

Negative Important fabric or Significant aspects of the original design are lost or altered - there is no offset

Proposed Work	Reasons for Work	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed Solution	Impact
Hall Building - North Elevation 1						
Remove extg. asbestos slate roof in an early twentieth century Art Décor building	Asbestos slate Potential H&S danger new junctions required cannot re-use slate. Not conservation material in a Welsh slate roof.	Not part of original building	Ensures the building is sustained for future use	No loss of original material: return of original external appearance associated with the re-introduction of original slate	New slate roof Facsimile replacement using new slates from same Welsh Quarry to ensure best match.	X Positive
Re-roof in slate						Neutral
Roof sun tunnels	To introduce natural daylight sufficient for safe circulation & reduce energy cost	New component	as above Provides natural daylight sufficient to aid circulation Reduce energy costs	Sun tunnels are modern components but blend in scale & colour with slate, min. obstruction ext. Internally presents as circular light fitting	Fit Velux sun tunnels alternative solution is Velux conservation rooflight - applies to all roofs. Design Note No 3	X
Re-newel of S.W. fascia with dentil soffit	Rotten timber	as above	Ensures the building is sustained for future use	No loss of original material: return of original external appearance associated with the re-introduction of original facsimile detail.	Fit new fascia & dentil soffit as facsimile replacement with new ventilation strip	X
Re-place windows	Timber rotten Sealed up and not able to ventilate room	as above	as above detail	No loss of original material: return of external appearance associated with the re-introduction of near original detail.	New windows Facsimile replacement using S.W. top hung opening lights. used to replace the original horizontal sliding window Omit lead panes. Design Note No 4	X

Proposed Work	Reasons for Work	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed Solution	Impact	Offset
Hall Building - North Elevation 2							
Ornamental bulls eye window.	In need of decoration	as above	Ensures the building is sustained for future use	No loss of original material	Clean, re-putty & re-decorate window	Positive	Negative
Re-furbishment of 2 No C.I. rain water goods: gutter, pipes & hopper heads	In need of cleaning, de-rusting & painting Additional downpipes req'd to carry rainwater	as above	as above	Re-use of original material. Introduction of similar components.	Fit 4 No C.I. down pipes, gutters & hoppers. Re-use 2 no extg. Pattern match 2 no new.	X	X Neutral
Re-Render	Cracked and hollow harling render allowing damp ingress into wall	as above	as above	Re-rendering in lime harling will reproduce existing / original appearance	Render wall in lime based harling render with ornamental window surrounds & plinth. Design Note no 5	X	
Repair Ornamental Entrance Porch	Decayed concrete roof, cornice & missing dentil ornaments	as above	as above	Concrete repairs to roof & dentil ornamentation will restore original detail	Concrete repairs as detailed. Drwg. No 18	X	
H.W. Entrance Door	Extg. door is modern replacement in good condition. Pattern not original, door does not fit opening.	as above	as above	Replacement of door to original detail & design will enhance appearance	Replace H.W. door as original	X	
Replace Fire Escape door in original H.W.	Modern steel door	Not original	as above	Replacement of original detail & design will enhance appearance	Replace H.W. door as original To be confirmed	X	

Proposed Work	Reasons for Work	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed Solution	Impact
Hall Building - South Elevation						
Re-roofing Welsh slate roof in an early twentieth century Art Décor building.	Slipping slates Rusted nails Lack of felt	Part of original building	Ensures the building is sustained for future use	Loss of some of original material: minor change in external appearance associated with the introduction of new slate	Re-slate. Facsimile replacement using new slates from Penrhyn Quarry to ensure best match.	X Neutral
Re-newel of S.W. fascia & soffit	Rotten timber	as above	as above	No loss of original material: return of original external appearance associated with the re-introduction of original detail.	Replace fascia & soffit Facsimile replacement of standard S.W. fascia. Added ventilation strip	X Positive
Re-place windows	Timber rotten Sealed up and not able to ventilate room	Windows are modern replacements. Not original windows	as above	No loss of original material: return of original external appearance associated with the re-introduction of almost original detail.	New windows Facsimile replacement of original windows as exist in north elevation.	X
Re-placement of Upvc rain water goods:	In need of replacement Additional downpipes required to carry rain water	R.W. Goods part of original building but not original material.	as above	Re-use of original material. Introduction of similar components.	Replace rainwater goods Fit 4 No, C.I. down pipes & ogee gutters to new layout to match existing in North elevation.	X
Re-Render in lime harling	Cracked and hollow S/C modern render allows damp ingress into wall	S/C fined down render not original	as above	Re-rendering in lime based Sika rough caste harling will reproduce original appearance	Re-render in lime based rough caste harling render & ornamental window surrounds	X

