

HERITAGE IMPACT ASSESSMENT

FOR
LISTED BUILDING CONSENT APPLICATION
FOR

PROPOSED CELLAR BEAM REPAIR TOGETHER WITH THE INSERTION OF INSULATION
BETWEEN THE KITCHEN FLOOR JOISTS

WORK TO GRADE II LISTED BUILDING AT-

TY NEWYDD
LLANFECHAIN
POWYS
SY22 6XQ

APPLICANT: MR. C JONES



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LISTING:
Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number

82439

Building Number

Grade

II

Status

Designated

Date of Designation

28/01/2004

Date of Amendment

28/01/2004

Name of Property

Ty-newydd Farmhouse

Address

Location

Unitary Authority

Powys

Community

Llanfechain

Town

Locality

Ty Bain

Easting

319825

Northing

321757

Street Side

Location

Reached by a farm track to the west of Ystrad y Ceunant, 1½ km north-east of Llanfechain village.

Description

Broad Class

Agriculture and Subsistence

Period

History

A small farmhouse probably of the early C19. It is recorded in the Tithe Survey, 1839, with a farm of about 39 acres (15.80 hectares), a tenancy under the Ty-bain estate owned by Griffith Whitfield; the best front of the house faces the direction of Ty-bain.

Exterior

A symmetrically fronted farmhouse of 2½ storeys and three windows, the front in handmade red brick with a dentilled cornice, and the rear in local grey/brown stone, uncoursed. The gable walls are rendered and scored to resemble stone courses. Slate roof with tile ridge and brick end chimneys. Later open-fronted brick porch. The upper front windows are of horned sash type, of four panes. Lower windows similar but of six panes. Unaltered openings with brick arches and no sills. Attic windows in gables. Three small-pane windows above and below in the rear elevation in unaltered openings with brick arches; door at left.

Interior

Interior not seen.

Reason for designation

A small estate farmhouse in mixed materials, its character deriving from the well-proportioned front in local warm red brickwork, of which material it provides an unaltered example.

PROPOSALS:

Listed Building Consent (21/2279/LBC) was granted in March 2022 for modernisation and renovation of Ty Newydd.

It has since become apparent that a beam below the proposed Kitchen floor (visible from the cellar) has decayed and is in need of repair.

Following examination by a Chartered Structural Engineer, the proposals include fixing new steel beams either side of the existing timber beam together with the insertion of new padstones to replace the decayed timber bearers. The proposals allow for the existing beam to be retained. See Structural Engineer's calculations and supplementary letter.

The proposals also include for insulating the proposed Kitchen floor (suspended timber) with vapour permeable insulation to be laid between the floor joists.

SCHEDULE OF WORK:

1) Kitchen floor beam repair:

Fix 150 x 90 PFC either side of existing beam with replacement concrete padstones.
See Cellar Floor Plan dwg - 16, Structural Engineer's calculations and supplementary letter.

2) Insulate the proposed Kitchen floor (accessible from Cellar):

Insert vapour permeable insulation such as Thermafleecce CosyWool slabs (or similar) between the floor joists. Held in place with netting to the underside of joists with a breather membrane fixed to the underside of the floor joists to minimise air movement through the floor.

SUMMARY OF HERITAGE IMPACT ASSESSMENT

<u>Proposed Work</u>	<u>Objective</u>	<u>Significance of Affected Fabric</u>	<u>Assessing Beneficial Impact</u>	<u>Assessing Harmful Impact</u>	<u>Proposed Solutions.</u>
1) Kitchen Beam repair - Fix 150 x 90 PFC either side of existing beam together with Replacement concrete padstones.	Repair a decayed beam and replace decayed timber bearings.	Selected method of repair allows the original timber beam to remain. Existing timber bearers have decayed and will need to be replaced.	The beam will be structurally functional. The selected materials will not decay within the damp environment of the cellar.	The addition of steel beams with concrete padstones have been selected by the engineer for longevity. Replacement timber bearers would likely decay in the same manner as the existing.	Repair existing beam and replace the bearings. See drawing No 16 - Cellar Floor Plan, Structural Engineer's calculations and supplementary letter.
2) Insert vapour permeable insulation between Kitchen floor joists.	Improve thermal comfort of an uninsulated floor.	Existing structure to be retained. Insulation to be fitted from below (cellar).	Improved thermal comfort of occupants, whilst maintaining breathability of floor structure.	No harmful impact if breathability of floor structure is maintained.	Insulate the suspended timber floor with vapour permeable insulation, fixed from beneath (within Cellar).

Reasoning/Objective and why changes are desirable or necessary:

The beam repair is required for structural reasons to preserve the historic dwelling.

The addition of insulation to the Kitchen floor will improve the thermal comfort for the occupants of the dwelling.

Description/Significance of historic asset :

Described in the Grade II listing above – Reason for Listing:

'A small estate farmhouse in mixed materials, its character deriving from the well-proportioned front in local warm red brickwork, of which material it provides an unaltered example.'

Identifying the proposed changes/description of works

- The changes forming the existing and proposed works are identified on the attached application drawings as follows:

Drawing No -16 CELLAR FLOOR PLAN
Structural Engineer's Calculations
Structural Engineer's supplementary letter

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APPENDIX A

PHOTOGRAPHS:

1.



Beam

2.



Beam

3.



Beam

4.



Beam

Nia Lewis MCIAT
31.10.22