HERITAGE STATEMENT

In respect of

New Barn Roof

At

Ty Llwyd High Street Glyn Ceiriog LL20 7EH

On behalf of

Mr & Mrs Jones

Prepared By

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1.0 Introduction

1.1 This Heritage Statement is submitted in support of an application for Householder and Listed Building Consent Planning Permission, for a new roof on a barn.

1.2 The existing barn was built circa the dwelling and is cold and damp. It also looks quite unsightly with a corrugated sheet roof.

Advantages for the replacement roof.

- Safeguarding structure
- Protect from water ingress
- Future potential development.

1.3 The purpose of this heritage statement is to meet the relevant guidance given in the NPPF. This outlines the need to inform the planning decisions when considering proposals that have the potential to have some impact on the character or setting of a heritage asset.

The degree of impact a proposed development could have on such assets can be viable and can sometimes be positive rather than negative.

2.0 Site Location

2.1 The site address is Ty Llwyd High Street Glyn Ceiriog LL20 7EH.

2.2 The development site comprises 0.64ha of land and is situated in the Village of Glyn Ceiriog a former slate mining village. The property lies five mile from the heart of Llangollen. Although the site comprises a two storey stone barn and cobble yard, it is only the property a former vicarage which forms the development site for this application.



2.3 The development site forms part of what is now known as Ty Llwyd
The property was built in 1842 as a vicarage in a small Tudor Gothic Style. The current owner of the property bought the property in 2022 and is keen to improve the facilities.



3.0 Listing Details

Full Report for Listed Buildings

Cadw

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
81295		II	Designated	08/07/2003	08/07/2003

Name of Property	Address
The Vicarage	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Llansantffraid Glyn Ceiriog	Llangollen	Glyn Ceiriog	320315	338123

Street Side	Location
W	Reached by a driveway off the N end of the High Street and surrounded by glebeland.

Description

Broad Class	Period
Religious, Ritual and Funerary	

History

Small Tudor Gothic-style vicarage built in 1842 at the expense of Arthur, Viscount Dungannon. The 1851 census recorded the vicar, his wife, 2 young children, 3 servants and a gardener.

Exterior

Symmetrical 2-storey 3-window vicarage with advanced gabled bay to centre incorporating porch. Constructed of dressed polychrome random stone under slate roofs with stone end stacks, each with 2 shafts. Further stack to rear. Detail includes string course, wide boarded eaves, heavy chamfered surrounds to openings which are rendered. Mainly 3-light wooden-framed windows in deep splays, with central opening casement and horizontal glazing bars. The front faces E. Central entrance with Tudor-arched head and replaced panelled door. Stone tablet above doorway recording that the foundation stone was put in place by Arthur, Viscount Dungannon, patron and benefice, 11th May 1842. Small lights to sides of porch. Upper storey of advanced bay has window with stepped head. Lower storey windows of flanking bays are taller than those above and have flat-arched heads of stone voussoirs. North end of main range has small light to lower R. To the R, a single-storey bay has been raised, with gable facing N. It has a blocked doorway to R, a small 2-light window to L, and similar window above. Rear elevation has central gabled wing with stepped window to upper storey, 3-light window below. Left raised bay has 2-light window to lower storey. To R of wing is a narrower gabled bay at right angles and facing S, with small C20 lean-to adjacent. South elevation is therefore 2-gable, that to R set back. Stepped windows to upper storey, 3-light windows below, that to L slightly altered.

