

Heritage Impact Assessment

For

Proposed Replacement Windows

At

5 Chapel Row, Georgetown, Merthyr Tydfil, Cf48 1BN

October 2023

Contents

Page Number

- 1 Introduction and Objectives**
- 2 Statement of significance**
- 3 Identifying proposed changes, and Planning policy**
- 4 Assessing impact**
- 5. Conclusion**
- 6. Additional Photos**

1. Introduction and Objectives

This statement has been prepared in order to support a planning application and listed building consent application to Merthyr Tydfil County Borough Council for alterations to a listed building.

The main objective is to replace some of the rotten existing timber windows and doors so to maintain a weather-tight structure, as some of the current windows have deteriorated and are in a poor condition and the front and rear door and frames are also showing signs of rot, especially at the base of the door frames.

It is proposed to replace the windows and doors (as indicated in the accompanying drawing) on a 'like for like' basis as deemed necessary to ensure the long-term protection of the building.

Any windows that are showing signs of minor rot are to be repaired, again on a 'like for like' basis.

This heritage impact assessment explores the acceptability of the proposal and should be read in conjunction with the submitted plans.



Photo 1 – 5 Chapel Row outlined in Red – Google Maps

2. Statement of Significance

The site is in the Georgetown area of Merthyr Tydfil. The house known as no.5 Church Row and is an end of terrace property constructed of stone walls under a slate roof with timber single glazed sliding sash windows and timber doors/frames.

CADW reference number 11413

History - Octagonal chapel opened 1805, converted to Storehouse by 1836 Survey Plan; row of houses added ca 1825.

Exterior - 2 storey terraced row with taller remains of polygonal structure at N end. Uniform rubble frontage with some rough dressings; continuous slate roof, hipped to S end, brick stacks. 2-window fronts (wider at S end), cemented reveals under voussoir lintels (painted to No 1), modern small-pane sash windows. Central 6-panel doors (offset to No 5). Low walled forecourts with plain cappings link to splayed outer wall of former chapel/warehouse forward on left; pale quoins and round-arched window openings. To W of Chapel Row is a reconstructed section of canal with ironwork frame of the (relocated) Rhydycar Iron Bridge.

Reason for Designation

No 4 Chapel Row is celebrated as birthplace in 1841 of the famous composer Joseph Parry.



Photo 2 – front elevation

With regard to evidential value, from the exterior, the building appears to retain much of the original layout of the stone walls under a slate roof, (Photo 2) although there is a modern extension to the rear elevation with smooth-rendered walls but retaining the slate roof. (Photo 3)



Photo 3 - Rear Elevation

The existing windows are all single glazed sliding sash of decorated softwood and there are three windows that are in a poor condition, especially the first-floor bedroom window – (photo 4)



Photo 4 – Windows – First floor window in poor condition

3. Identifying proposed changes, and Planning policy

This proposal includes replacing the timber windows (identified in the accompanying drawings) on a 'Like for Like' basis. Windows that are showing minor signs of rot will be repaired (as existing) The front and rear doors and frames are also to be replaced due to rot at the base of the frames again on a like for like basis. In line with the above guidance, it is considered the development conserves the contribution the building makes to the character of this area of Merthyr Tydfil.

It is important to note that the size and proportions of the window and door openings are not changing.

The proposals have been designed with reference to CADW *Heritage Impact Assessment in Wales* (May 2017) guidance note, CADW *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (March 2011), and Technical Advice Note 24 *The Historic Environment* and Planning Policy Wales.

4. Assessing impact

As the new windows and doors and the windows to be repaired will replicate the existing windows in terms of size and materials then there will be no adverse impact to the building.

5. Conclusions

It is considered that overall, the development preserves the listed building character and improves the contribution made by the building to this area of Merthyr Tydfil.

6. Additional Photographs

The following photographs show the windows and doors that require replacement.



Photo 5 – First floor bedroom window



Photo 6 – Ground floor side window



Photo 7 – Rear ground floor window



Photo 8 – Front door frame rotten at base



Photo 9 – Rear door