

HERITAGE IMPACT ASSESSMENT

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**THE OLD BAKERY
LLANARMON-DYFFRYN-
CEIRIOG
LLANGOLLEN
LL20 7LB**

GRID REF: SJ 1644 3395

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The Heritage Impact Assessment has been prepared in accordance with the guidance provided in: CADW – Heritage Impact Assessment in Wales: May 2017.

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1. OVERVIEW

Introduction

- 1.1. Carter Jonas have been instructed by The Llanarmon Estate to prepare this Heritage Impact Assessment to accompany ***'A full planning application for re-development of 'The Old Bakery' to provide a 2 bed residential dwelling to include access track, bridges, associated curtilage, hardstanding and foul and surface water treatment, together with a Listed Building application for the redevelopment of 'The Old Bakery' to provide a 2 bed residential dwelling'***. This statement extends to the site outlined in the accompanying site location plan.
- 1.2. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 38 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach.

Location and Description

- 1.3. The Old Bakery is located circa 2km north east of Llanarmon, 20km north west of Oswestry, 32km south west of Wrexham and falls under the jurisdiction of Wrexham County Borough Council. The National Grid Reference for the site is SJ 1644 3395 (see Location Plan).
- 1.4. The application site extends to circa 0.3ha. The Old Bakery was the secondary dwelling to Hafod Adams which lies directly to the east. Beyond Hafod Adams is a traditional range of outbuildings.
- 1.5. The former dwelling 'The Old Bakery' at Hafod Adams was listed Grade II in 2003 as a well-preserved example of a secondary dwelling that was later converted for service use and which has group value with Hafod Adams.

The Development

- 1.6. Over the years, the condition of The Old Bakery has drastically declined which has led to the owners undertaking building works as part of an emergency restoration programme. The owners are now seeking Listed Building and Full Planning consent to allow for the re-development of 'The Old Bakery' to provide a 2 bed residential dwelling to include access track, bridges, associated curtilage, hardstanding and foul and surface water treatment.

2. HISTORIC IMPACT ASSESSMENT

Introduction

- 2.1. *CADW's Historic Impact Assessment In Wales* sets out the general principles to consider when planning changes to historic assets and applying for listed buildings. The document takes into account *CADW's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles)* to achieve high-quality sensitive change, using the principles of good design.
- 2.2. In the preparation of this Heritage Impact Assessment, further reference has been given to *CADW's Small Rural Dwellings in Wales (Care and Conservation)*, *CADW's Full Report for Listed Buildings*, Cof Cymru online record and the National Monuments Record of Wales.

Description of Proposed Work

- 2.3. The concept of the proposal is to re-develop The Old Bakery to provide for a two bed dwelling. The design principles and concept behind the proposal is to restore The Old Bakery in as sympathetic and traditional manner as possible. The proposal will include a number of building works which are detailed in the submitted Schedule of Works. The impact of these works are assessed in detail within this statement.

Reasoning for the Proposed Works

- 2.4. The renovation of The Old Bakery is crucial if it is to survive as a significant example of a C18th stone and slate building. Successful conservation of small dwellings like this can prove challenging due to its remote location, small size and architectural character. At present, the dwelling is uninhabitable due to the collapse of the roof and the rotting of the internal structural timbers. If it is refurbished now it will provide a heritage asset for years to come as a fine example of a traditional Welsh dwelling in the heart of the Llanarmon estate. The building is in great need of careful renovation which should allow its original features to remain intact whilst also making sure the materials are good enough to stand the further test of time.

Description of Architectural and Historic Interest

2.5. The Grade II listed Old Granary is a small dwelling built in the late C18- early C19 and is depicted on the Tithe map of 1839. Rural areas in Wales are characterised by scatterings of isolated buildings. Like many other dwellings constructed at the time, it is constructed of stone quarried from a local source. Stone buildings like this exhibit a range of skills in the techniques of wall construction, laying and coursing and in the selection and dressing of faces. Like stone, slate was relatively expensive, since it had to be quarried, worked, and transported to site before being laid on a timber roof substantial enough to take its weight. The Old Bakery is constructed of rubble stones with large quoins under a slate roof with stone end stacks, its walls are unusually thick for a dwelling. The West elevation overlooks the Nant Caledwynt, whilst the East side faces the originally late medieval farmhouse.

