

DOLAUGWYN
BRYNCRUG

HERITAGE IMPACT ASSESSMENT

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I. INTRODUCTION

I.1 Authorship and Acknowledgements

This Heritage Impact Statement has been prepared by **GEORGE + TOMOS Penseiri : Architects Cyf.** on behalf of our client Hugh & Jess Williams to provide relevant information & details to Snowdonia Planning Authority regarding the significance of historic assets which could impact the proposed development as outlined by this application - 'Proposed Demolition of Existing Stone Barn and Construction of New Steel Frame Barn'.

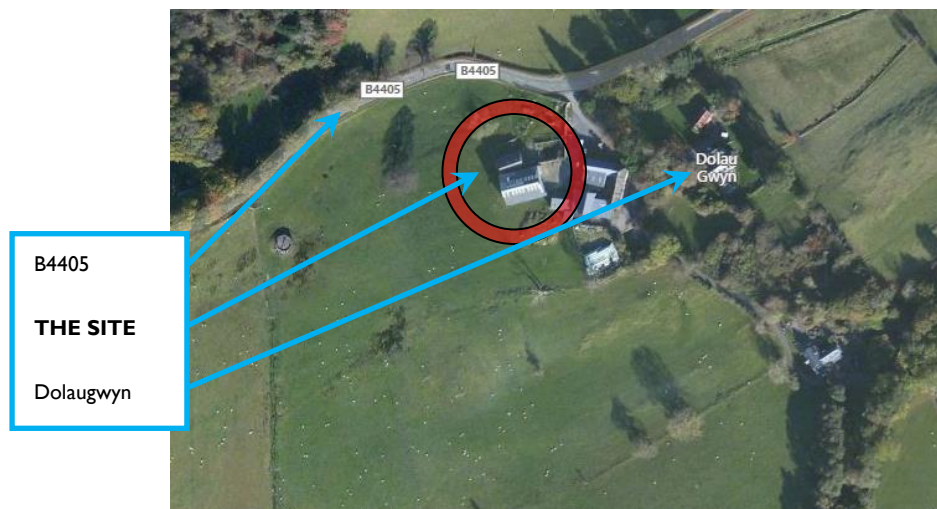
I.2 Location

The application site is situated at Dolaugwyn Farm, adjacent the B4405 on the outskirts of the village of Bryn-crug.



OVERVIEW MAP OF TYWYN / BRYNCRUG

Excerpt from Bing Maps



1.3 Planning History

No planning history has been found in regards the barn proposed to be demolished. The barn is a part of a wider farmstead associated with the property of Dolaugwyn.

Dolaugwyn was originally built c.1620, and there are a number of alterations and extensions noted on the properties listings. See below for further information. The more recent alterations as found from the Local Authorities website are listed below:

Planning Application Ref: NP5/55/LB40A
Decision Date: 05-Mar-2015
Application Type: Listed Building Consent
Location: Dolau Gwyn, Brynchrug. LL36 9UL
Proposal: Listed Building Consent for alterations to form en-suite facilities in two bedrooms

Planning Application Ref: NP5/55/LB40B
Decision Date: 10-Sep-2015
Application Type: Listed Building Consent
Location: Dolau Gwyn, Brynchrug. LL36 9UL
Proposal: Listed Building Consent to demolish outbuilding (curtilage building)

Planning Application Ref: NP5/55/LB40C
Decision Date: 10-Sep-2015
Application Type: Full
Location: Dolau Gwyn, Brynchrug. LL36 9UL
Construction of a new outbuilding to house biomass boiler and workshop within curtilage of Grade II* listed building

Planning Application Ref: NP5/55/LB40D
Decision Date: 07-Mar-2017
Application Type: Full
Location: Dolau Gwyn, Brynchrug. LL36 9UL
Application to discharge Conditions 5 & 6 of Listed Building Consent NP5/55/LB40A dated 05/03/2015

Planning Application Ref: NP5/55/LB40E
Decision Date: 31-Jul-2017
Application Type: Listed Building Consent
Location: Dolau Gwyn, Brynchrug. LL36 9UL
Listed Building Consent to install mechanical ventilation to en-suite shower rooms to bedrooms 3 & 5 and shower room W32

I.4 Methodology

The purpose of this Heritage Assessment is to fully understand the heritage asset and its significance within its local setting, and then to assess the likely impact on the heritage asset upon completion of this proposed residential development.

