

Llwyn Yr Eos House, Abercanaid, Merthyr Tydfil. CF48 1YR.

## HERITAGE IMPACT STATEMENT

- Summarise proposed works and why.
- Significance of the asset.
- Aspects of the asset's value to be affected by the proposal.
- Impact of the proposal – benefits as well as harm.

The CADW listing report describes the property history as follows:

Villa, possibly for colliery manager, part of the group of industrial housing at Abercanaid that included the lost squares immediately adjoining and the Nightingale Street, River Row and Canal Row terraces beyond. The terraces are mid C19 but the villa detail suggests an earlier to mid C19 date. The settlement is named 'Llwynyreos' on maps of 1850 and 1852 but the census of 1841 lists only one dwelling named Llwynyreos which is probably Llwynyreos House.

The proposal is in respect of Llwyn Yr Eos House, described as a Villa from early to mid c19. The settlement names Llwynyreos on maps located on the Northwest side of Abercanaid, just East of the former Glamorganshire Canal.

The proposal is aimed at rectifying issues with the current sunroom found to the left of the house. It is felt that the proposed works would provide a dwelling acceptable to modern tastes and demands while fully respecting the building's heritage value. The proposal plan to only change the external section of the building and no internal works will be completed. The works to be completed detailed below:

- Changing the current glass lean to roof to a flat roof with lantern.
- Changing the style of the window located at the front of the study to match the existing appearance of the windows on the other windows on the property.
- Renew windows on front first and second floors.
- Changing the patio doors to bifold doors.
- The render on the exterior of the property to be renewed due to its poor conditions.

### HERITAGE SIGNIFICANCE - General,

A study of the history of Llwyn Yr Eos House found that the Villa was possibly home to the colliery manager and had considerable significance in its heyday. It was found to be part of the group of industrial housing at Abercanaid that included the lost squares immediately adjoining and the Nightingale Street, River Row and Canal Row terraces beyond. The terraces are mid C19 but the villa detail suggests an earlier to mid C19 date. The local industrial enterprises and the canal all integrating to form a gem of what we today call industrial archaeology. But 200 years have seen mighty change: the industry has gone, the canal dwindled to a silty and over-grown stream. The houses alone remain.

A study of the history of Llwyn Yr Eos House shows no relevant planning history relating to this site.

#### ASPECTS OF THE ASSETS VALUE TO BE AFFECTED BY THE PROPOSAL.

It is not envisaged that there will be any negative results on the asset from these modest proposals. As suggested above this property has no planning history and has remained unchanged for many years. Parts of the property are in need of repair and need attention to create a useable space within the property. The general upgrading here envisaged will increase the sustainability of the asset – “preserving the building” in the words of Planning Policy Wales, making it more attractive as a residence. This will help ensure it survives and thrives into the future.

#### IMPACT OF THE PROPOSAL.

Our claim is that the impact of these proposals will be entirely positive, in the following ways:

- The design of the proposed flat roof and lantern will create an aesthetically pleasing view from the street scene. The current glass lean to roof is unsightly and in poor condition and leads to the property lacking heat, making the entire property cold. The lean-to roof leaks water and is now damaging the interior of the property. The lantern will also provide much needed natural light into this section of the property. A slate roof was considered however to achieve the minimum pitch required the roof angle would need to be raised and thus impacting on the first-floor windows above. It was felt that this option was affecting more of the property than required and the flat roof would maintain the original windows to the first floor that are in good condition and do not require attention. It is also felt that this part of the property was not part of the original property and was extended at some point before it became a listed building.
- The current window located in the study is a softwood window unlike the other front windows. There are only two windows that serves this room currently used as a study. The replacement of the window in the study will mean that it will match the windows located at the front aspect of the property and is felt to look more in period and be more uniform as the current window which as you can see from the front elevation drawings is the only window that is different. Replacing this window will also allow for a large window to put in its place crating more natural light into the room but also allow a view of the front extensive garden. Other options include repairing the current window however this would not allow for the window to be made larger. We have considered options in the design of the window which could include soft/hard wood or pvc, the option which would match the current front aspect windows was deemed to fit the property better and create a more uniform view to the front of the property.
- The current Upvc patio doors located on the sunroom have been replaced from their original doors some years ago. The new bifold doors will create a usable space inside that will be well insulated and retain heat more reliably. From the street scene only the top portion of these doors will be visible and felt to enhance the property. Other options considered were to replace the patio doors with something alike in a hard wood however the aluminium

bifold doors were felt to enhance the look of the property and also improve the energy efficiency without deterring from the historic value of the property.

- The current render on the property is cracking and peeling away. The proposed works would renew this render with new render to match existing and improve the overall appearance on the building. Other options would be to leave the existing render and repair or patch areas that have blown, however these would never blend well with the existing render and with it being so extensively and largely damaged it is felt that renewing the render completely would be most cost effective and achieve more consistent look without effecting the appearance of the property. A waterproof additive could also be added to the new render to stop water penetration.

In conclusion, it is considered that the scheme proposed here is a modest one, is in accord with the principles laid down in Planning Policy Wales, that will enhance rather than detract from the position of Llywn Yr Eos House historic and architectural interest. It is hoped that, as a result, Listed Building Consent to these proposals will be confirmed.