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REAR EXTENSION TO CARTREF, PRINCES STREET, MONTGOMERY



HERITAGE IMPACT STATEMENT

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INTRODUCTION

Cartref is one of a terrace of three cottages in Princes Street dating from the eighteenth century. Accommodation is on four levels with a kitchen in the basement, living rooms on the ground floor and bedrooms on the first and attic floors. Running across the whole of the rear of the property is a modern conservatory with polycarbonate roof and upvc windows. This provides access from the ground floor to the basement kitchen.

It is proposed replace the conservatory with an oak framed garden room, which will be more appropriate to a grade II listed building.

This statement should be read in conjunction with drawing numbers 1075/23//1 – 5 and Design and Access Statement.

SITE IN LOCAL CONTEXT

Cartref is located on Princes Street in the centre of the Montgomery Conservation Area. Facing directly onto the main road, it has a long narrow garden at the rear. All properties in Princes Street are now residential.



Princes Street

JUSTIFICATION FOR DEVELOPMENT

The present conservatory, which provides access from the house to the kitchen in the basement is cold and unattractive. The Perspex roof and upvc windows are inappropriate for a historic building such as this. It is also narrow, making it unsuitable for anything other than storage.

It is proposed to replace it with an oak framed extension with a slate roof. A section of flat roof will be required to avoid the roof covering the first floor windows. The flat roof will be hidden behind a section of slate roof, which will act as a parapet so that the flat roof will not be seen from below.

There will be a small rooflight in the flat roof above the window to the living room to provide additional daylight.

The extension will extend further into the garden than the present conservatory in order to make it a more usable space. Full height glazing with bifold doors will provide an attractive link between house and garden. The bifold doors and window frame will be in black aluminium, set into the oak frame. This will minimise the visual impact of the glazing.

BUILDING HISTORY

One of a terrace of three cottages, the rear elevation is of stone and the front is brick. There is a brick dentil course to the eaves at the front and the rear. The brickwork at the front is in English bond, which would suggest a nineteenth century date and would have replaced an earlier stone building with timber framed frontage. The roof is in random slate. Cartref is interesting as it has a basement. Further research would be required to determine the early history of the house.

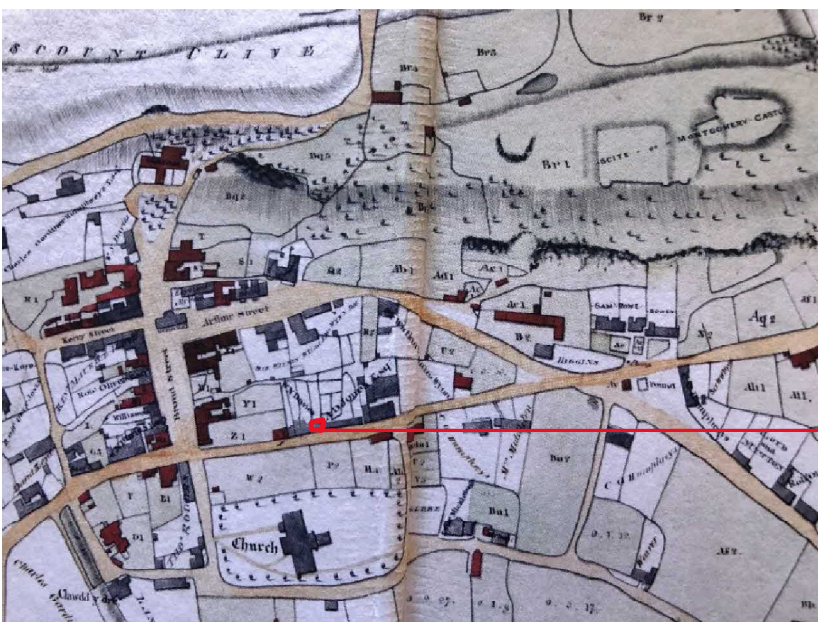
Cartref and Numbers 1 and 2 Brynhyfryd were owned by a William Davies in the first half of the 19th century and it is highly likely that much of the alteration work was carried out at this time as windows, internal doors and fittings are similar in all three cottages.

The original timber windows with metal casements were replaced with upvc about thirty years ago. Fortunately original windows remain at the rear and in the two cottages next door.

The conservatory at the rear was built about thirty years ago. There is no evidence that there was a structure here previously and nothing is shown on the maps of 1833 and 1839.



1839 Tithe map



1833 Map

LISTING DESCRIPTION

History

House in terraced row, earlier C18, apparently added to Nos 1-2 Brynhyfryd. The red brick was colourwashed when listed in 1983 and the windows have been changed since. Marked on 1833 map as owned by William Nathaniel Davies of Bronwylfa, and on 1839 tithe map as owned by William Davies, occupied by Thomas Solely.

Exterior

Terraced house, red brick laid in English bond, with dentilled brick eaves continuous with No2 Brynhyfryd, and roof of old slates with tall brick end stacks, the left one shared with No 2 Brynhyfryd, the right one with Victoria Buildings. One and a half storeys with cellar. A piece of rubble stone with straight joint to the brickwork at extreme left of ground floor suggests an earlier building on site of No 2 Brynhyfryd. Double-fronted with centre doorway flanked by windows with cambered heads. C20 uPVC windows in pattern of the small-paned cross-windows removed since 1983. Two stone steps up to two-panel door with similar head in bead-moulded doorframe, and metal gabled hood on shaped wooden brackets. Similar eaves-breaking upper windows, also replaced since 1983 in uPVC, under small bargeboarded gables. Rubble stone rear wall has cross-window with iron opening light to right, single casement left.

Interior

Ground floor rooms have chamfered beams. N wall fireplace with timber elliptical-arched surround (similar to one in Myrtle House, Bishops Castle St). S room has wall cupboard with panelled door to right of fireplace on S wall, two-panel door to entrance hall, plank door with strap hinges to rear hall. Oak winding staircase with square balusters and narrow handrail to short landing railing. Two two-panel doors and one plank door at first floor. Off the N room is a tiny NW room. Attic stair with similar rail turns at right angles. Roof has one truss with partition and two purlins each side.

From rear, stone steps down to semi-basement kitchen with oak beams. A section of curving massive rubble wall inside of and parallel to W rear wall may be from an older structure. Fireplace on N wall.

Reasons for Listing

Included notwithstanding loss of detail externally as a brick-fronted smaller C18 house, with good interior detail.

SIGNIFICANCE OF PROPOSED WORK AND IMPACT

REMOVAL OF CONSERVATORY

Proposed Works:- It is proposed to remove the conservatory that runs across the rear of the house.

Significance of the historic fabric/area that will be affected :-

The structure was built in about 1990 and has no historic value

Impact of the proposed work on the historic fabric / area :-

Its removal will greatly enhance the appearance of the rear of the building.

CONSTRUCTION OF GARDEN ROOM

Proposed Works:- It is proposed to construct an oak framed extension across the rear of the house with full height glazing looking over the garden.

Significance of the historic fabric/area that will be affected :- The new extension will cover the lower part of the stonework and windows at the back of the house although they will remain visible from within the extension. The stonework probably dates from the early eighteenth century and the windows early nineteenth century.

Impact of the proposed work on the historic fabric / area :-

The historic fabric of the building will be untouched by the proposal. The design of the extension and the materials proposed will be sympathetic to the building and greatly enhance the appearance of the rear of the house.