The process for writing this heritage report falls under regulations that came into force on 1st September 2017, whereas a heritage impact statement is now required to support works to listed buildings as well as within conservation areas. The application aims to achieve a high-quality, sensitive change, using the principles of good design.

2. THE HISTORIC ASSET

2.1 Heritage Designation

This application covers the proposed demolition of an existing stone barn and the construction of a new steel frame barn in its place. The stone barn proposed to be demolished is located adjacent to the Grade II* Listed property of Dolaugwyn, and which forms a part of the overall farmstead.

There are a number of other Grade II Listed properties in the vicinity of the site, although none have a direct impact on Dolaugwyn or the proposals covered as part of this application.

2.2 Local Conservation Area

The site is not located in a Conservation Area boundary.

3. ASSESMENT OF SIGNIFICANCE

3.1 Existing Heritage Asset

The existing site consists of a stone barn, built of roughly coursed boulders with a corrugate cladding providing a roof covering. References to 'the site' as part of this document refers to the stone barn proposed to be demolished.

A number of obvious renovations can be seen on the property, including brickwork used to form openings, blockwork used to rebuild the Eastern gable and concrete used to patch up historical defects and to stabilise reveals. When these works were carried out is unknown, as is the exact age of the building.



The rear of the barn also has a lean-to section protruding in a westerly direction and which is in a severe state of disrepair.



3.2 Historic Development of the Site and Local Context.

Coflein, The Royal commission’s online records note the property as follows:

Site Details

NPRN 28341

Map Reference SH605W

Grid Reference SH62320347

Unitary (Local) Authority Gwynedd

Old County Merioneth

Community Bryn-crug

Type of Site COUNTRY HOUSE

Broad Class DOMESTIC

Period Post Medieval

Site Description Circa 1620, excellent Jacobean rubblestone, 2 storey and attic, central gabled porch wing. Gabled left wing with dormer, all stepped, interior plaster ceiling, original stair; 1 drawing room dated 1656 bearing armorial bearings above fire, kitchen heraldic device 1628.

Wallpainting: Painted plaster overmantle and shield dated 1656. (2000.08.14/RCAHMW/DJR)

[Additional:] See the account by Peter Smith in Merioneth County History (2002). Photographs (from copy negs) of the painted heraldic overmantels of 1628 and 1656 in the NMRW. (2002.11.13/RCAHMW/RFS)

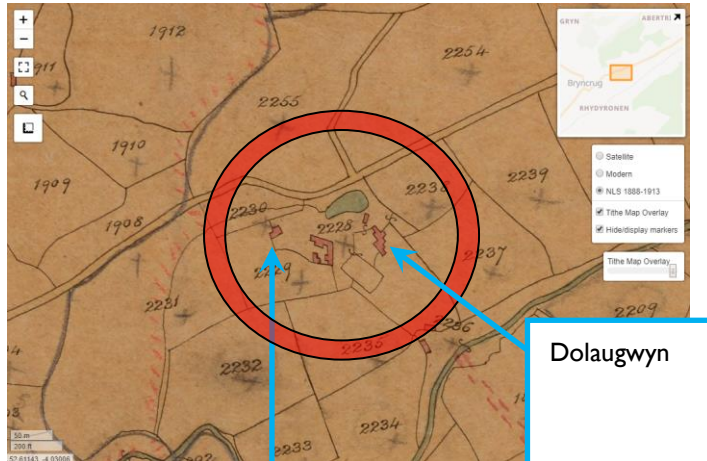
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Dolaugwyn

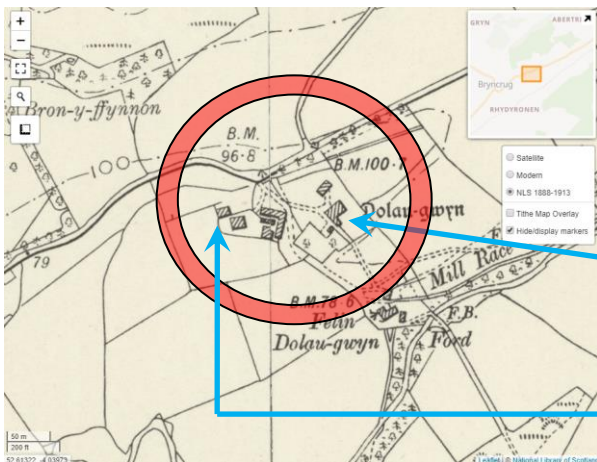
INFORMATION & EXCERPT FROM COFLEIN
<https://coflein.gov.uk>

The tithe Map (post 1836) from the National Library of Wales highlights Dolaugwyn as well as a number of barns associated with the farmstead.

