

STATEMENT OF SIGNIFICANCE AND IMPACT

PLANNING PORTAL SUBMISSION

THE DYMOCK ARMS PENLEY, LL13 0LS

LISTED BUILDING SUBMISSION

Upgraded and amended 05 October 2019

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 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 Structural Inspection Report included in this submission.

It requires a pragmatic approach to the retention of the specific elements of the listed asset, and the proposals presented in this submission is a sensitive but practical way of creating a development that respects the remaining historic elements whilst giving a vehicle to achieve a result that is economically viable.

OBJECTIVES OF THE PROPOSALS

The proposals comprise of four elements.

- The demolition of the rear 20c buildings completely.
- The repair and restoration of the left-hand section of the listed asset and formation of a single residential unit.
- The complete reconstruction of the right-hand section of the listed asset and the formation of a single residential unit.

Following the demolition of the rear buildings and before any rebuilding works to the right-hand section the works to the historic section of the listed asset will comprise of the following.

- Placing of the steel portals and ridge beam.
- Placing of new roof structure over the retained existing roof so far as is practical to do so.
- Placing of new roof finish in reclaimed hand made blue tiles and integral insulation.
- Checking existing brickwork fabric, replacing perished and cracked brickwork and defective lintels and all work to be undertaken with lime-based pointing.
- Construction of new external brick skin set 50mm from the existing brickwork external walls, see section detail, existing walls and any timber framing retained and treated.
- Following detailed inspection of all internal elements the retention of all timber elements that are worth retention but taking away all loads from roof and walls other than retention, or repair of existing floor joists.
Replacement of existing ground bearing floor with conservation floor, see detail comprising Ty Mawr lime screed, Geotextile, Geogrid, Clip rails for

underfloor heating, Glapor RFG, Geotextile, they will also be provided an external base wall drainage system in accordance with Ty Mawr guidelines. Ty Mawr lime screed, Geotextile, Geogrid, Clip rails for underfloor heating, Glapor RFG, Geotextile, they will also be provided an external base wall drainage system in accordance with Ty Mawr guidelines.

- Repair and overhaul/replace so far as is possible and practical like with like existing windows, linings and glazed with Slim Lite double-glazed units comprise low emissivity glass and inert gas providing a very high U Value of 2.00 or 1.6, depending on construction. As a guide, a U Value of 2.00 offers a 170% insulation improvement over single glazing and a U Value of 1.6 offers a 240% improvement." They also comply with Buildings Regulations Document L for England and have been approved elsewhere by English Heritage.
- A rear extension to the left-hand section is proposed, and this will be primarily glass, the rear block providing a room and ground floor and an apex gallery at first floor and will also enable the historic staircase to be made a visually important feature.
- Take off existing wall finishes and replace with lime plaster, to external walls with the following specification
Premix 3mm topcoat plaster with vapour permeable paint finish on 6mm Ty Mawr basecoat for boards, 50mm wood fibre board fixed to brickwork with insulated fixings and adhesive, 10mm scratch coat lime plaster to internal face.
- Overhaul and replace as required like with like all internal timber architraves, skirting and doors as required.
- Overhaul all external rainwater goods and replace with cast gutter and down pipes.

The works to the right-hand section of the listed asset will require total new build but the scale and appearance will be as the current building would have been prior to the fire.

WHY ARE THESE WORKS NECESSARY?

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

In order to retain the important elements of the listed building the works indicated above are the minimum works to give the listed building and its retained historic features for the future.

BRIEF DISCRIPTION OF THE SPECIAL ARCHITECTURAL CONTRIBUTION OF THE BUILDING

The building historically was two dwellings, with a timber frame construction at least in the left-hand section of the asset.

The fire damaged the basic masonry structure, the roof and floor timbers and the principle historic events of the roof trusses and rafters. The historic stairs were also damaged, it is envisaged that these will be retained as a feature within the constructed envelope.

IMPACT OF THE PROPOSALS

The impact of these proposals are as follows.

- Loss of the rear section of the listed building, these sections are 20 century and have no significant value.
- The rebuilding of the right-hand section following the design of the existing part fire damaged building in both appearance and form.
- Part demolition of the left-hand section but retaining the fire damaged trusses as no loadbearing features and protected by a new roof.
- The main impact is that the existing listed elements will be retained, the retained wall structures will be protected, this with the reconstructed right-hand section will provide a viable future for the building.

ACCESS STATEMENT

The proposals comprise of four elements.

- The demolition of the rear 20c buildings completely.
- The repair and restoration of the left-hand section of the listed asset and formation of a single residential unit.
- The complete reconstruction of the right-hand section of the listed asset and the formation of a single residential unit.

Currently the building is in a very poor state of preservation due to a fire and partial exposure to the elements over a prolonged time.

The thrust of these proposals aims to retain, repair and protect the listed asset and to create a viable use for the buildings are retained and or rebuilt.

In the process of rebuilding the design of the 2 units will be fully in accordance with the current building regulations so far as access to the buildings from the exterior and full access and use of the ground floor facilities providing positive access for disabled uses to all ground floor areas.

The improvement of the historic listed asset again will be providing full access to ground floor areas in accordance with the current building regulations in the manner indicated above.

The method of achieving this is as follows.

- All main entrance doors will have ramped access with a maximum threshold at the door of 25mm.
- The main entrance door will be a 935mm door set allowing wheelchair access.
- The internal ground floor doors will be min opening of 800mm.
- A toilet facility will be provided at ground floor with an outward opening door of 800mm clear opening and an internal pace of 1000x1700mm.
- Consideration will also be given to the allocation of a floor area to allow future provision for a small self-contained domestic lift structure.

DEP/DYMOCK/MURPHY/2019