

LISTED BUILDING HERITAGE IMPACT ASSESSMENT



BARN / STORAGE SHEDS
BERTHLWYD FARM
PENTWYN ROAD
QUAKERS YARD

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1.00 DESCRIPTION

The proposal is to retain the change the use of a building to 2 no holiday let units. The building is part of a cluster of buildings within the grounds of Berthlwyd Farm . This building was a store / barn for in connection with the previous activities on the site which have long since ceased.



2.00 BACKGROUND

The building which is the subject of this application is a disused barn / store which has been turned into 2 no lettable holiday units. It is within a cluster of building known as Berthlwyd Farm, the main building of which is a Grade II listed building along with its' immediate outbuildings.

The description within the listing (attached Appendix A) places emphasis on the features of the main building as a C17 to C18 longhouse in a prominent and dominant location on the brow of the hill. This outbuilding is not specifically referred to in the description although within the Farm yard area.

The recent economic climate necessitated additional income for the applicant whose core business is within the outdoor activity sector. Clients are attracted from across the UK and were seeking accommodation locally. The applicant had an empty disused building and decided to convert this building into lettable accommodation to supplement his income and provide accommodation related to his business.

3.00 ORIGINAL BUILDING

There are no records of the original building. The work undertaken by the applicant attempted to be sympathetic to the immediate surroundings

ROOF

The roof covering was corrugated asbestos and in a poor state of repair. The supporting structure had failed in some areas and needed replacement.

EXTERNAL WALLS

The external walls were generally structurally sound but suffering from water ingress at the head in certain areas due to the failure of the roof covering. Gutters had failed some time ago so water from the roof was generally discharging on to the stonework.



This is the only photograph that has been found illustration the state of the building prior to any work being carried out. The general decayed state is obvious to see

JOINERY

Softwood fascias, soffits and bargeboards had been rotting due to lack of maintenance.

Doors and windows in softwood also failing due to lack of maintenance

FLOORS

Any original floors had been replaced with concrete

AS COMPLETED BUILDING

The external walls had been covered with a limewash over the stonework. Due to the water penetration this had become worn away and provided no protection against any weather. The walls have been cleaned down and repoint.



Areas of defective stonework have been removed and re-built.
The roof has been covered with Black Corrugated roofing sheets



Black gutters have been secure to the stonework using galvanised metal brackets



External windows and doors have been installed in Anthracite coloured UPVC. It is proposed to remove these and replace in hardwood painted with a sympathetic colour form the Farrow and Ball range



These images illustrate the approach to be taken with new joinery





Stonework to the rear has been pointed and finished in masonry paint. It isn't proposed to undertake any further work to these areas

The stone tiles to the lower single storey outshot section were able to be retained.





Stonework to this north facing gable has weather well and merely needed cleaning and re-pointing. The window will be replaced



This South facing gable has seen the greatest impact from the weather due to the elevated and exposed location of the building. The render is currently structurally sound with no evidence of de-lamination from the building. The proposal would be to clean down and paint as removal would expose the stonework long-term to water penetration. The window will be replaced

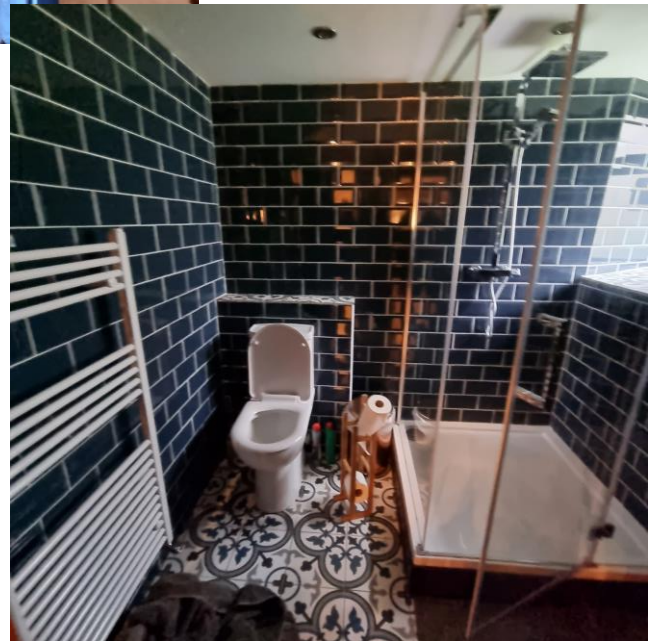


Original timber roof trusses were retained and improved structurally where required



Unit 1

This is a 2 bedroom unit comprising an open plan living / kitchen area. A mezzanine level providing a double bed space and a twin bedroom on the ground floor together with a shower-room



External walls have received a lime plaster finish



Unit 2

This is a 2 bedroom unit comprising living room , side annexe accommodating a Kitchen dining area. The first floor provides a double bedroom, a twin bedroom and a shower-room



The ground floor was covered in concrete some time ago and there is no record of what is beneath. It could have been paving slab or cobbled as it was a workshop. This has now been covered with a timber flooring



5.00 IMPACT ASSESSMENT

The applicants have investing considerably to bring the properties to a modern standard making them suitable for occupation and to a good sustainable standard which will elongate their lifespan and contribute to the visual amenity of the area.

It is considered that the proposal will have no more impact on the listed building than the current situation. In fact it will be an enhancement as areas of poor and decayed construction and workmanship will serve as a complimentary improvement to the surroundings of the listed building.

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
80906		II	Designated	20/02/2003	20/02/2003
Name of Property		Address			
Berthlwyd					

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Merthyr Tydfil	Treharris	Merthyr Tydfil	Quakers Yard	309775	196064
Street Side		Location			
		In a prominent location on the hill S of Quakers Yard, reached by a track W off Pentwyn Road.			

Description

Broad Class	Period
Domestic	

History

Farmhouse, C17 to C18, longhouse with byre to left, former passage entry now blocked in first bay of present house,

former hall and inner room in next 2 bays and added bay to right co-eval with half of present stable attached to right, extended in C19 by another bay. C19 crosswing comes forward from former byre. The RCAHMW plan shows a hall with fireplace backing on passage entry in upper bay of byre. Hall had winding stair to right of chimney, and partition to unheated inner room. The lean-to dairy to rear was added perhaps at same time as lower room and stable. Added barn beyond the byre creating a very long range. The chamfered hall beam with diagonal stops carries joists with similar stops, the stops indicating the site of the lost partition.

Exterior

Farmhouse, long front range, rendered with C20 uPVC windows and imitation slates. Three chimneys, added crosswing to left, one bay between crosswing and first chimney, 2 bays between first and second chimneys, one bay between end chimneys. Lower outbuilding to right. First bay of main house has C20 porch in angle obscuring ground floor window. Crosswing has painted rubble stone front and later C19 paired window each floor to left, stone surrounds, C20 glazing. Rendered end gable with chimney. Cowshed and barn to left of crosswing has asbestos sheet roof. Rear centre of house has lean-to former dairy.

Outbuilding at right has asbestos sheet roof, outside steps left reaching to below sill of loft door in angle to house, door head breaking eaves. To ground floor right are small square window with stone shelf over and stable door with 2 stubs of timber over for presumed pent roof. Straight joint to right and added section with small loft window and second stable door with iron lintel. Outside steps on end wall.

Interior

Interior not accessible, but said to retain C17 beams.

Reason for designation

Included notwithstanding C20 windows as an early C17 to C18 longhouse of considerable scale and character.