Llangau
Access Road to Cyrchynan Ucha
Llanarmon D C
LL20 7LL

Planning & Listed Building Consent – Cottage Works

HERITAGE IMPACT STATEMENT

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1. Introduction and Methodology



Fig 1 photograph of the listed cottage from the front garden

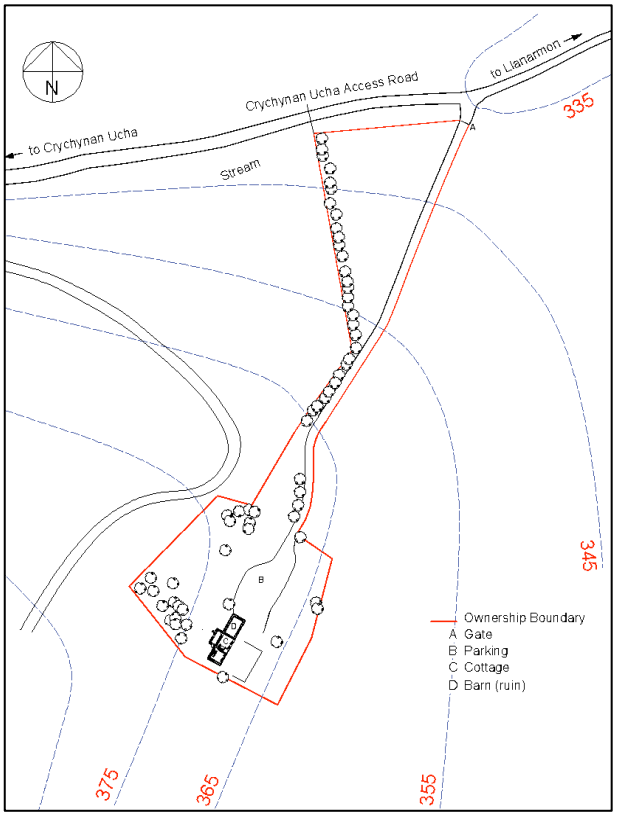


Fig 2 location plan

This Heritage Impact Statement supports the application for Planning Permission and Listed Building Consent for repair and alteration works to the Grade II listed cottage at Llangau.

The assessment follows Technical Advice Note 24 and the Conservation Principles, and evaluates the impact of the works on the significance of the listed building using the four heritage values.

This Heritage Impact Statement is to be read alongside the submitted **Schedule of Proposed Materials and Finishes**, existing and proposed **drawings** and **Preliminary Ecological Appraisal**.

- A summary table of proposals and impact assessment is included in **Appendix A**
- Key photographs of the cottage and the site are included in **Appendix B**
- Key external views of the proposals shown with the proposal for a new ancillary studio that forms a separate planning application are shown for information in **Appendix C**

Llangau is located approximately 1.5km from the Llarmon DC crossroads. The oldest part of the building, the 'one-up one-down' cottage with an attached barn, was probably built in the mid to late eighteenth century. The southward extension was built by John Jones, the

grandfather of one of the two joint owners of the cottage and its grounds, in the early 1900s. The current owners bought the cottage in 1977 and, unable to use the historic vehicle access, purchased additional land and built a new access track up from the adopted road in 1992. The barn, which formed the north end of the building, was collapsing at the time of purchase and was made safe by taking down the roof and walls to the current level.

Llangau was designated Grade II in 2003 "Listed as an unusual survival of a small upland cottage with stable, which was probably associated with sheep farming in the C19." The 'stable' has been a pantry and store since certainly the 1950w as one of the Owners Mr ML Wareham can remember.

Little has been done to the cottage since 1977 other than occasional repair and the dwelling remains without mains electricity, water, gas and sewage. The owners now wish to make some essential improvements to the cottage to make it more habitable and ensure its continued preservation.

The owners would also like to build an Artist's Studio/Workshop as an ancillary outbuilding to extend the functional use of the small cottage without detriment to its historic value such as may be caused by an extension. This is being submitted concurrently as a separate planning application. Two views of the proposed Studio are included in Appendix C for information and transparency.

