

HERITAGE STATEMENT in Support of LBC APPLICATION at;

Village Farmhouse Penhow Caldicot NP26 3AD

1 Introduction

- 1.1** This heritage statement has been produced to support a Listed Building Consent application submitted to the Newport City Council. It has been written by The Musker Sumner Partnership on the Instruction of the Applicants, Michael & Judy Weekes.
- 1.2** The Village Farmhouse at Penhow is a grade II listed building as described within the CADW Reference Number 17083 and the reason for designation is as a small Regency farmhouse in a prominent roadside location.
- 1.3** The exterior is noted as a early Early C19 farmhouse in Regency style. Two storey's, slated hipped roof with two end brick chimney stacks. Rendered elevations. Three windows wide, central doorway with four panelled door and semi-circular fan light over. To ground floor, flanking twelve paned sashes with out horns, to first floor, three, narrower, four paned sashes with horns, all symmetrically aligned. Late C19 rear parallel range extending beyond the East gable of the main house, constructed in local rubblestone with redbrick dressings, some four pane sashes with horns to first floor. Roadside (North) elevation of this range has a n umber of sashes, some replaced, including a Yorkshire sliding sash to ground floor. The rear of the property has been further extended more recently. Front garden wall has early C19 cast iron gate and flanking fixed panels with anthemion design.
- 1.4** The internal references draw attention to a Symmetrical floor plan with central hallway to earlier range. Now subdivided into two self-contained units. Interior modernized. Some C19 pine plank doors to ground floor and window shutters to front ground floor rooms.

- 1.5** The date of Designation was 19/12/1995 but the sub-division referred to in the listing was carried out prior to listing during the 1970's



Airial View – July 2000

1.6 The preparation of this LBC Submission has considered the following:

Listed Buildings: There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting or any features of special architectural or historic interest which it possesses.

Section 16 of the NPPF addresses the historic environment, with a key paragraph stating:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Appropriate Development

All proposals for development or change of use of land or buildings will comply with the following criteria, where they are relevant to the proposals:

- i) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the area, wildlife, cultural heritage and built environment;
- ii) the proposed development is integrated into the landscape to the satisfaction of the LPA through planting and appropriate management of native species or through the construction of appropriate boundary features;
- iii) the proposed development does not have an unacceptable impact on the economic, social, cultural and linguistic vitality and identity of any community, either in its own right or through cumulative impact.
- iv) the proposed development promotes opportunities for the conservation and enhancement of bio/geodiversity through appropriate design and landscaping.

Planning Policy Wales – Edition 12

Key Planning Principles - 2.13

Biodiversity and Development – 6.4.1 & 6.4.2

Policy 6

Biodiversity and Development

BIO-DIVERSITY ENHANCEMENTS Included within this submission:

- Provision of Woodstone Bird Boxes to East & North Elevation
- Provision of additional Landscape Enhancements using Native Species
- Re-seeding of Grass within / adjacent Northern Boundary to be expedited using a diverse mix including Wildflower Species, along with an appropriate cutting regime in order to maintain the diversity.

1.7 In summary, the nature of the Works in this instance are focused on returning to the historic layout as far as possible, maintaining what remains of the historic footprint and features of the existing heritage asset, the refurbishment repair and reinstatement of Historic Form of the Farmhouse in general, and the use of traditional materials as required in sympathy with Listed Building requirements and LPA/LBC expectations.

1.8 This statement finds that most aspects of the proposed Works would not result in any harm to the structure. The proposals have been designed to enhance significance and all plans seek to demonstrate that any loss of significance would be outweighed by the benefits accruing from the improved longevity and the bringing back into safe use, this heritage asset.

2 The existing site

2.1 Village Farmhouse is located on the south side of the A48 opposite Pen-y-Worlod Cottage, Penhow Village, set back from the road behind a front garden enclosed by a low rubble wall with cock and hen coping. Front garden wall has early C19 cast iron gate and flanking fixed panels with anthemion design.

R1-2, Rowan Suite, 1st Floor, A North
Mamhilad House
Mamhilad Park Estate
Pontypool, Torfaen
NP4 0HZ

