HAYLOFT RESTAURANT ROOFLIGHTS ERDDIG

HERITAGE IMPACT ASSESSMENT

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ERDDIG HAYLOFT RESTAURANT ROOFLIGHTS HERITAGE IMPACT ASSESSMENT

1.0 OBJECTIVES

1.1 The existing rooflights in the west roof slope to the Hayloft Restaurant date from the 1970s and leak on a regular basis when it rains. Attempts to fix the leaks have had limited effect and it is proposed to replace the rooflights to stop the leaks.

1.2 Another benefit of replacing the 1970s rooflights is that the new ones will be more thermally efficient double-glazed units, in line with the National Trust's sustainability objectives.

2.0 SIGNIFICANCE

2.1 The Hayloft Restaurant is located on the first floor of the former haybarn, in the outer courtyard at Erddig.

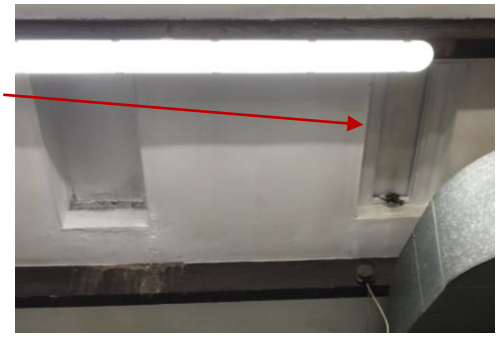
2.2 The building dates from the late C18 or early C19, and postdates the stables, to which is attached. Alterations, to form cart-sheds, are believed to date from the C19. The current configuration, with restaurant above a ground floor shop, dates from the late C20.

2.3 The listing description notes this building has group value as part of the complex of outbuildings at Erddig. It is built in brick with a slate roof and dentil eaves cornice. The front elevation, facing the yard, has five tall arched openings. These have been infilled with boarding and doors, with the right arch forming the entrance to shop and restaurant. The rear (west) elevation has infilled brick arches. Internally, the roof is supported by kingpost trusses.

2.4 18 of the 19 rooflights in this roof appear to have been installed when the first floor was converted to a café, to improve light levels. They are set in the west (rear) slope, so they are not seen by most visitors and are of limited significance. The presence of 4 large old roof vent boxes on this slope makes the rooflights relatively inconspicuous.



2.5 One rooflight, in the kitchen area towards the southern end of the range (right hand rooflight in photo), is narrower than the others with a traditional opener and appears to date from the 19th or early 20th century. This may have some historic interest and should be retained if possible.



3.0 PROPOSALS

3.1 LATE C20 ROOFLIGHTS

- Remove all 18no. 1970s rooflights
- Replace 13no. with new conservation rooflights from either Velux or The Rooflight Co, made to fit the existing openings. This will include stripping back slates around each opening to install new flashings and localised repairs to make-good damage from the leaks.
- Install battens and slate over 5no. rooflight openings to the kitchen and servery areas. Internally, openings to be infilled with insulation and plasterboard, set back from the main ceiling, so they are still 'readable'.

3.2 EARLIER ROOFLIGHT

- Retain and repair the 19th/early 20th century rooflight.

4.0 IMPACT

4.1 LATE C20 ROOFLIGHTS

- Replacement conservation rooflights, set flush with the slates, will have minimal impact on the visual appearance and will prevent further leaks and consequent damage to the roof timbers and ceiling below.
- Slating over some of the 1970s openings will improve conditions inside and will slightly reduce the visual impact of so many rooflights.

4.2 EARLIER ROOFLIGHT

- Repairing, rather than replacing, this rooflight will retain historic fabric and keep a record of an earlier use/configuration.

5.0 REASONING

5.1 LATE C20 ROOFLIGHTS – Replacement of these is necessary to stop the leaks before they cause further damage to the roof structure.

5.2 EARLIER ROOFLIGHT – Retention and repair of this rooflight is considered desirable, if possible.