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2. Significance of the Listed Cottage



Fig 3

Denbighshire OS maps from 1880 (surveyed 1874)

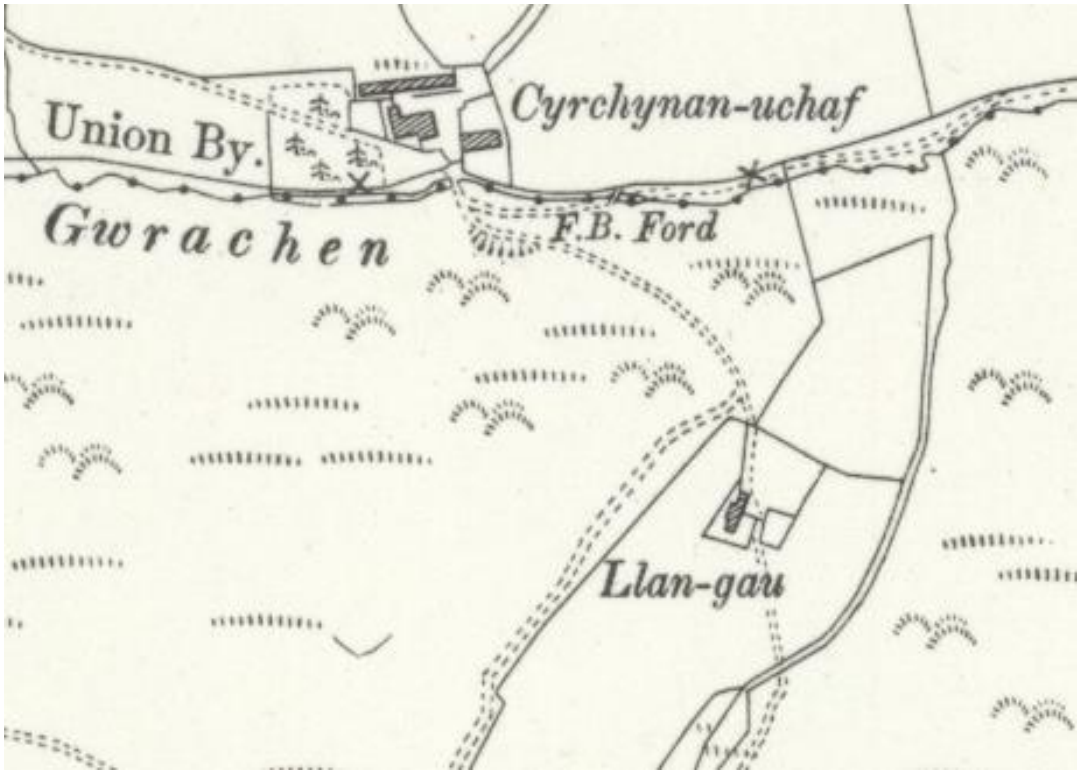


Fig 3 Denbighshire OS maps from 1914 (surveyed 1910)

