C] – principally to south and east elevations. [Note: existing grey PVC SVP and pipework to be replaced with black UPVC].



Existing condition of original casement windows [ref D] to the north and west elevations

g. External doors

All external doors and frames are a variety of periods and styles and are in a poor condition. It is proposed to completely change for a set of matching period salvaged doors, each to suit the specific opening sizes and any fanlight. New ironmongery



Variety and condition of existing non-original external doors [3no to front, 3no to rear]



Proposed replacement salvaged external doors. 3no front [left]. 3no rear [right].

h. Rainwater goods

Replace existing black PVC profiles with new black cast iron. Add missing rainwater gutters and downpipes to match.

j. Soil Pipes

Replace existing grey PVC profiles with new PVC.

Provide additional black PVC SVP and branches to the north [rear 'alley'] elevation to match. Connection to existing below ground drainage.

k. Boundary wall to road

Repair existing brick pillars and walls. New half round render capping to match existing walls. New render and pyramidal capping to match existing pillar. Render mix and texture to meet Conservation Dept requirements. Refer to Highway Consultant details.

Create vehicular entrance. Retain slate for repairs to boundary walls. New low-rise concrete kerb and channel drain at the site/road threshold. [Note: the works to the proposed removed portion of wall and support pillar have been undertaken to facilitate the clearance of heavily overgrown and self-seeded garden, including concrete slabs and steps. Therefore, retrospective approval is sought for this work].

Repair existing railings and fixings into walls. Refer to Highway Consultant details.



Works to the proposed removed portion of wall and support pillar have been undertaken. [Retrospective approval is sought for this work].

l. External Works

Clear garden of overgrown shrubs, weeds, Buddleia and other self-seeded plants to the south garden.

Provide new local stone shared pedestrian/vehicular surface covering on hardcore laid to falls away from building towards road entrance and drain. Note: the gradient to the new driveway is two-dimensional with falls both away from the building and towards the road. A wide margin of level ground is maintained to the curtilage of Castle Buildings with a gradient beyond. The structure of Castle Buildings is not undermined.

Refer to separate Application for Planning Approval and Highway Consultant details.

Retain external building. No new works.

8.2 Objective

This application seeks approval to:

- Refurbish the neglected Castle Buildings and external spaces to provide a positive contribution to the village and Conservation Area.
- Repair and authentically restore all existing features to match existing constructions and finishes. Replace to match only where necessary.
- Provide a home for the applicant [plus 'Granny Annexe' restoration at a later date].
- Include on-site parking to minimise nuisance to the adjacent owners and obstructions to the roads. Refer to Highway Consultant details.

8.3 Architectural and Historic Merit

The description and Listing of Castle Buildings is as follows:

History

A terrace of three cottages, probably late 18th Century. Shown on the Tithe Map of 1842 as three cottages. The whole building is now in unified ownership.

*In 1842 these cottages were part of the Wynnstay Estate. The slight variation of the three plans, however, suggests an attempt, uncharacteristic of estate work, to equalise the accommodation of the three (the left cottage enlarged at rear, the middle one with two front windows, the right cottage with adjustment at rear to take advantage of the road frontage). Each cottage in 1842 had a detached outbuilding at the roadside to the north (no longer surviving). **Exterior***

A short south-facing terrace in local coursed slate masonry with a restored slate roof, timber bargeboards, tile ridge and brick chimneys. It is two rooms deep, but the front pile is slightly longer than the rear and overlaps slightly at the right end. The left cottage has a two-storey extension to the rear under a catslide roof.

At front the terrace has irregularly spaced but regularly vertically aligned fenestration, the left (west) cottage single-window, the centre cottage with two windows, and the right cottage single-window. Four small second-storey windows tight beneath the eaves, each divided into four and two panes by an off-centre mullion; stone sills. The four first storey windows are of 12-pane hornless sash type in exposed frames, with stone sills and cambered stone arches. Two similar windows survive at ground storey and a door to each cottage. The door to the right cottage is concealed behind a large recent glazed porch. Door and six similar sash windows in the rear part of the right return elevation facing the street; three small windows in the rear part of the left return elevation.

At the rear there are two doors and three small windows plus one small multi-pane second-storey window tight against the eaves. Two sash windows similar to those of the front elevation in the east side of the rear extension of the west cottage.

Interior

The interior is still in the form of three cottages, each with its own staircases; the plans of the centre and right cottages are slightly interlocking.

Reasons for Listing

A terrace of cottages of urban type, which has retained its character.

8.4 Assessment

It is intended to undertake works to the Grade 2 Listed Castle Buildings with faithful repairs and unavoidable replacements to open the dilapidated building back to the local community.

New elements are restricted to replacement external doors and a shared pedestrian/vehicle surface to improve accessibility, legibility and reduce street parking nuisance to neighbours and obstructions on the street.

It is considered that these necessary works will help save an empty and part dilapidated building and provide a positive contribution to Llanrhaeadr-ym-Monchant and the Conservation Area. It will provide a home for the applicant including a co-joined 'Granny Annexe'.

The interior of the 'Granny Annexe' is dilapidated. Works are omitted from this application. A separate application for Listed Building Consent to refurbish the 'Granny Annexe will be submitted ahead of commencement of those works

8.4.1 Heritage Impact

A separate Heritage report has been prepared and submitted by Richard K Morriss Associates, an acknowledged Historic Building Consultancy. This describes the building in more detail, and makes the following conclusions on the proposals:

- The present proposals are for the much-needed restoration of the houses, which include the replacement of the poor condition sashes with new ones designed to be virtually the same in appearance. These will have virtually no impact on the visual aesthetic of significance of the listed building, other than an overall improvement. The intended restoration of No.3 will be of considerable benefit to the group and to the conservation area in general.
- The proposals are also to reinforce the fact that these became three separate dwellings in the early-19th century and remained so until the very recent past. This will be achieved by the simple act of blocking the modern inserted doorway linking the first floors of Nos.1 and 2, reversing the unauthorised works.
- No other significant changes are needed because each of the dwellings was already quite independent in terms of their layouts, front and rear doorways, stairs and other facilities. Internal changes are mainly decorative or restorative – all to the clear benefit of the character and significance of the listed building.
- The proposals are considered to result in restoring the three dwellings as the separate entities that they have been for around two centuries as well as, through their restoration, ensuring the long-term future of a designated heritage asset.
- In addition, the careful and proportionate external repairs and refurbishment are considered to enhance the settings of any adjacent heritage assets and of the conservation area. The proposals are thus considered to be well-designed and proportionate and meet the requirements of Planning Policy Wales and sections 66 and 72 of the 1990 Planning Act.