Negative
Negative
Offset

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Hall Building - West Elevation							
Demolition of gable end block & masonry wall constructed by LA during slum clearance, Wall contains Merthyr Townscape Mural	Cracked and hollow render letting in water Badly decayed black mortar in masonry wall	Not part of original building	Ensures the building is sustained for future use	Loss of mid 20th Century material: minor change in external appearance associated with the introduction of new mural Not original	Re-build 100 mm DCM blockwork skin. Facsimile replacement of Merthyr Townscape Mural by local artist. see mock up drawing	X Positive	Negative
Replacement gable wall in DCM blockwork rendered in fined down lime mortar					New wall may not be req'd if extg. gable hall wall is in good condition.		Neutral
Re-newel of S.W. fascia & soffit	Rotten timber	as above	as above	No loss of original material: return of original external appearance associated with the re-introduction of detail.	New S.W. fascia & soffit Facsimile replacement of standard S.W. barge	X	Negative
Hall Building East Elevation.							
Re-render Including area currently covered by raised catslide roof.	Cracked and hollow render letting in water	Part of original building	Ensures the building is sustained for future use	No loss of original material: return of original external render appearance	Re-render in lime mortar Sika system	X	
Re-newel of S.W. fascia & soffit	Rotten timber	as above	as above	Loss of original material: return of original external appearance associated with the re-introduction of original detail.	New S.W. fascia & soffit Facsimile replacement	X	

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School Room & Toilets : Internally						
Demolish toilet block	Built in sub standard construction off solid boundary walls over previous felted flat roof	Not part of original building May have been stores or external Lavs.	Ensures the building is sustained for future use	No loss of original material: introduction of 21st C design to compliment & link the mass and design of the two adjacent host bldg's Flat roof scheme omitted provides best design	Build new toilet block with pitched roof over. Render finish to walls, C.I. rainwater goods to match original Design notes 1 & 2.	X Positive
Take down modern catslide low pitch roof over school room and toilets						
Demolish internal partitions.	Extg. Layout is badly planned & a wasteful use of floor space.	Not part of original building	Ensures the building is sustained for future use	No loss of original material:	Build new partitions to new layout Art Décor joinery.	X Neutral
Demolish south wall to School Room to create floor space for toilets	As above	Part of original building	Ensures the building is sustained for future use	Loss of original material at low level. Ext. wall made visible again at high level - original mass of building re-instated	Form new structural opening carried in UB's	X Negative
						X Negative
						Offset

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School Room & Toilets : North Elevation 1							
Replace extg. concrete interlocking tile roof in a mid eighteen century rear of Neo - classical chapel	Concrete tile is not a conservation material building originally roofed in Welsh slate Long rafter roof problem	Once part of original building	Ensures the building is sustained for future use	No loss of original material: return of original external appearance associated with the re-introduction of original slate	New slate roof Original replacement using new slates set aside from north roof of hall - use dependent on condition of slates	X	Positive
Velux roof sun tunnels Natural daylight	To introduce natural daylight sufficient for circulation & reduce heating costs	New component	as above Provides natural daylight sufficient to aid safe & ambient circulation Reduce power costs	New component same scale & colour as slate blending with roof with minimal obtrusion. Internally presents as circular light fitting	Velux sun tunnel/rooflight alternative solution is Velux conservation rooflight. Design Note No 3	X	Negative
Re-new S.W. fascia & soffit	Rotten timber cloaked by Upvc covers Non conservation material	as above	as above	No loss of original material: return of original external appearance associated with the re-introduction of original detail.	New fascia & soffit Facsimile replacement using S.W. with added ventilation strip	X	Negative
Re-placement of Upvc rain water goods in C.I.	Non conservation material	as above	as above	Return of original C.I. rainwater goods	Fit 3 No down C.I. pipes & C.I. gutters I No additional to carry estimated rainwater flows	X	Negative
Re-placement window School Room	Timber rotten Sealed up opening sash not able to ventilate room	as above	as above	Loss of original material return of original external appearance	New box sash window Facsimile replacement using S.W. of original	X	Negative