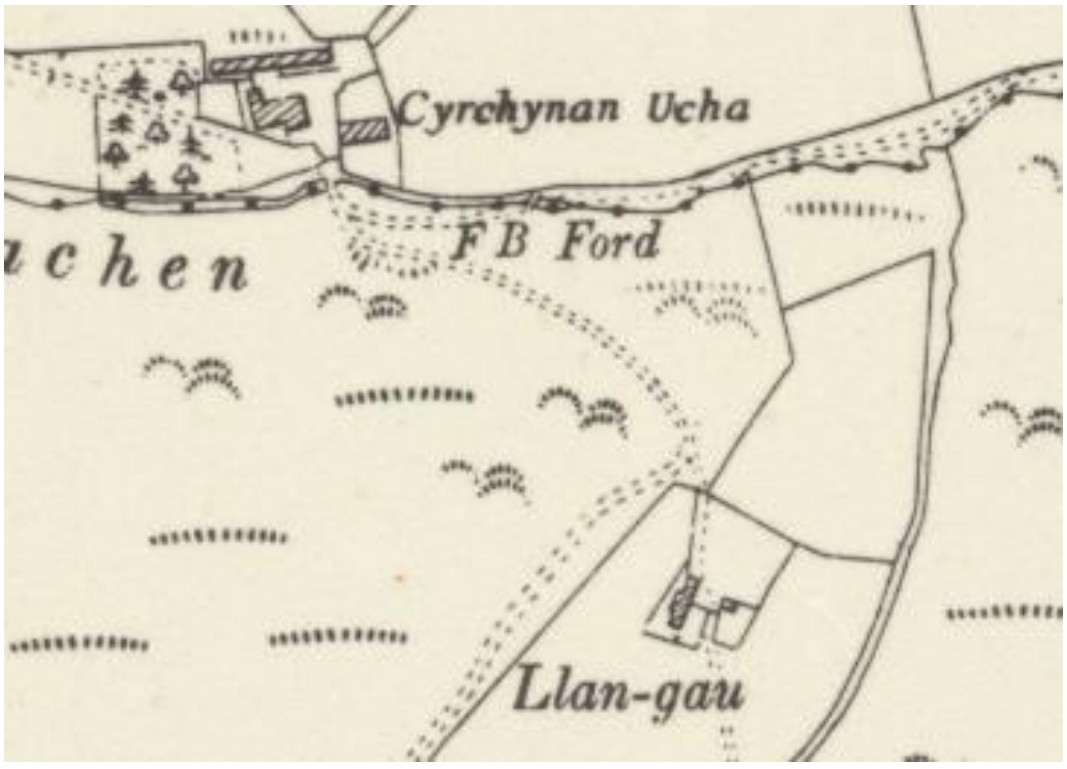


Fig 4 Denbighshire OS maps from 1954

Historic Ordnance Survey mapping provides evidence of the incremental development of the cottage. The 1880 OS map (top) indicates that the building originally comprised a smaller dwelling occupying the northern half of the present footprint, with an attached agricultural barn (now a ruin). The southern extension appears on the 1914 map (surveyed 1910), an Edwardian phase of enlargement and domestic improvement, reflecting the

present arrangement with a ground floor living room, a second bedroom above, and a connecting stair. The 1954 OS map (bottom) also shows the same plan form and the trace on an outbuilding in the lower garden. This pattern of gradual expansion is typical of rural vernacular buildings, where dwellings evolved over time in response to changing domestic needs while retaining a simple overall form.

Evidential value

The cottage retains its historic plan form, masonry and roof structure. Its traditional unfelted slate roof and construction are part of its evidential value. The large hearth/inglenook in the kitchen long ago lost its range but a bread oven is still present within the masonry. The small cast iron range/ fireplace in the early Edwardian living room is present but deteriorated beyond repair.

Historical value

The building illustrates the development of small-scale upland domestic accommodation associated with agricultural use in the Ceiriog Valley.

Aesthetic value

The cottage's aesthetic value lies in its modest scale, simple form, slate roof and stone walls, and its unembellished rural character.

Communal value

The building contributes to local landscape character and remains in active use, which is integral to its communal value.

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3. Description of the Proposed Works

The proposed works to the listed cottage are conservation-led and limited in scope. They comprise external repairs, 3 new windows, internal upgrades and services required to secure the continued viable use of the building. The works include:

- external repair of the existing slate roof, including chimney repairs within the roof void, with no change to roof form, pitch, ridge or eaves. Addition of new rain and bird protected cowls to existing chimney pots; installation of wood fibre insulation to improve thermal performance
- installation of internal wall insulation using breathable eco-friendly materials;
- Installation of secondary glazing to existing windows, to avoid any alteration to these windows in order to increase thermal performance.
- creation of new window openings one on on the north and two on the south gable walls, with new high performance timber windows painted to match the existing windows on each part of the cottage. The North gable originally was an internal wall shared with the barn that no longer exists.
- formation of a modest internal bathroom/WC, replacing the current external chemical toilet housed in a separate corrugated iron cabin;

- retention of the existing historic front doors; the kitchen door to be rehung to open outwards, with the addition of a simple inward-opening glazed secondary leaf to improve daylight and thermal performance while preserving the character and appearance of the original door.
- replacement of the existing living room open fire with a woodburning stove while retaining and repainting the fireplace surround;
- installation of a woodburning stove with back boiler (and associated pipework) within the existing kitchen inglenook;
- replacement of the cracked tiled kitchen floor, including the introduction of insulation and low-level background heating;
- Installation of a hot and cold water storage and supply to bathroom and kitchen to replace existing degraded system installed in the 1980s
- installation of a small array of photovoltaic panels (approx. 8no.) in the lower garden area away from the cottage to supply electricity to the off-grid dwelling;
- conservation and stabilisation of the barn ruin.