2.6. CADW's Full Report for Listed Building (Ref: 81154) describes the property as:

History - *Small dwelling, probably late C18-early C19, shown on the tithe map of 1839. It may have been a dowerhouse, or alternatively, service functions may have been undertaken on the ground floor, with accommodation above. The building was latterly used as a bakehouse and dairy.*

Exterior - *Two-storey 2-unit house constructed of rubble stone with large quoins under a slate roof with stone end stack to S. The current entrance is to the E, facing the main house; central doorway with flat head containing split doors. No further openings to this side. West elevation, only partly visible, has original doorway to L of centre with flat head. Two-light wooden casement window to its R under a segmental head of stone voussoirs. Very small light to far R with stone lintel and sill. Upper storey has 2 wooden casement windows under the eaves (most of the glazing missing). No openings to S gable end; N end has single lowlevel opening with voussoired head.*

Interior - *From E doorway, steps lead down into L unit. Large fireplace to S wall with plain timber lintel. The ceiling has a plain spine-beam and plain joists. Straight open stair, opposite entrance, to upper storey. Boarded door leading into R unit, later used as a dairy, which has a spine beam with medium chamfer and slate salting slabs attached to the walls.*

Reason For Listing - *Listed as a good, well-preserved example of a secondary dwelling, perhaps a dower-house, later converted for service use. Group value with Hafod Adams.*

Statement of Significance

2.7. The significance of The Old Bakery is reflected through its evidential, historic, aesthetic and communal value. The entirety of The Old Bakery will be affected by the proposal and the required works are further detailed in the Schedule of Works. The evidential value of The Old Bakery is seen in the physical layout and fabric of the building which demonstrates construction methods from late C18 and early C19. The use of The Old Bakery has changed over time, originally, it may have been a dower-house to Hafod Adams, or alternatively, service functions may have been undertaken on the ground floor, with accommodation located on the floor above. The building was latterly used as a bake house and dairy and this is evident when you see the inside of the property which amongst other features contains a large bread oven. The historical value of The Old Bakery demonstrates how buildings functioned over time and provided an elementary function combined with residential. This is evident from the bread oven, at which time, it was assumed that the first floor was utilised for accommodation. The aesthetic value of The Old Bakery is largely defined by its setting and modest proportion. Interestingly, the immediate setting has remained unchanged since its construction. The communal value of The Old Bakery is the reminder of how rural communities operated in the past which commonly were small settlements with buildings that served a function as well as accommodation.

Assessment of the Impact

2.8. The proposal will not have a negative impact on the evidential value of the historical asset. It will not result in the loss or damage to the historic fabric, nor will it make it harder to appreciate the way in which the building was used in the past. The proposal will include for the retention and restoration of significant architectural features including the bread oven and ingle nook fireplace. There will be no negative impact on the aesthetic or design qualities as there is no compromise to the layout, scale and proportion. The proposal will have a positive impact on communal value as it will secure the

future of The Old Bakery for generations to come. Upon completion, The Old Bakery will be marketed for rent which will allow for future residents to enjoy living in a property which otherwise would have been uninhabitable. The proposal will reduce maintenance risks as the building works required for the re-use will be to a high standard and will protect the building from further decay from the weather. Overall, the proposal will have a positive impact on the heritage asset as it will bring The Old Bakery back into beneficial use. The proposal will not involve the loss of any significant internal fabric. It will require the removal and replacement of rotten timbers together with the replacement of the windows and doors. However, all replacements will be handmade as replicas. The proposal will ensure that the quarry tile floor is replaced in the kitchen area, whilst the slate slabs will be laid in the inglenook fireplace. The staircase will require removal, but the replacement will be to the same width to echo the historic character. However, to comply with safety standards, a dog leg will need to be included to ensure that the stairs are not overly steep and dangerous. As a further measure to safety, a balustrade will also be included. These measures are considered to have the least impact upon The Old Bakery as the staircase will remain in the same position for the first floor.