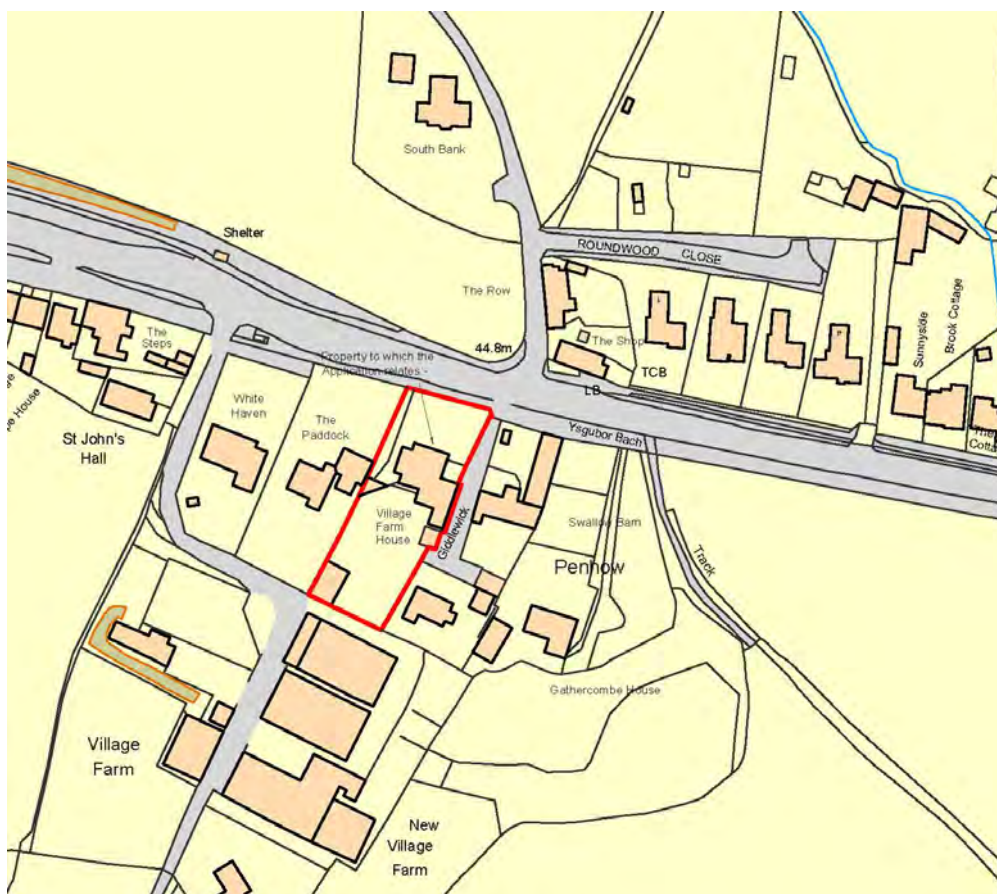
Partners: Philip A Musker – Principal

Associates: Kenneth R Davies BSc. C Eng. MI Struct E
Robert Southy-Daw BSc, B.Arch

e-mail: philip@musker-sumner.co.uk



Mature Gardens illustrating a diverse range of Native Species

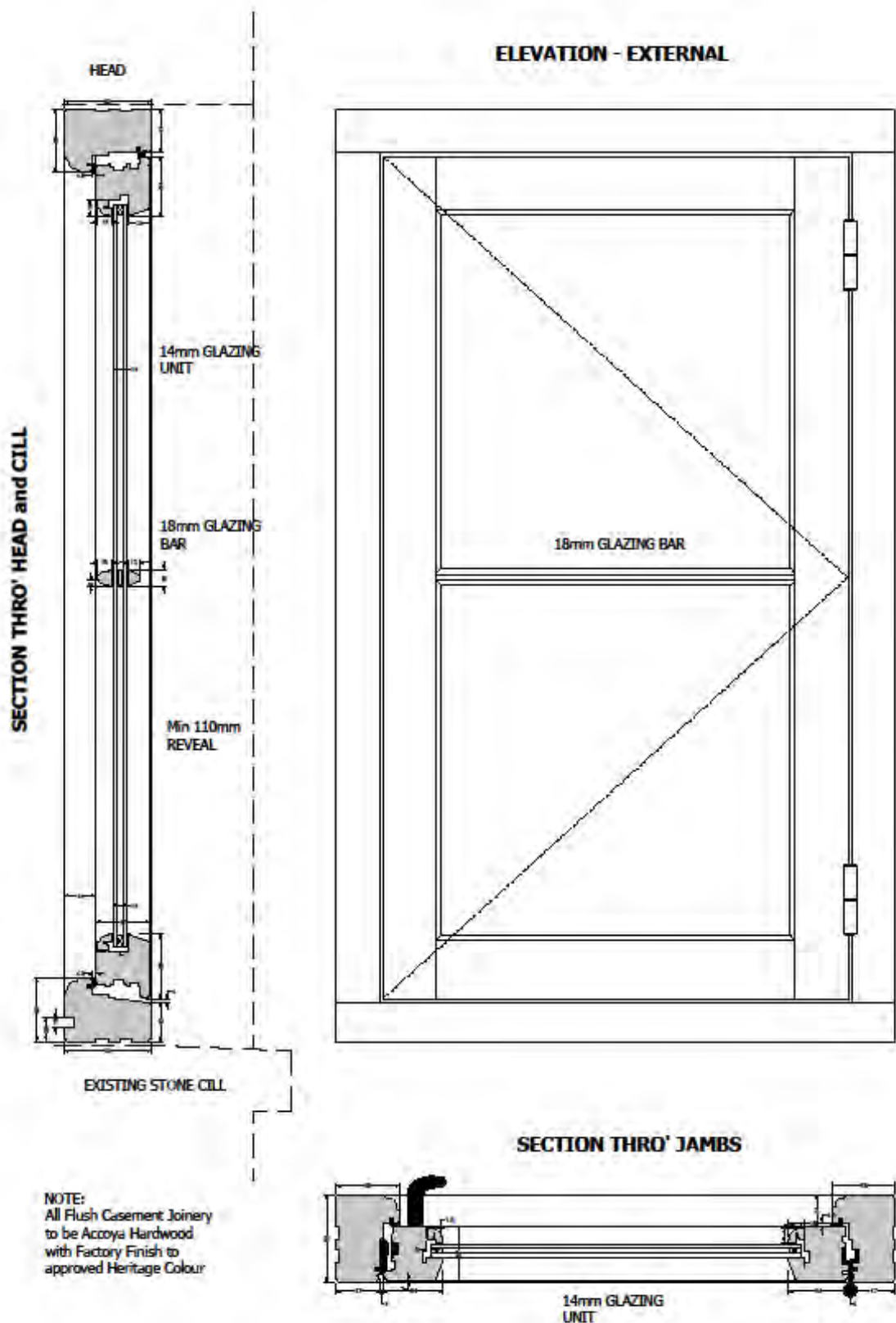


LOCATION PLAN - nts

3 Development proposals

3.1 The external proposals comprise:

- The existing roof covering remains un-altered.
- Replacement windows are provided as illustrated and notated on the plans/elevations. The style will be that of Hardwood Heritage Flush Casements using approved profiles, sections & beads with micro-porous paint to approved heritage colour.
- Replacement Flush Casement Windows to incorporate 14mm Slimline double-glazed units with coloured perimeter seals to match the painted frame finish.