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School Room & Toilets : North Elevation 2							
Re-place windows Kitchen	Modern casement window	as above	as above	No loss of original material: Form opening box sash window to allow the kitchen extension to read as part of original school room	New box sash window form new masonry opening	X Positive	Negative
Re-Render	Cracked and hollow fined down render damp ingress through wall	as above	as above	Re-render in Sika lime rough caste to reproduce existing & original appearance	Re-render in Sika lime render and surrounds To match chapel	X Neutral	Negative
H.W. Entrance Door	Extg. door is a modern replacement in good condition : check if door pattern is existing, Frame does not fit the extg. opening.	as above	as above	Replacement of original detail & design will enhance appearance	Replace door & frame	X Positive	
Replace - Roof Timbers	May be decayed	as above	as above	Replacement of original	Replace roof timbers as required.	X Positive	

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School Room & Toilets : South Elevation.							
Demolish toilet block Take down modern catside low pitch conc. tile roof over school room & toilets	Built in sub standard construction off solid boundary walls over previous felted flat roof	Not part of original building	Ensures the building is sustained for future use	No loss of original material: introduction of 21st C design to compliment & link the mass and design of the two adjacent host bldg's	Page 9 New lantern light flat roof with lime render finish to walls. C.I. rainwater goods to match original Design Note No 1	X Positive	Negative
Repair tie collar roof over School Room	Extg. Roof structurally unsound. See design note on Long Rafter problem.	Part of original building	Ensures the building is sustained for future use	Limited loss of original material: return of original external appearance associated with the re-introduction of original roof	New 30 deg. roof with horizontal ceiling chords.	X	
Re-roof to replace concrete interlocking tile roof in a mid eighteen century rear of Neo - classical chapel	Concrete tile Not conservation material in a Welsh slate roof. See design note on Long Rafter problem.	Once part of original building	Ensures the building is sustained for future use	No loss of original material: return of original external appearance associated with the re-introduction of original roof pitch	New Welsh slate roof to match extg. on hall C.I. rainwater goods to match original. Secret lead gutters to carry rainwater flows. Design Note 1 & 2	X	
Roof sun tubes Natural daylight	To introduce natural daylight sufficient for circulation & reduce heating costs	New component	as above Provides natural daylight sufficient to aid circulation Reduce power costs	New component same scale & colour as slate blending with roof with minimal obtrusion. Internally presents as circular light fitting	Velux sun tunnel/rooflight alternative solution is Velux conservation rooflight - See design Design Note 3		X

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School Room & Toilets : South Elevation.							
S.W. fascia & soffit to original roof line	Part of conservation work	as above	Ensures the building is sustained for future use	No loss of original material: return of original external appearance associated with the re-introduction of original detail.	Page 10 New fascia & soffit Facsimile replacement using S.W. Added ventilation strip	X Positive	Negative
Re-placement of Upvc rain water goods in C.I.	Non conservation material	as above	as above	Return of original C.I. rainwater goods	Fit C.I. RWG's	X	Negative
Render wall finish	Cracked and hollow fined down render starting to let in damp across wall	as above	as above	Render in lime harling to reproduce original appearance	Re-render in lime based render and surrounds To match chapel	X	
Drainage - Foul	To instal new foul drain	Recent hard landscape	as above	No loss of original material, sets re-laid to existing pattern	Re-lay existing granite sets	X	
Drainage Surface Water	To instal new S.W. drain	Recent hard landscape	as above	No loss of original material, sets re-laid to existing pattern	Re-lay existing granite sets	X	