

# Heritage Impact Statement

## 1. Site Address

No 1-3 Albert Terrace, Llowes, Powys, HR35JA  
Latitude: 52.0675 / 52°4'2"N  
Longitude: -3.1805 / 3°10'49"W  
OS Eastings: 319176  
OS Northings: 241669  
OS Grid: SO191416

## 2. The application site

<b>Heritage Asset</b>
A <u>listed building</u> Grade II

## 3. The significance of the heritage asset(s)

Terrace of three cottages, built c.1840 and present on the 1843 tithe map. Colour washed stone with slated roofs, each cottage is of 2 bays with panelled door and margin glazed overlight. Twelve paned sash to ground floor; 9-panes sash to first floor, but in No.3 the ground floor window has been replaced by a C20 window. Three stone stacks, heightened in brickwork. Continuous lean-to at rear, heightened in brickwork when roof reduced in pitch.

The external wall to the South of the building is masonry with date unknown. The external wall on the north side is constructed from concrete hollow blocks circa 1960 to 1980.

See Photo Below:-



**4. The proposed works**

The installation of 2No flood gates either side of Albert Terrace is part of a flood alleviation scheme provided by Powys County Council with grant funding from the Welsh Government within the village of Llowes. Serious flooding has occurred at this location in the past and has flooded the property. The installation of the gates will provide must needed protection from flooding to the property.

**5. Impact on significance**

The proposal will affect the view of the building from the highway to some extent, however, this is minimal as it only affects the external boundary walls and has little impact on the structure and appearance of the main building. Construction materials used in flood defences can sometimes be harsh using steel or aluminium, the gates for Albert Terrace will be of timber with black metal fittings to soften the impact and to be in keeping with the village.

**6. Enhancement and Public Benefits (where applicable)**

The flood gates will provide future protection to the listed building against possible flood damage.  
The gates also provide better security for the building and provide better protection against animals and pedestrians accessing the highway directly.