All works are confined within the existing envelope of the building. No extensions or increases in volume are proposed. Materials and finishes are detailed in the submitted **Schedule of Proposed Materials and Finishes**, which should be read alongside this statement.

A summary schedule of the proposed works and their heritage impacts is provided at **Appendix A**.

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4. Reasoning and Justification

The proposed works are necessary to:

- secure the building's continued use;
- address thermal performance, daylight and basic functionality;
- avoid future neglect or inappropriate alteration.

The proposed works to the listed cottage are driven by the need to secure its continued viable use as a dwelling while preserving its special architectural and historic interest. The building currently lacks basic internal facilities daylight and thermal performance expected nowadays for safe and sustainable occupation, including an internal bathroom and effective heating.

The works have therefore been designed to address functional deficiencies in a manner that minimises intervention in historic fabric. Where possible, improvements are achieved through repair, reuse and internal alterations rather than external change. New window openings are limited in number and carefully proportioned to balance functional need for improved daylighting with preservation of character.

Internal services upgrades, secondary glazing, heating improvements and renewable energy provision are proposed to improve comfort and environmental performance without altering the external appearance of the building. Taken together, the works represent a proportionate and conservation-led response that sustains the significance of the listed building and avoids unnecessary or excessive change.

Following the findings of the Preliminary Ecological Appraisal, the proposed works were reviewed and refined to reduce intervention to the external fabric of the building. As a result, the scheme prioritises repair and internal upgrades over external alteration, minimising potential disturbance while continuing to preserve the significance of the listed building.
No external lighting is proposed as part of the works, avoiding changes to the external appearance of the building and minimising potential effects on the setting of the listed building and associated wildlife.

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5. Impact Assessment

Roof repairs
The roof works preserve existing fabric and arrest deterioration without altering form or appearance.
Impact: neutral to beneficial.

Internal insulation and alterations
The internal works and services upgrades are limited, functional in nature, largely reversible, and do not result in the loss of significant historic fabric or alteration to the building's external appearance. Internal finishes will change, but the use of breathable materials mitigates risk to historic fabric.
Impact: neutral.

New window openings
The formation of new window openings represents the most significant intervention and results in limited loss of historic fabric. However:

- openings are limited in number;
- they are carefully positioned on the minor side elevations, not on the principal front elevation
- their size, proportions and detailing are designed to sit comfortably within the vernacular character;
- windows are high performance timber and appropriately detailed to respect the vernacular character.

Impact: minor harm.

Front door alteration
This alteration retains the existing historic door and is reversible. It does not result in loss of historic fabric and does not affect the external appearance of the building.
Impact: neutral.

6. Conservation Principles and Heritage Balance

The proposals prioritise repair and minimal intervention and are informed by a clear understanding of the building's significance. With the exception of limited new window openings, the works preserve the special architectural and historic interest of the listed building.

Any minor harm does not affect how the significance of the building is appreciated and understood and is outweighed by the benefits of repair, improved environmental performance and use value, and securing the building's long-term use.

7. Summary of Impact and Compliance

The proposed works preserve the significance of the listed cottage and comply with Technical Advice Note 24 and the Conservation Principles. They are proportionate, conservation-led, and consistent with Cadw guidance and statutory duties. Listed Building Consent is therefore justified.