TYPICAL FLUSH CASEMENT DETAIL

- If repair is required to the reveals following installation of replacement fenestration, all Random Rubble and Dressed Stone Joints to be raked out to a min 30mm depth and re-pointed with Lime Mortar. Product, Application and Method as recommended by;

Ty Mawr Lime Ltd.,
Units 5 & 12
Brecon
Powys
LD3 8BT

- All rendered reveals, if effected, are to be made-good as described above, also as recommended by Ty-Mawr Lime Ltd.
- All existing vertical sliding sash windows to remain (including internal secondary glazing). Boxed sash's to be inspected, eased and decorated to approved heritage colour.

3.2 The internal proposals comprise:

- All Works as described within the submitted drawings and required to successfully reverse the 1970's sub-division and restore the property, as far as possible to its original Regency style.
- The proposals focus is to restore the original centralized hallway and circulation areas in sympathy with its status and prominent location.
- The focus is on traditional methods and materials to be adopted wherever possible throughout the Works and to the approval of the Heritage Officer.

4 Identified heritage assets

4.1 History

The listing reference number 17083 provides no specific historical comment other than the Village Farmhouse existed in the early 1800's. There is however a more modern-day history that has relevance to this application and is addressed in Section 5 of this document.

Exterior

Please refer to Para; 1.3 within the Introduction above,

Interior

Please refer to Para; 1.4 within the Introduction above,

Reason for designation

Listed grade II as a small Regency farmhouse in a prominent roadside location.

