

STATEMENT OF SIGNIFICANCE AND IMPACT

PLANNING PORTAL SUBMISSION

THE DYMOCK ARMS PENLEY, LL13 0LS

LISTED BUILDING SUBMISSION

05 07 2021

STATEMENT OF SIGNIFICANCE AND IMPACT

As a minimum the statement should include the following.

1. Check the local development plan, the main local and national records including the County Historic Environment Record, statutory and local lists, and any other sources of information that may provide an understanding of the history of the place and the value the asset has in society.
2. An examination of the asset and its setting. This will be a thorough visual and physical analysis of the heritage asset and its setting and context, based on all the information gathered in section 1, above.
3. A consideration as to whether the nature of the affected significance requires an expert assessment in order to gain the necessary level of understanding to inform the proposed works to the asset.

THE REASONS FOR LISTING

THE DYMOCK ARMS PENLEY LL13 0LS

REFERENCE NUMBER 1693

GRADE II

Said originally to have been 2 cottages. Alternatively, it might have been a single lobby-entry house, and it is shown on the 1837 Tithe map as a single dwelling. It subsequently became a public house and was known as the Dymock Arms by 1873. Originally timber-framed, its front was rebuilt in brick in the C19. The L-hand

end was extended slightly c1870, although without adding any openings to the front, and the R-hand end was extended in 1920.

EXTERIOR

A 2-storey brick range painted white, with slate roof and brick ridge stack in line with the porch. The original building is on the L side and the higher 1920 extension on the R side. In the original building, the 2-storey porch is L of centre. It has a segmental-headed doorway and inside it is a boarded door. To its L is a small added lean-to and 3-light wood-framed casement window in each storey, segmental-headed in the lower storey. On the R side of the porch are 2 similar 2-light windows in each storey. At the L end is the extension of c1870, which has 'Dymock Arms' in modern lettering. To the R, the 2-storey addition of 1920 has a projecting bay and is half-timbered in the upper storey. The projection has a boarded door in the lower storey, and 2 cross windows in the upper storey. Further R is a 4-light lower-storey window and 2-light window in a segmental half dormer. The R gable end has an oriel window. The L gable end is asymmetrical and has a replacement upper-storey window in the extension of c1870. Behind the original building and c1870 extension is a C20 outshot. Behind the 1920 section are larger C20 extensions.

INTERIOR

The building probably originally had a lobby entrance, with 3-unit plan. Box-framing is visible in the rear wall, and partly in the former R-hand gable end and R-hand end of the front. There are 2 timber-framed partitions. Three trusses remain visible, 2 of which are altered but retain tie and collar beams. The truss at the L-hand end, with queen posts, was probably the original gable end.

REASON FOR LISTING

Listed, notwithstanding alterations and additions, as a public house with sub-medieval domestic origin, retaining elements of its original construction visible in the interior.

PRESENT CONDITION

The listed asset is currently in a very poor state of repair following a historic fire and continued exposure to the elements.

The principle listed section of the asset is covered by tarpaulin and the total structure has been scaffolded for some considerable time. Please refer to the updated Structural Inspection Report included in this submission.

OBJECTIVES OF THE PROPOSALS

The proposals comprise of two elements.

- The total demolition of the listed asset.
- The construction of 4 new dwellings

The existing building is in a very poor state of preservation due to a fire and partial exposure to the elements over a prolonged time and following advice of our structural engineer it is considered that the elements of the listed building, i.e., the 16c oak framing, no longer are viable.

The thrust of these proposals aims to create a mixed development ranging from 2 smaller dwellings to 2 larger dwellings.

The detailing of the proposals follows detail and materials that are part of the vernacular elements of Penley.

The proposals presented in this submission is a sensitive but practical way of creating a development that respects the history of the site whilst giving a vehicle to achieve a result that is economically viable.

WHY ARE THESE WORKS NECESSARY?

The building has suffered extensive fire damage and has stood in a derelict condition for some 10 years.

From the contents of the Structural Engineers report it is clear that these proposals are the only way forward due to the extensive damage to all of the elements of the listed asset.

BRIEF DESCRIPTION OF THE SPECIAL ARCHITECTURAL CONTRIBUTION OF THE BUILDING

Due to the current state of the building, it offers no special architectural contribution to the village of Penley and has become a dangerous eyesore.

IMPACT OF THE PROPOSALS

The impact of these proposals are as follows.

- Loss of the listed building in its entirety due to its condition has no significant value.
- The site is to be redeveloped with a sensitive scheme that will add both socially and economically to the village and its street scene.

DEP/DYMOCK/2021