Summary of Options

2.9. It was considered that the most appropriate course of action was to bring The Old Granary back into residential use, for the following reasons:

- 2.9.1. Respectful of its heritage – The Granary was used as a dwelling and it is considered that returning to that use is the most appropriate development for its future.
- 2.9.2. Respectful of its built form – The residential use of The Granary is far less intrusive and intense than a commercial use due to the level of care and detail in the refurbishment process and the ongoing wear and tear.
- 2.9.3. Economics – Residential use is the only use that will enable the building to be converted to a high standard.
- 2.9.4. Need – The residential use will provide for a small dwelling which is highly sought after in the community and beyond. This in turn will bring economic benefits to the local economy.

2.10. The re-use of The Old Bakery as a two bed dwelling was considered the most appropriate use for the heritage asset. It was considered that it was preferable to use The Old Bakery for a use for which it was always intended. It was felt that using it for commercial purposes, such as a workshop, would not have allowed for as high quality build process and finish and furthermore, the use would have been more disruptive to the fabric of The Old Bakery. The timing of the building work is a key consideration as the roof is presently off. The owners are keen to secure consent for the proposal as soon as possible in order to ensure the preservation of the building.

3.0 SUMMARY STATEMENT

The significance of the building has been taken into account in the design proposals as follows:

New Window

Proposed Work

Construction of a new opening and insertion of new window unit on front (SW) elevation in symmetry with existing window on the right hand side

Objective

Allow more natural light as this has been restricted by the dwelling being so close to Hafod Adams

Significance of Affected Fabric

Impact on evidential value to the rooms' previous function as a store. However, The Old Bakery has evolved from multiple uses over the years and it is therefore considered the careful addition of a window is acceptable.

Assessment of Beneficial Impact

Ensures the building remains in use and is of high welfare standard due to natural light and ventilation.

Assessment of Harmful Impact

Loss of some of the original material. Change in appearance of the exterior of the dwelling.

Proposed Solution

Design work to minimise impact of the additional window. Ensure that the new window is completely in keeping with the others of the dwelling and echoes the design and dimensions of the existing window on the right.

Slate & Salting Slabs

Proposed Work

Moving of the slate slabs from the living room to the open fireplace.

Objective

To keep these historic slates inside of the dwelling and to incorporate them into the fireplace of the house.

Significance of Affected Fabric

The building retains its original materials.

Assessment of Beneficial Impact

Enhances the appearance of the property inside whilst retaining original features.

Assessment of Harmful Impact

Minor change in interior appearance

Proposed Solution

Careful moving of slates to keep them intact.

Kitchen Floor

Proposed Work

Reinstatement of kitchen flooring with traditional quarry tiles.

Objective

To keep the appearance of the dwelling similar to its original design.

Significance of Affected Fabric

The building retains original layout and materials in kitchen.

Assessment of Beneficial Impact

Enables the building to stay similar in appearance to when it was originally built.

Assessment of Harmful Impact

None

Proposed Solution

Reinstatement of original tiles as well as replacement of broken tiles with quarry tiles of the same era.

Replacement Windows

Proposed Work

Bars placed on the two windows of the 1st floor of the dwelling.

Objective

Replacement windows based on existing to ensure traditional details are emulated.

Significance of Affected Fabric

All windows of the house remain in keeping with each other

Assessment of Beneficial Impact

Enhances the appearance of the exterior of the property.

Assessment of Harmful Impact

Minor change in exterior appearance of dwelling.

Proposed Solution

Source cast iron bars in same style as bars on the rest of the windows.