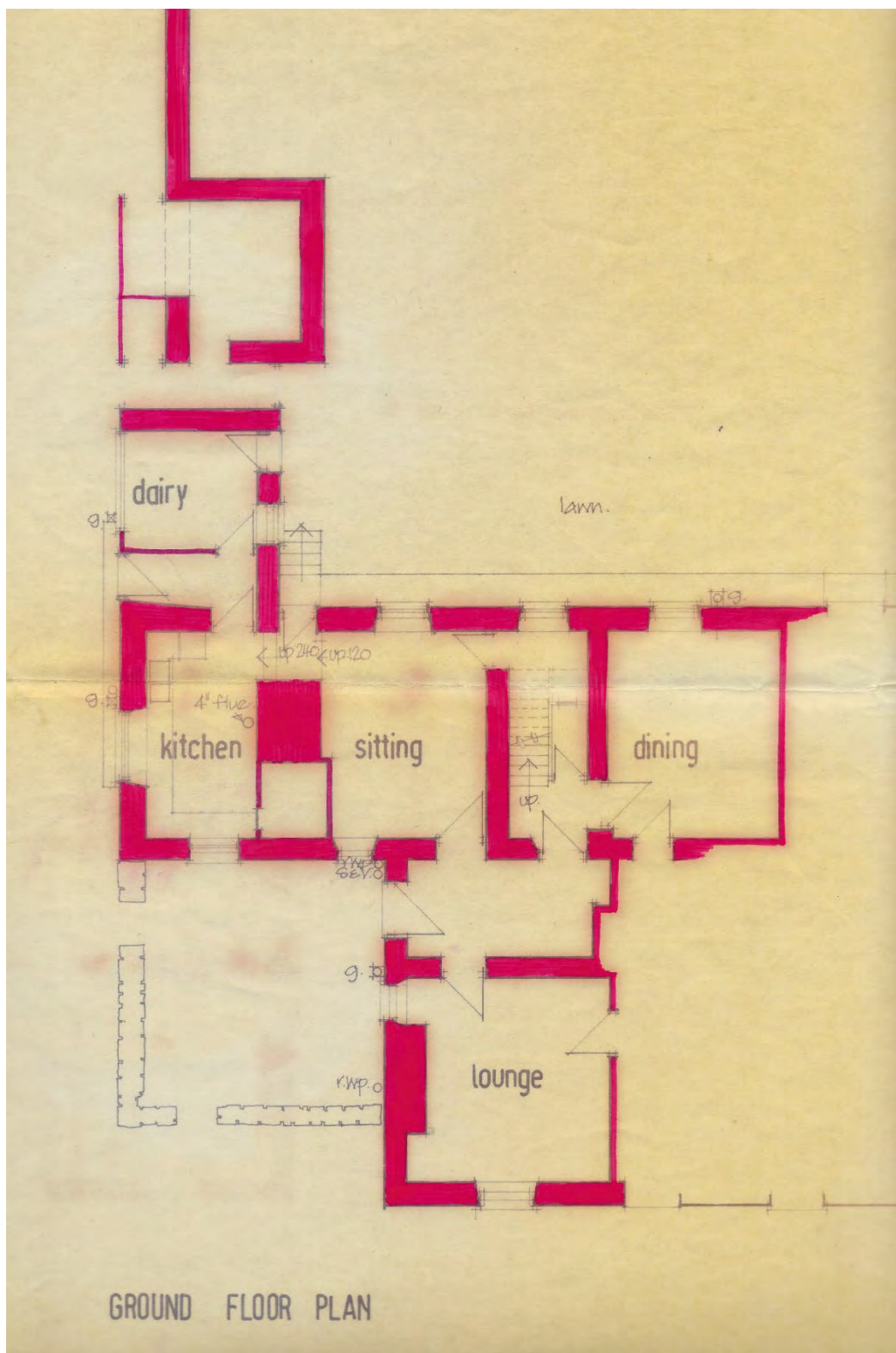
5 Historical background

5.1 The sub-division referred to in the listing was carried out during the 1970's some 25yrs prior to the **Date of Designation** being 19/12/1995.

These Works were substantial and today would have been unlikely to be considered appropriate, should the listing have already been in place.

5.2 The fenestration provided and installed during this period, somewhat ironically, is the subject of replacement within this application, with all original vertical sliding boxed sash remaining in a condition suitable for refurbishment only.

