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HERITAGE IMPACT ASSESSMENT

Closure of the existing functions room to create No.2 x bedrooms with En-Suites and No.1 x Accessible bedroom and En-suite requiring a replacement flat roof, new external door openings and internal alterations at The Glyn Valley Hotel, Llanarmon Road, Glyn Ceriog, Llangollen, LL20 7EU



Client: Renovare Group
Design team: HDS Architectural services LTD

1. Introduction

This statement is provided in support of a planning permission and listed building consent application for the closure of the existing functions room to create; No.2 x bedrooms with en-suites and No.1 x accessible bedroom and en-suite, requiring a replacement flat roof, new external door openings and internal alterations.

To be read in conjunction with drawing No's and details;

- GV/PD/01-As Existing Ground Floor Plan
- GV/PD/02-As Existing First and Second Floor Plan
- GV/PD/03-As Existing Elevations
- GV/PD/04-Proposed Ground Floor Plan
- GV/PD/05-Proposed Elevations
- GV/PD/06-Site location Plan
- 2213-Glyn Valley Hotel-Access Statement
- 2213-Glyn Valley Hotel-Design and Access Statement



2. Heritage Impact Assessment

Setting and historic significance

The site is located in the centre of Glyn Ceiriog village, adjacent to the crossroads where Quarry Road, High Street, New Road, the B4500 and the B4579 all meet. A prominent land mark in the village, the hotel sits on a slightly sloped site with the North end of the building cantilevered over a small stream which runs through the grounds coming down from the West.

The building is a Grade II listed Georgian-style hotel dated 1835 (CADW Record No 81289). Up until C1900 it was formally known as The New Inn. It's listed as "A fine, well-detailed hotel retaining its Georgian-style character. A prominent landmark in the centre of the village)

Cultural significance

The settlement of Glyn Ceiriog is the largest in the valley. It was dominated for many years by the slate quarries perched just above the village. The Cambrian and Wynne slate quarries employed large numbers of workers from the village and were the centres of many social activities.

As a result of the mines, the Glyn Valley Tramway (1879-1935) was built to take the slate to a wharf on the Shropshire Union Canal and later to sidings on the Great Western Railway line from Chester to Shrewsbury.

The close-knit community was on the whole deeply religious and almost exclusively Welsh speaking. This can be seen by the number of churches and chapels dotted throughout Glyn Ceiriog.

The rich cultural heritage culminated in the building of the Ceiriog Memorial Institute in 1911. The building has many uses including a library, women's parlour, a social institute and local museum, all still used today. It was built to commemorate notable Welsh people; in particular the valley's poets, John 'Ceiriog' Hughes, Huw 'Eos' Morus and Rev. Robert 'Cynddelw' Ellis. The Welsh names are given as an honour to outstanding poets and members of the community at the Powis Eisteddfod, which is periodically held in Glyn Ceiriog (most recently in 1999).

Glyn Ceiriog had other industries, such as the two flannel mills, which involved the cleaning and treatment of woven wool for the production of blankets and flannel. The upper mill was converted into a trout farm (now closed), using the millrace to provide the water for the large tanks. The lower mill is now a high-quality woodcraft business. 'Coed Ceiriog', located by the school playing field, is a new co-operative venture bringing together many local people engaged in sustainable woodland management and the use of local timber.

The church of St Ffraid (Bridget) is located up a hillside north of the present village but close by the original (pre-mining) centre of the community. It provides breath taking, panoramic views of the village and surrounding valley.

Today, the hotel remains a central part of community, operating as a free house, restaurant and bed and breakfast. Its size, prominent location and services offered help to sustain the village through the hospitality and tourism industry.

Architectural significance

The hotel is a Georgian-style dated to 1835. The property's listing describes the original main hotel as a "Large 3-storey 3-window block facing E, of white-washed rubble stone, under a shallow hipped slate-covered roof with modillion eaves. Two yellow brick ridge stacks". There have been several additions made to the hotel over the years including front porches, single storey rear extensions, additional attached cottages, out buildings and the side extension that relates to this planning application.

Some parts of the hotel are whitewashed and some areas are not, retaining the rubble stones natural finish. The later additions to the hotel have not been built using the same materials or to the same standard. Some have been created from brick and blockwork, which has been finished with a white textured render.

With the 1980's functions room, attempts have been made to blend in with the main hotel's architectural style. Large format windows with chamfered lintels have been used on the front elevation and multiple evenly spaced windows have been used on the side elevation to mimic the Georgian style. The effort has been somewhat in vain as the extension has been fitted with modern casement windows which distract from the sash windows of the original building.

The rear of the building doesn't quite match the character of the main hotel as the several rear extensions with varying roof pitches and different eaves heights can look cluttered.

The single storey flat roof that the client seeks to replace is a dated felt roof which would be greatly improved with a modern single ply membrane or similar.

Archaeological Significance

We are not aware of any known archaeology on the site. The proposed building works are relatively minor, therefore the excavations within the site will be limited.

Development

The proposed works include a changing a window into a doorway on the front elevation, some minor landscaping to the paved area at the front of the hotel to create better disabled access, blocking up one window and raising the rear flat roof by approximately 275mm. None of these works are to the original hotel and only affect the later 1980's addition.

Impact

As previously stated, we feel the chosen materials and forms of the proposal will create a welcomed replacement on the dilapidated existing building. The scheme will greatly improve accessibility, energy efficiency, but will also retain the general massing and height of the existing building. We therefore feel the proposal will have a minimal impact on the surrounding area and listed grounds.

7. Conclusion

To conclude, this application seeks planning permission and listed building consent for a replacement flat roof and alterations to the front and side elevation of the 1980's extension only. The re-use of the building has been designed, to be constructed in materials that compliments the existing site, maximizing the use of the existing openings, whilst taking into consideration the logistical restrictions created by the existing buildings construction and siting near to the water course. The building alterations will integrate well visually with the existing surroundings.

It is considered that the proposals are sympathetic to the setting and are considered to have minimal impact on the surroundings.