Dr Gillian Horn
Specialist architectural consultant & researcher
January 2026

HERITAGE IMPACT STATEMENT – APPENDIX A
Planning & Listed Building Consent – Llangau Cottage Works
Heritage Impact Summary table

Proposed Work	Objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed Solution
Repair the cottage roof using the existing or matching slate tiles and add thermal insulation to the interior ceilings and roof void	To make good the roof and improve the comfort and energy efficiency of the cottage	The roof is part of the original listed building	Ensures that the cottage remains intact and habitable	No aesthetic impact as using the original or matching tiles and the form is not changing.	Design work has developed to mitigate aesthetic and ecological impact by repairing rather than replacing the existing roof and adding insulation internally
Repair broken brick chimney (within roof void), line chimneys with flues and add new draughtproof bird protected chiney cowls in existing pots	To maintain the cottage fabric and to improve the efficiency and effectiveness of the chimneys	The chimney is part of the original listed building	Ensures that the cottage remains intact and habitable	No aesthetic impact to repairs. Negligible impact of roof cowls	Select roof cowls that match the colour of the existing chimney pots

Upgrade the internal fabric of the listed cottage using breathable insulated plaster to the walls and loose-laying ply sheeting on acoustic underlay over the original first floor boards	To improve the thermal and acoustic performance of the cottage to make it habitable and more energy efficient without affecting the ground floor ceiling or the external appearance	The walls and floor are part of the existing fabric of the listed building	The improvements make the cottage more habitable; protects the fabric from decay; removes some internal twentieth century finishes	No impact on the external appearance of the cottage and minor change to the internal appearance associated with the newly rendered walls which in some places are exposed stone (where the original plaster has fallen away), and the new flooring to the first floor	The work is designed to minimise impact, by retaining the existing structure; retaining the external appearance by doing all of the improvements to the fabric internally; and retaining the character of the internal rooms by using a plaster in keeping with the original and removing twentieth century artex plaster
Add solar panels with associated equipment to the site	To supply the off-grid property with some electricity to make it habitable for longer periods (enabling the use of chargeable LED lights, pumped water, background underfloor heating and a small fridge)	The panels will be located in the curtilage of the listed building, in a sunny part of the garden, away from the listed building and not placed on the cottage itself.	Enables the sustainability of the property, with no direct impact on the appearance of the listed building.	The setting of the listed building will be marginally affected with the addition of the solar panels in the garden	The solar panels will be positioned in the optimal place for maximum efficiency whilst having minimal impact on the setting of the listed building by keeping them at a distance from the building and on lower ground. Associated equipment will be kept in the pantry and behind the barn

Upgrade the existing fireplaces with new woodburning stoves, with a back boiler to provide hot water to the kitchen and new bathroom	To bring an efficient and sustainable heat source to the off-grid cottage to make it habitable year round.	The original kitchen fireplace area with integrated bread oven and the Edwardain hearth in the living room are part of the fabric of the listed building	Year round habitability without reliance on unsustainable, polluting portable gas stoves. Installing a wood burning stove in the kitchen fireplace will enhance the appreciation of this heritage asset	There will be some loss of original material with the removal of the defective Edwardian fireplace in the living room (noting the mantelpiece will be retrained).	The new heat sources are designed to have minimal impact on the fabric of the building, being installed in existing fireplaces. Pipe runs will be unobtrusive
Renew the defective tiled kitchen floor and add new insulated screed with background electrical heating	To make the kitchen more hygienic and to provide some trace heating from the new solar panels to prevent the kitchen from freezing when unoccupied	The date of the kitchen floor is unknown but it predates the listing of the cottage.	The broken tiles in the existing floor make it unhygienic, making replacement necessary. Insulation and electrical heating mats will benefit the fabric in the longer term by bringing some temperature stability to the dwelling	There will be loss of original material in replacing the floor	The new floor finish will be terracotta tiles, in keeping with the original in material and character
Add new window openings to the two ground floor habitable rooms at the gable ends, and the first floor bedroom over the kitchen.	To bring natural light into the rooms which are currently poorly lit, to make the cottage more habitable and sustainable (noting the cottage is off-grid and does not have electric lighting).	The gable walls into which the windows will be inserted are part of the structure of the listed building.	Bringing more natural light into the poorly lit cottage will significantly improve the quality of the spaces and enhance its use as a dwelling. They will also reduce the dependence on artificial light	Introducing new openings will require some loss of fabric and will have a minor visual impact, though will not affect views from the public highway.	The openings have been carefully placed on the side elevations and designed to be in keeping with the cottage, so that they appear to be part of the original cottage. Windows will be timber painted to match existing