5.3 Background information for this period is provided in the following paragraphs:



Part Ground Floor Plan – Prior to Subdivision

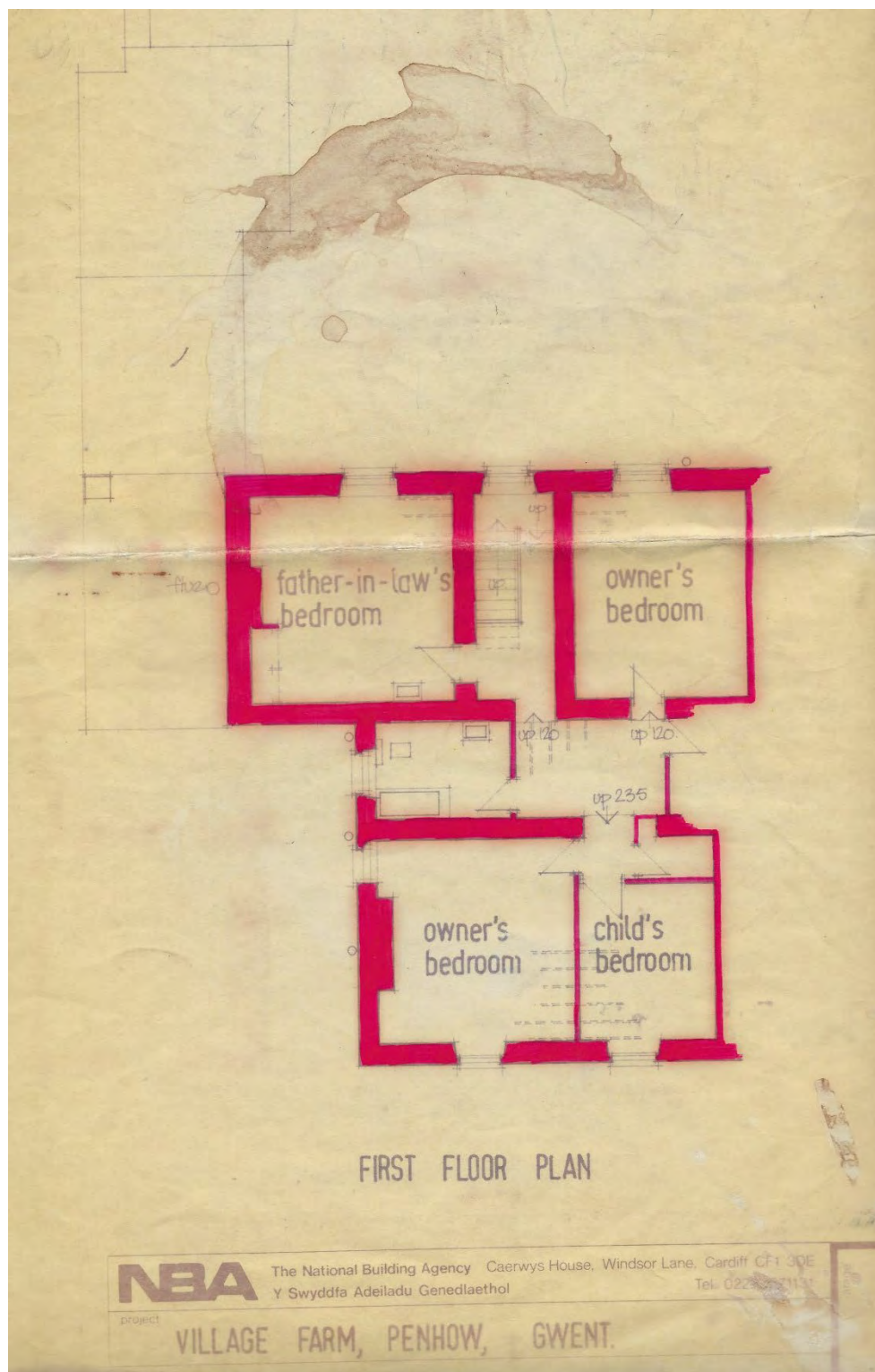
THE MUSKER SUMNER PARTNERSHIP

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Mamhilad House
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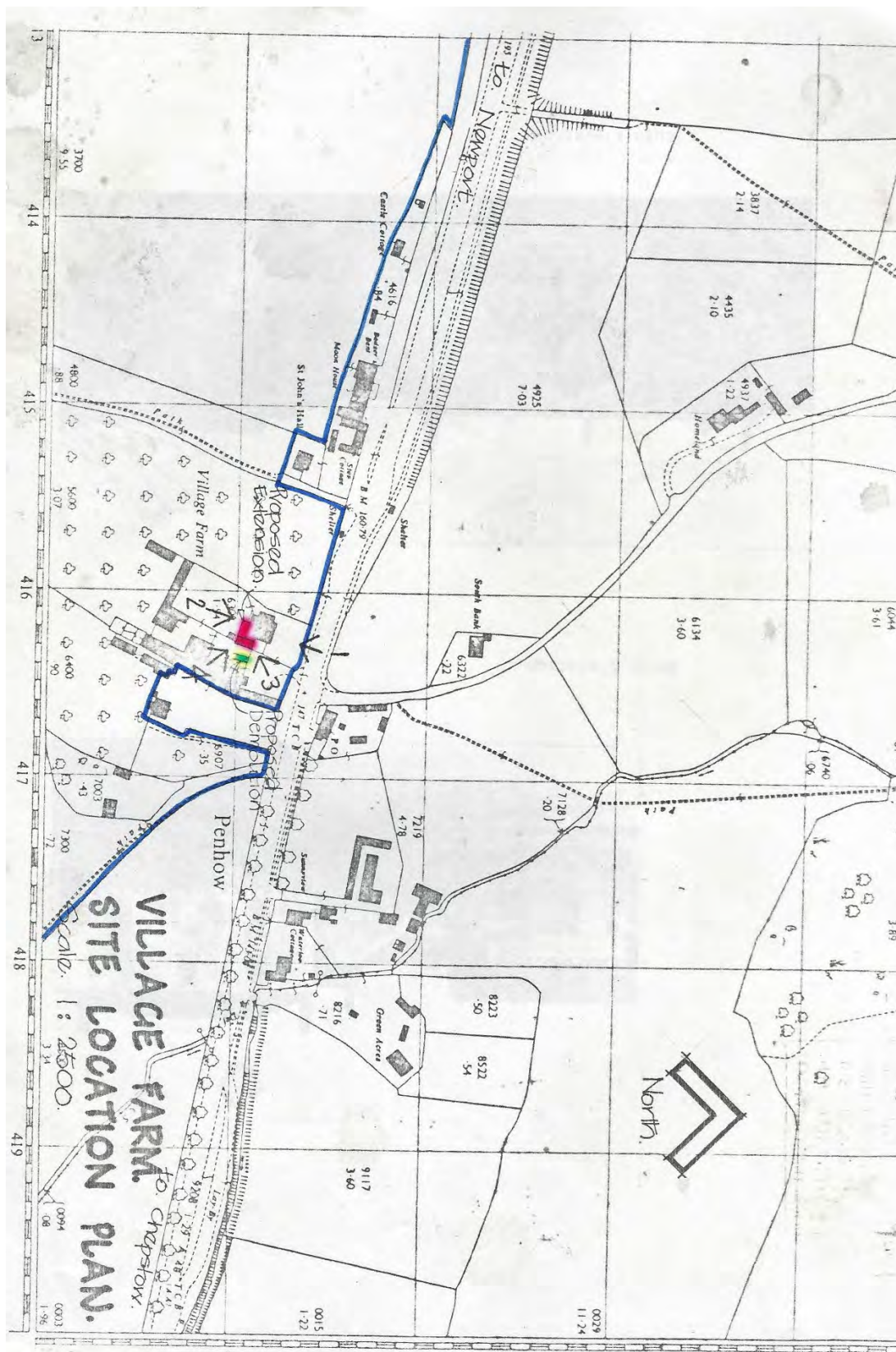
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e-mail: philip@musker-sumner.co.uk



Part First Floor Plan – Prior to Subdivision



Location Plan – Prior to Subdivision

R1-2, Rowan Suite, 1st Floor, A North
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Mamhilad Park Estate
Pontypool, Torfaen
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1. North Elevation



2. South Elevation

Historic Elevations – Fig's 1 & 2 - see Location Plan above

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3. East Elevation from viewpoint No. 3 on Location Plan.