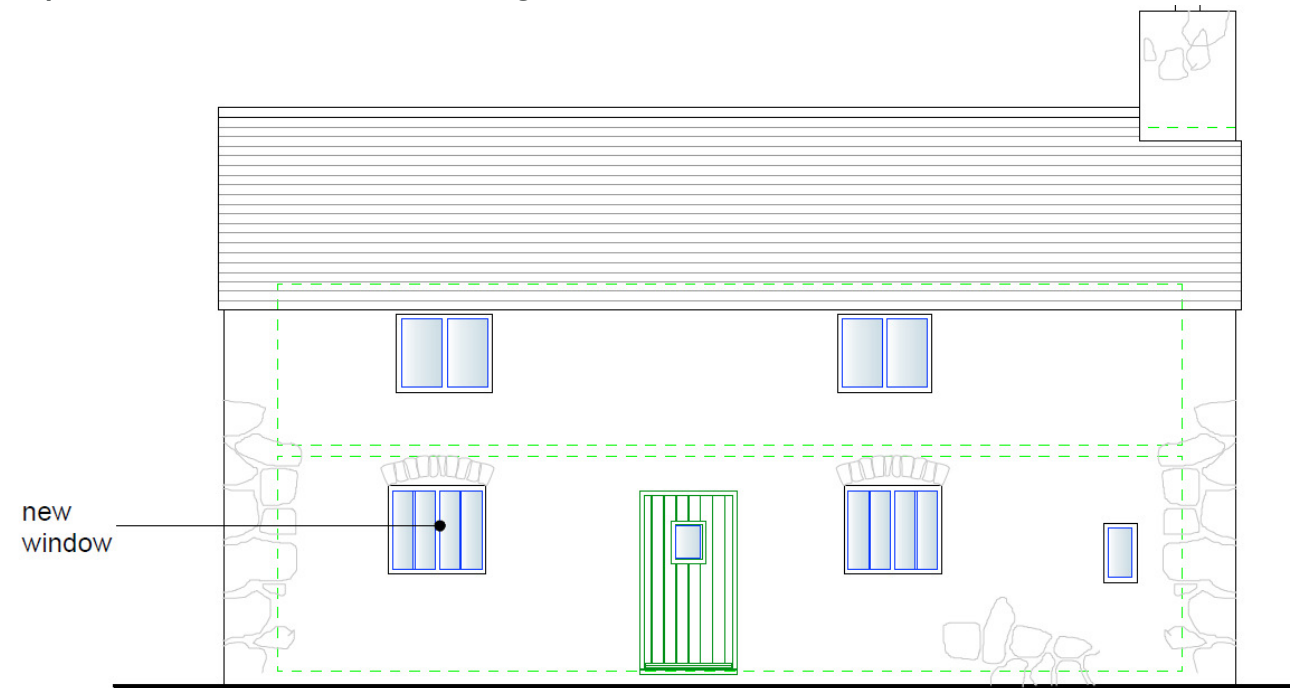
Ground Floor Window – As Existing



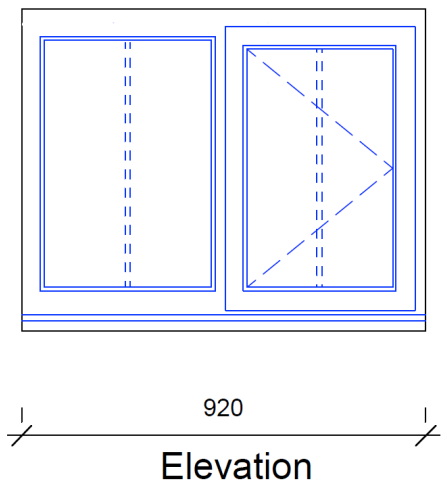
First Floor Window – As Existing



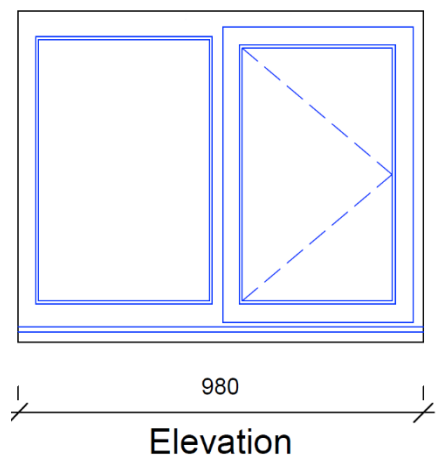
Proposed Windows – Elevational Drawing



Proposed Window Detail – Ground Floor



Proposed Window Detail – First Floor



Plastering

Proposed Work

Plastering over the original door frames and Chimney ledge without the use of plaster board. To retain the dwellings original features. Traditional finish to all walls will be achieved through hemp insulating plaster.