INFORMATION & EXCERPT FROM WELSH TITHE MAPS, THE NATIONAL LIBRARY OF WALES
<https://places.library.wales>



Dolaugwyn
 THE SITE



The National Land Survey 1888-1913 shows the same parcel of land with a small range of buildings to the West.

Dolaugwyn
 THE SITE

Dolaugwyn - Grade II* Listed Building

Coordinates

Latitude: 52.6115 / 52°36'41"N
Longitude: -4.035 / 4°2'5"W

OS Eastings: 262308
OS Northings: 303464
OS Grid: SH623034

Mapcode National: GBR 8T.8K5C
Mapcode Global: WH575.ZMRC

Entry Name: Dolaugwyn

Listing Date: 30 March 1951

Last Amended: 15 August 2000

Grade: II*

Source: Cadw

Source ID: 4632

Building Class: Domestic

Location: The farm is on flat land of the lower Afon Fathew valley, to the W of Bryn Crug village. The farmhouse stands apart to the W of the farm buildings.

County: Gwynedd

Town: Tywyn

Community: Bryn-crug

Community: Bryn-Crug

Locality: Bryn Crug

Traditional County: Merionethshire

OVERVIEW OF THE DOLAUGWYN LISTING

Excerpt from www.britishlistedbuildings.co.uk

History

The house was built a little before 1620 by Lewis and Anne Gwynne according to a document of 30.4.1620, - 'new house of Lewis Gwynne in the parish of Towyn called Dole Gwyn'. This date is confirmed by the initials and date LGAG 1620 in the kitchen and 1620 with a strapwork shield and mistletoe tendrils in the principal bedroom. The house was extended by the addition of a drawing room and a larger stair tower in 1656 by Griffith and A... Nanney, a date confirmed by a further shield with initials GNAN 1656 placed above the fireplace in the drawing room. The building has been further restored in the early C20 when many windows were restored to the original pattern.

The early C17 core of the building consists of a rectangular range placed NE-SW, with the main front facing NW, having a 3-storey porch with a stepped gable giving access to the original living hall in the SW end of the house, and a part-external lateral stack at the rear. The drawing room is added on the NW side and the square stair tower to the NE gable end. Later single storey extensions on the S side.

Exterior

The house is built of face dressed stone with slate roofs and stepped gables to both the original build and to the mid C17 additions. The entrance in the porch tower has a segmental voussoired arch with a decorative small arris rebate, above which, set in a recess formed by refacing, a shield with elementary strapwork bearing a blue lion rampant. Above, a 4-light mullioned and transomed ovolo-moulded window lights the first floor chamber. Above there is a second datestone reading AC 1820. The second floor of the porch tower is slightly jettied at the front on a continuous shallow ovolo corbel course. This has a 3-light mullioned window in the stepped gable. Two windows on the W of the porch, one blocked, with stone triangular-sectioned canopies on corbel brackets. The main range of the house has similar 4-light mullioned and transomed windows, with stone lintels and similar stone canopies. To the right of the porch, the attic floor has a 3-light window in a raised stepped gable. The SW gable end has 4-light similar windows to the ground and first floors, but two 2-light ovolo-moulded windows to the attic floor. The gable stack has been rebuilt. The rear elevation of the earlier section has a 3-storey stepped-gabled tower opposite the entrance, probably the original stair, and the original windows to the ground and first floor replaced by paned timber windows. External stack to the main hall. The mid C17 additions include the square drawing room block, with 4-light windows matching the earlier design and a stepped gable facing NW, and an external stack on its E wall. Also added at this time the larger square stair tower with an asymmetrical stepped gable, its windows later altered to timber sash windows.

Dolaugwyn, Brynchrug

Later additions include a rounded structure linking the early stair with the service end, and a single-storey service wing on the S side, further extended by a single bay lower structure with twin gable stacks.

Interior

The interior, not accessible at the date of inspection, is recorded as having a later passageway from the hall to the gable stair with access to the drawing room and kitchen. Good C17 open-well stair. The C17 dated decorative and heraldic figures are understood to still be in position.