4. East elevation from viewpoint No. 4 on Location Plan.

Historic Elevations – Fig's 3 & 4 - see Location Plan above

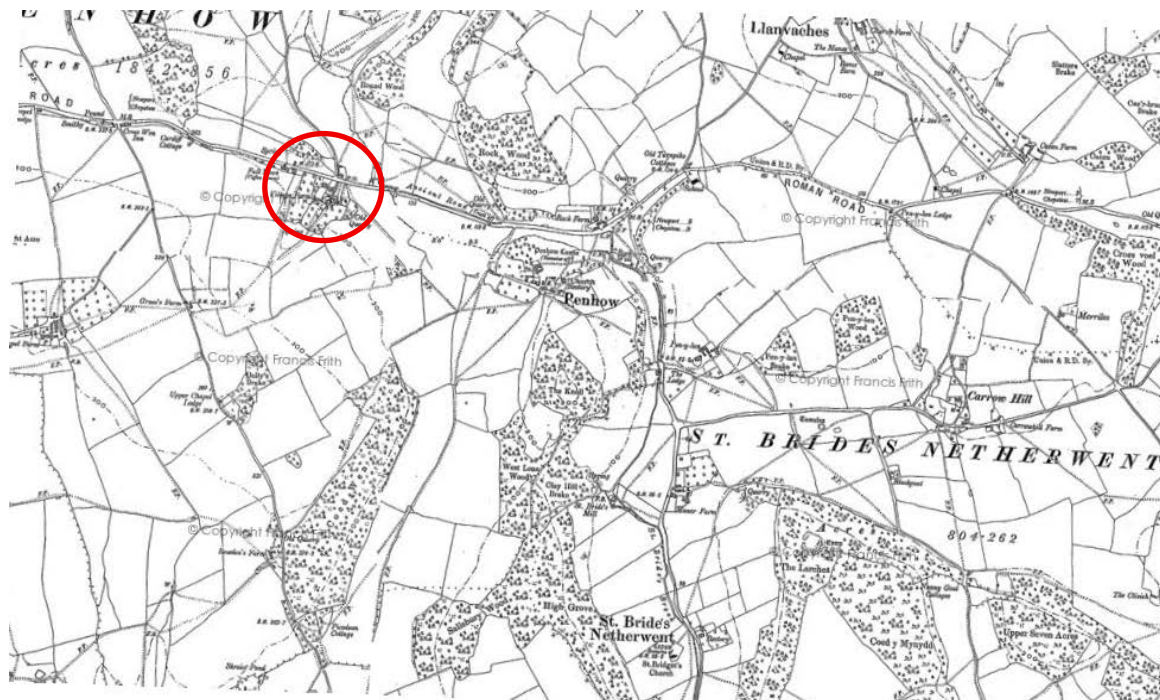


1970 Extension to accommodate sub-division



1970 Extension to accommodate sub-division – Side Elevation

The image below is an extract from the 'Historical Map' circa 1900:



Prominent Roadside Location (listing ref;) – Current Day Image



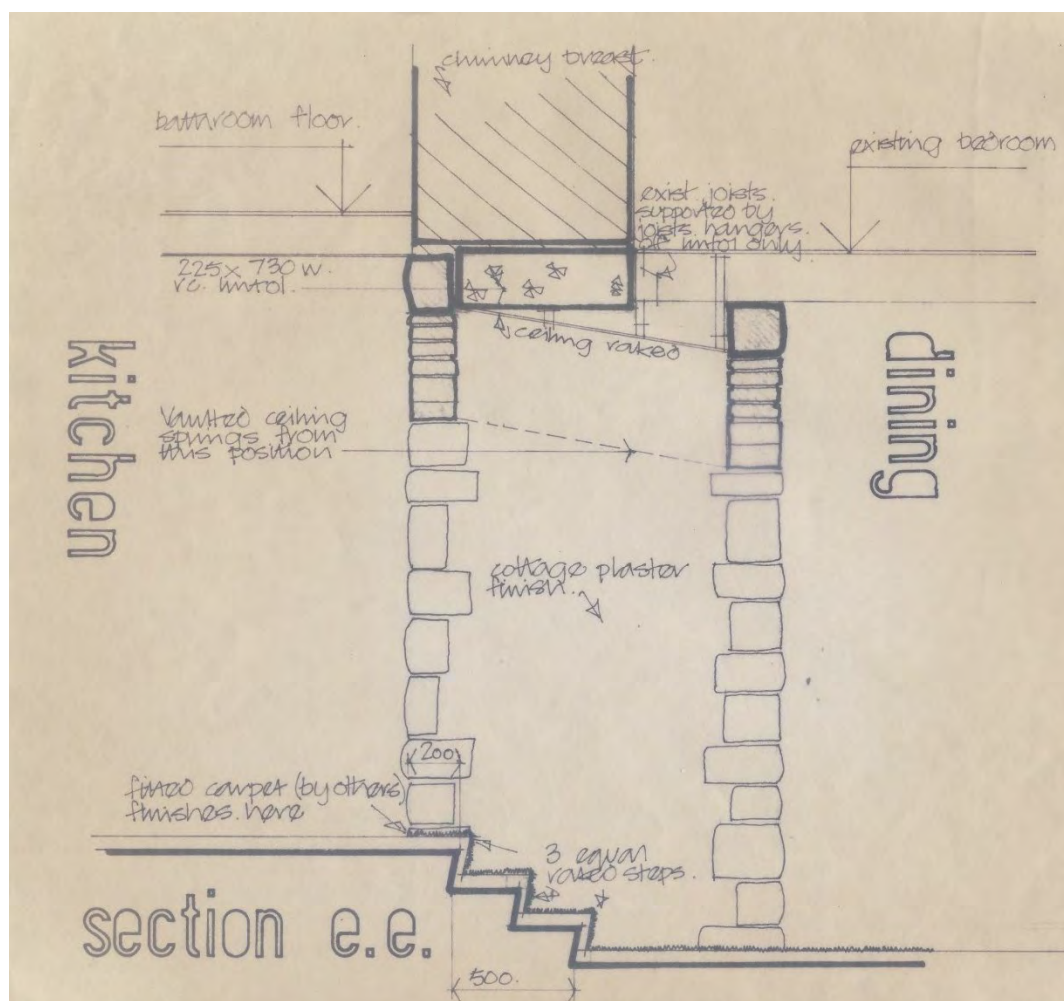
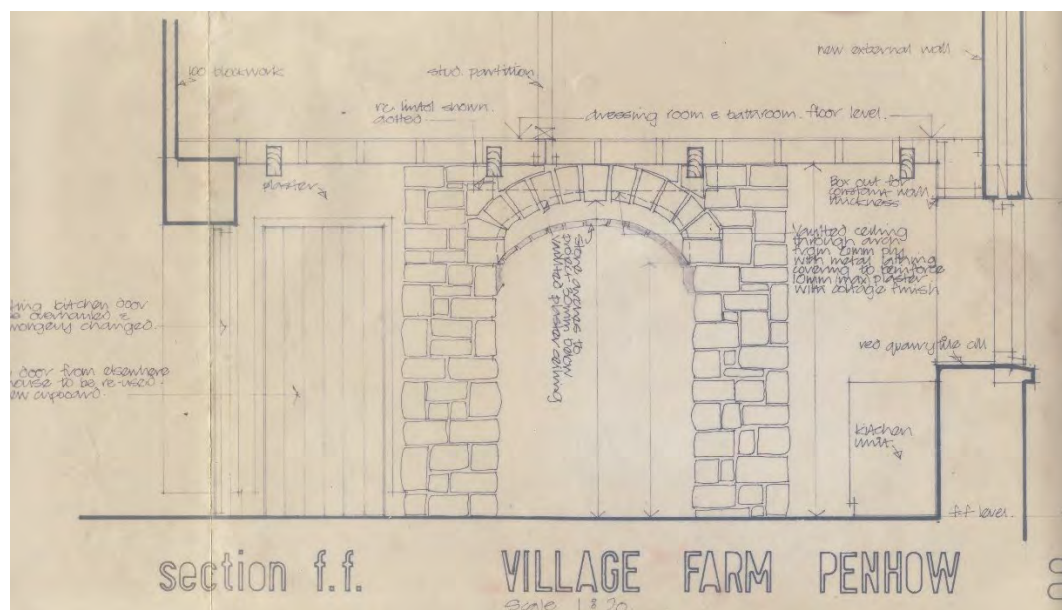
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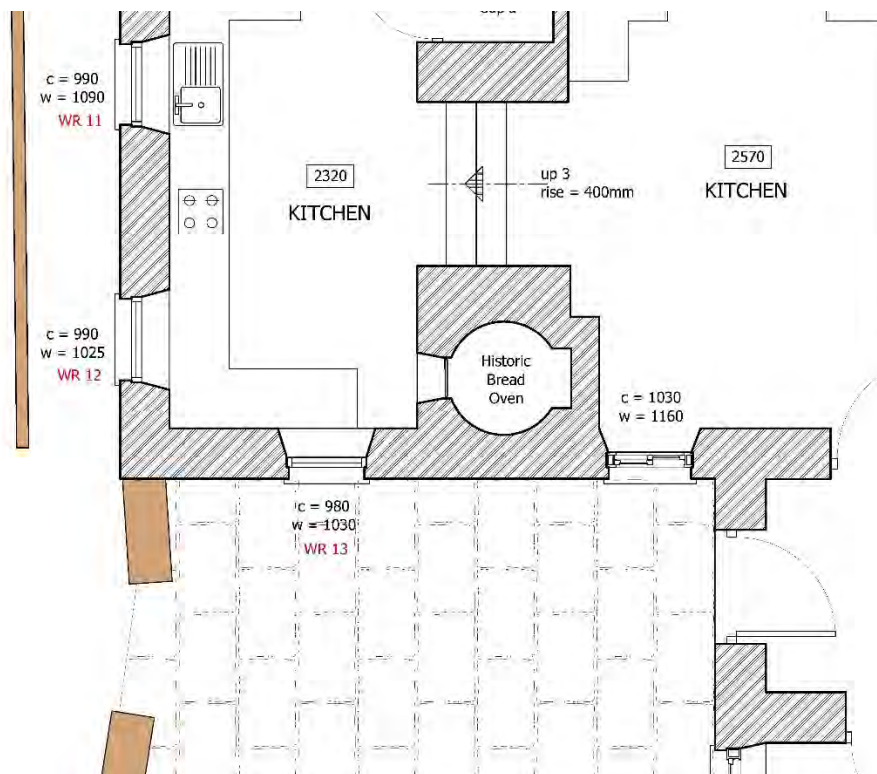
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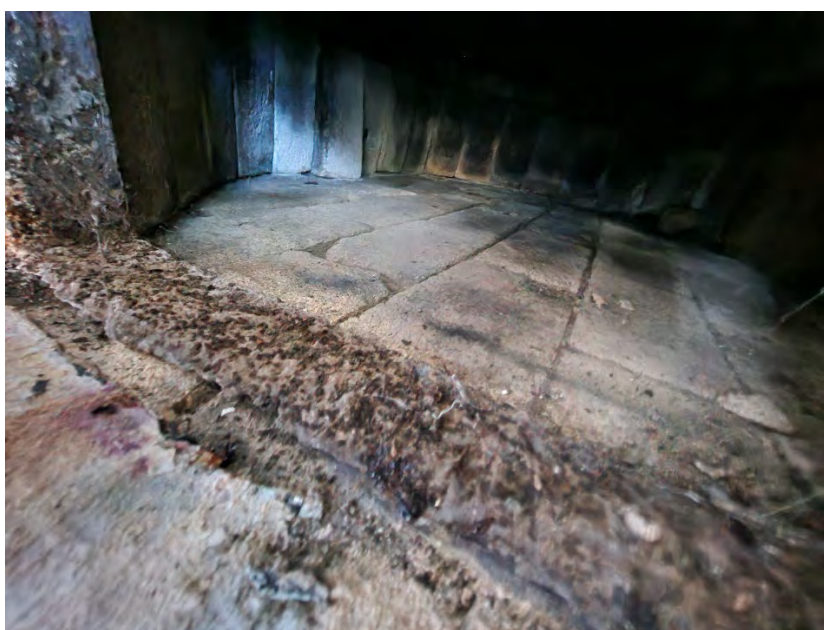