Rehang the cottage front door to open outwards and add a simple new glass leaf door opening inwards	To bring more light into the kitchen, improve security and improve thermal efficiency of the fabric	The front door is part of the listed cottage	Bringing more natural light into the poorly lit kitchen will significantly improve the quality of the space, a new door will improve thermal performance and enhance the cottage security	There will be no perceptible changes from the exterior as the front door is being retained. The interior impact will be minimal and reversible	The new glass door leaf will be designed and fitted to have minimal visual impact in the kitchen
Replace the twentieth century kitchen fittings with those more in keeping with the character of the cottage.	To make the kitchen more effective and more fitting in character.	The kitchen fittings were added in the late twentieth century and were not part of the original cottage.	New fittings will be more in character with the cottage, will be easier to clean and make the kitchen easier to use.	There are no harmful impacts associated with this change.	The replacement sink, cabinets and worktop will be designed to be in keeping with the character of the kitchen.
Add a shower room with composting toilet to the rear of the ground floor within the footprint of the existing dwelling.	To bring the existing building up to modern living standards with minimal intervention (there is currently only an outside toilet and no bathroom in the property).	The new doorway to the bathroom will be within a wall that is part of the original structure of the listed building.	Enables the viability of use of the building as a dwelling.	There will be minor loss of fabric associated with the insertion of a new doorway in an existing wall to access the bathroom. There will be no external visual impact.	The layout has been carefully designed to minimise the impact on the fabric and character of the heritage asset, situating it at the rear of the cottage within the existing footprint. New partitions will be reversible
Add an external tool shed at the rear of the cottage on the site of the current outside toilet shed.	To store the tools that will be displaced in the creation of a new internal bathroom.	The site is in the curtilage of the listed building.	Enhances the viability of use of the building and site	Negligible visual impact to the setting of the listed building as location is tucked into menith at the rear.	The off-the peg shed will be distinct from the existing structure and discreetly located behind the cottage. It will be demountable.

Works to stabilize and preserve the barn ruin	To retain the remains of this historic asset before further degradation occurs and the remains of it are lost	The site is in the curtilage of the listed building	Enhances the appreciation of the history of the site and its agricultural use	On balance no harmful impact to the heritage value	In order to minimize disruption to wildlife in and around the ruin, work will be carefully managed and monitored. Concrete capping to the walls will be minimal and discreet

HERITAGE IMPACT STATEMENT – APPENDIX B

Listed Building Consent – Cottage Works

Key photographs



Fig a
view from
top
of access
track



Fig b
view from
south-west



Fig c
view from
south



Fig d
view from
east (main
elevation)



Fig e
view from north with barn ruin in foreground



Fig f
view from west showing pantry extension roof

Fig g



Fig f view from west showing back door and rear shed



Fig h – context view from Llanrhadear Road (east)



Fig i- kitchen looking south showing hearth, and flaking wall plaster typical of all walls to be replaced with breathable insulating plaster



Fig j- kitchen looking east showing front door (open) The counter and sink date from ca 1981 and are in poor condition



Fig k – kitchen looking north to pantry door. Window proposed in the wall at right



Fig l – pantry (back extension) looking north



Fig m – living room looking north showing hearth with cast iron fireplace range in end of life condition



Fig n – living room looking south-east - the proposed window will be in the window-less wall



Fig o – south bedroom looking south



Fig p – north bedroom looking north-east Window proposed in gable wall



Fig q – north bedroom looking south showing current water cylinder location (behind curtain)



Fig r – rood void over south bedroom

HERITAGE IMPACT STATEMENT – APPENDIX C

Listed Building Consent – Cottage Works

Key views showing proposed new window openings and adjacent proposed new ancillary studio building (for information only – see separate planning application for details)



View from south east lower garden showing proposed new ground floor window to gable end



View from top of access lane showing proposed new ground and floor windows to gable end