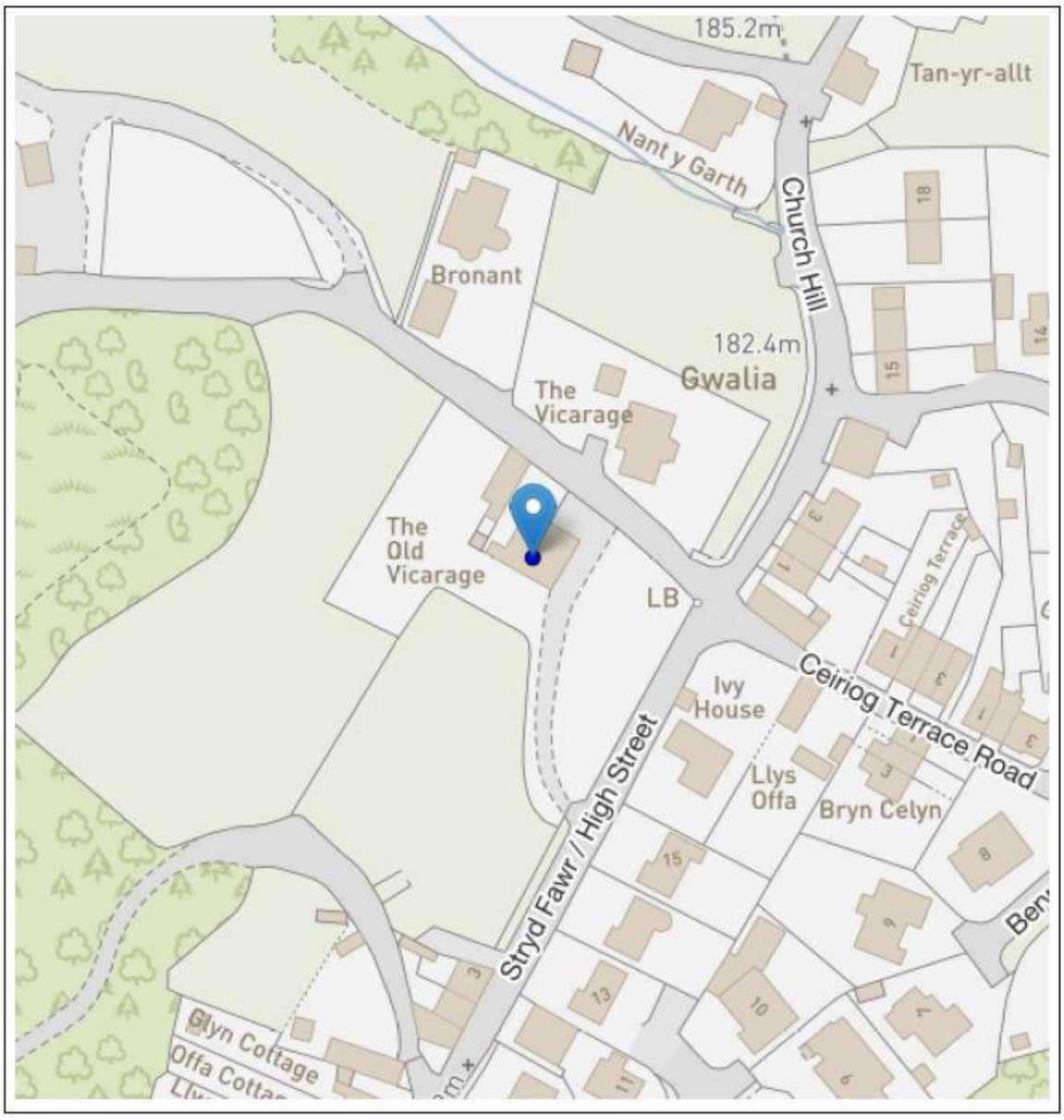
Interior

Central stair-hall, with staircase to L and passage to R leading to kitchen. Panelled doors to reception rooms to L and R in front of stairs. Staircase has turned wooden balusters, the newels with recessed trefoils and ball finials. Stairs split at landing, with flight to rear room and dog-leg to front bedrooms. Dining room to R had 2nd door towards rear, now blocked, presumably servants"" access from kitchen. Above the inside of the front door is a wide marble tablet, which notes that the site of the house with 3 acres(1.2 hectares) of glebeland was presented in 1841 by Viscount Dungannon, patron of Llansantffraid Glyn Ceiriog. Also involved was William Carey, Lord Bishop of St Asaph.

Reason for designation

Listed as a small handsome vicarage with interesting use of local materials, which was built for a relatively isolated industrial community.

3.1 Listing Map



4.0 Proposals

4.1 This application seeks listed building consent to replace a failing roof.

This proposal has been designed to complement the Grade II listed building. It has been designed with the following specifically in mind:

- Sustainability
- Excellent design principles
- Conservation
- Sympathy to surroundings
- Warm lighting
- Woodcrete bat boxes

4.2 The subject building known as 'Ty Llwyd' is understood to have been completed in circa 1842. There have been various alterations carried out over the lifespan of the building, both internally and externally.

A building survey has been carried out on the buildings, which is useful in identifying which existing materials can be retained and reused.

4.3 Construction will meet the highest level of sustainable design that can be achieved using recycled materials where possible and all additional materials required will be locally sourced in so far as possible.

To be in keeping with the character, natural Welsh slate will be used and cast iron rainwater goods.

4.4 Best practice design principles will be incorporated into the extension. The proposed design has been informed by and respects the local context.

4.5 The site is within walking distance of local facilities of Glyn Ceiriog, there is a regular bus service nearby.

There is an existing driveway for vehicular access and the proposed does not lose any parking. Due to the nature of the scheme there will be no adverse impact on traffic.

4.6 Considering the building is in the curtilage of a listed building, any landscaping associated with this scheme will reflect this. It is proposed that as much as possible of the stone retaining wall area to the rear will be retained and re-used as part of the development.

5.0 Historical context

The property was built to house the local vicar and his family including their servants. Ty Llwyd was built from locally sourced materials and according to various sources Glyn Ceiriog was formerly a small slate mining town.

The reasoning for listing is denoted as a small handsome vicarage with interesting use of local materials, which was built for a relatively isolated industrial community

6.0 Summary

6.1 For the reasons outlined above, it is considered that the proposal will have little or no harmful impact in heritage terms on the existing buildings. Instead, the proposals will result in the removal of an unsightly extension.

6.2 As outlined the proposed will have no impact on the interior and exterior appearance of the main house.

6.3 The proposals will create no impact on the surrounding area except in completing the conversion works of the building, due to there being no detrimental change to the external appearance of the main house.

6.4 On this basis, the current application can be considered as appropriate and in general according to the adopted development plan and other polices, therefore worthy of approval.

7.0 Submitted Appendices & Plans

7.1 List entry Number: 81295
Location Plan
Proposed Block Plan
Existing Elevations
Proposed Elevation
Design access statement