Technical Details from 1970 Works

5.4 Point of Interest – Historic Bread Oven



Part GF PLAN – Illustrating position of Historic Bread Oven



Internal View from Kitchen

It is yet to be established if the Bread Oven has a working flue, but it is thought to be unlikely due to the 1970's Works that were carried out in close proximity. However, the internal upstand and vaulted / domed ceiling within, are to be cleaned and re-pointed as far as is accessible and this refurbishment to be maintained and preserved as a historic feature being part of the original farmhouse kitchen.

It was not uncommon and indeed highly likely that during the early period of operation, this facility was also provided for the use of the local community.

6 The present building

6.1 Details of exterior significance are set out in Para; 1.3 of this Statement.

6.2 Details of interior significance are set out in Para; 1.4 of this Statement.

7 Statement of significance

7.1 The 'reason for designation', is stated in the Listing as 'Listed grade II as a small Regency farmhouse in a prominent roadside location.

7.2 The return, as far as possible, to original planform, is considered an enhancement of significance.

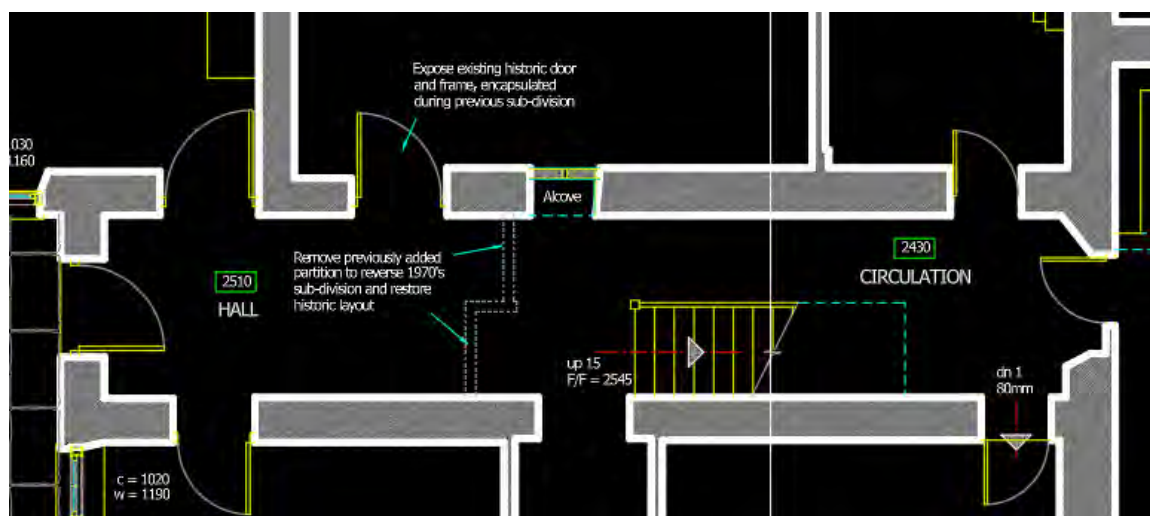
7.3 Internal features are identified within the listing, as some C19 pine plank doors to ground floor and window shutters to front ground floor rooms. These will be maintained in good order and will not be removed.

7.4 The existing windows that require replacement, are not significant original/early joinery, but standard softwood weathered casements that were introduced during the 1970's Works and have dramatically degraded since that time.

8 Impact of proposals

- 8.1** The external proposals, illustrated within the submission plans are considered an enhancement of significance.
- 8.2** The removal of the current enclosure to the existing main staircase, and the replacement with traditional newel posts, balusters and handrails, provides a positive impact and restores a main feature to a form more in-keeping with traditional materials and methods. This item also represents an enhancement of significance.
- 8.3** The removal of the previously added separating partition to reverse the 1970's subdivision within the side hall and making good with traditional materials is considered a positive gain and an enhancement on significance.
- 8.4** The exposing of an existing historic door and frame, encapsulated during previous sub-division and situated between the existing Dining Room and Hallway completes the restoration of the original plan form and returns the listed asset to a single dwelling. This represents a Planning Gain and a positive impact on significance.

8.5 Layout referred to in Item 8.2, 8.3 & 8.4



NTS

9 Summary

- 9.1** As identified in Section 8, the proposals comprise a number of, targeted changes to the historic building, all with the aim of restoring this listed building to good and beneficial use by its occupants. In turn the remedial nature of these Works will provide the longevity required to secure continued, optimal viable use and maintenance into the future.
- 9.2** This statement has identified proposals that would not harm heritage significance, when undertaken with due sensitivity. The associated changes and remedial replacements have been identified as gains to significance when applied to the status of the listing.
- 9.3** No perceived harm has been identified that could be outweighed by the benefit of protecting a listed building for continued occupation within this rural settlement.