Objective

To keep the appearance of the inside of the dwelling the same as it would have been when first built. And to assure that these features last.

Significance of Affected Fabric

The walls and door frames and Chimney ledge are part of the original building

Assessment of Beneficial Impact

Ensures the building remains similar in appearance to what it would have originally been like.

Assessment of Harmful Impact

Minor change to appearance of door frames and Chimney ledge.

Proposed Solution

As the building has listed status, Wrexham Council have advised that there is some flexibility with regards to the application of Building Regulations in relation to insulation standards in order to protect the historic fabric of the building. The historic structure is designed to breathe and so many modern insulating methods can interfere with this process and increase the risk of problems associated with damp and condensation in the long term. Plastering without use of plaster board, so features of the dwelling don't change and hemp insulating plaster will ensure historic integrity.

Floorboards & Ground Floor Insulation

Proposed Work

Replacement of floor boards on the first floor required as existing have been assessed and deemed to be rotten and beyond repair. Ground floor insulation to be provided via limecrete.

Objective

To make the house structurally stable and insulated.

Significance of Affected Fabric

The building retains original layout.

Assessment of Beneficial Impact

Enables the building to have a viable use.

Assessment of Harmful Impact

Loss of some of the original materials. Minor change in internal appearance

Proposed Solution

Fire proof membrane for safety, Hard board floor laid over to match original.

Fireplace

Proposed Work

Retention of original fireplace

Objective

To keep the historic fireplace inside the property and to keep this part of the dwelling the same as it originally was

Significance of Affected Fabric

The building retains one of its largest original features.

Assessment of Beneficial Impact

The fireplace is part of the original building.

Assessment of Harmful Impact

Original bread oven not able to be used

Proposed Solution

Placing of a log burning stove in the original fireplace using the original chimney as an escape for air. Placing of a seat in the fireplace as well as possibly a log store.

External Door

Proposed Work

Replacement of the ground floor door with an old timber door in keeping with the style of the dwelling.

Objective

To keep the appearance of the cottage similar to the original whilst also adding security.

Significance of Affected Fabric

The building gains a replacement door in the style of the original.

Assessment of Beneficial Impact

Ensures security to the dwelling and keeps it warmer, as well as enhancing the dwellings appearance.

Assessment of Harmful Impact

Slight change in appearance of exterior of the house.

Proposed Solution

Ensure the replacement door is made out of the same wood as the original door and is of a similar style to the original.

Staircase

Proposed Work

Building of a new stair case in the same place and of the same width as the original. Addition of a banister.

Fixing of the door at the bottom of staircase closed.

Objective

To provide safe access to the first floor of the property.

Significance of Affected Fabric

Access to the first floor.

Assessment of Beneficial Impact

Safe access to first floor of the dwelling. Staircase similar style to the original.

Assessment of Harmful Impact

Change in appearance to inside of the dwelling

Proposed Solution

Addition of a banister for safety purposes.

Door at the bottom of the staircase fixed close. Sourcing of wood for the stairs which is similar in style to that of original.

Internal Features

Proposed Work

Internal door to be reinstated between living room and kitchen/dining room. Salting slabs and floor slabs to be retained and laid in the fire place

Objective

To retain original features

Significance of Affected Fabric

The features will be reinstated and improved for longevity

Assessment of Beneficial Impact

Original features retained

Assessment of Harmful Impact

Change in appearance to inside of the dwelling

Proposed Solution

Reinstate materials to ensure their long term survival for future generations.