Reasons for Listing

Included at Grade II* as a rare survival of a largely complete C17 gentry house where the character has been enhanced by judicious restoration, and one which has both precise dating and where the increasing requirements of the gentry of the period is demonstrated by the handsome additions.



NOTE: Coflein does not observe any of the surrounding barns associated with Dolaugwyn as Listed, however the 'British Listed Buildings' website does mention 'Farm Buildings at Dolaugwyn', Source: CADW, and is Listed as Grade II. The description & OS Eastings & Northings position the barns as the 'L-shaped' barns adjacent the proposed site. The Stone barn noted as part of this application is not referenced or noted in any way.

3.3 Nature of Significance

The site (i.e. the barn proposed to be demolished), has little to no historic significance as a stand-alone structure. The nature of significance comes from the adjacent listed building of Dolaugwyn, that is the basis for the wider farmstead.

3.4 Extent of Significance

The site in question (i.e. the barn proposed to be demolished), holds little historic significance, being separate from Dolaugwyn and the other stone barns that form the farmstead.



Based on information sourced from Coflein, Dolaugwyn is the primary extent of the historical significance for the whole site. The historic significance of the property must be taken into account as part of any design development for the site as a whole, however there is clear segregation between the farmstead barns and the Dolaugwyn property.

A well-developed treeline and a formal stone boundary wall visually disconnects Dolaugwyn from the various agricultural structures as a whole. There are also a number of other existing stone barns, located centrally on site, provides further visual separation between the proposed site and the historic characteristics of Dolaugwyn itself.

And finally there is also an existing steel frame barn, which this application seeks to replicate adjacent to the existing structure. This lays a planning precedence for the site and clearly distinguishes the agricultural aspects of the farmstead from the historic nature of Dolaugwyn.

3.5 Level of Significance

Examining the site in its wider context provides an understanding that 'Group value' is important.

3.6 Heritage Values

The following section has been broken down into several sub-sections:

Evidential

The listing of all adjacent properties within the local vicinity of the proposed development has been compiled and included as part of this document. Whilst Dolaugwyn is noted as a Grade II* listing, there is clear segregation between the farmstead barns and the Dolaugwyn property. The well-developed treeline and formal boundary wall disconnects Dolaugwyn from the various agricultural structures as a whole, and the existing stone barns located centrally on site provides further visual separation between the proposed site and the historic characteristics of Dolaugwyn itself.

The existing steel frame barn also provides a planning precedence for the site, which this application seeks to replicate.

It should also be noted that evidential value cannot always be seen. Pending a positive planning approval, care should be taken when excavating the site to ensure any Archaeological evidence below ground is not damaged during the works.

Historical - Associative

The listing for the site does not note any associative historical value, such as a relationship or association with famous people or people of note.

Our research shows the house was built a little before 1620 by Lewis and Anne Gwynne according to a document dated 30.4.1620. This date is confirmed by the initials and date LGAG 1620 in the kitchen and 1620 with a strapwork shield and mistletoe tendrils in the principal bedroom, however no further details are noted in regards the barn in question, although the adjacent 'L-Shaped' stone barns, located centrally within the farmstead is noted as a Grade II Listed property on the 'British Listed Buildings' website.

Historical - Illustrative

The site itself has no illustrative historical value, comprising as it does of a dilapidated stone barn. All illustrative historical value for the area is taken from the adjacent listed building of Dolaugwyn itself.

Aesthetic - Designed

The site has no designed aesthetic value, comprising as noted of a dilapidated stone barn in need of repair or reuse.

Aesthetic - Fortuitous

The site boundaries predominantly consists of stone walls, or stock fences. There are no other distinguishing historic features remaining on the site.

The wider Aesthetic value of the site comprises being located in proximity to the property of Dolaugwyn and there are views of the surrounding countryside from all aspects of the site.

Communal - Commemorative

The site has no commemorative value. Being an old agricultural barn, the site has no special interest for the community in the way a grave yard or war memorial would.

Communal - Social

The site has no special or communal social value interests for the community.

Communal - Spiritual

The site has no historical or heritage spiritual value associated with it.

3.7 Architectural Interest

There is little of architectural interest to the site itself. A number of obvious renovations can be seen on the property, including brickwork used to form openings, blockwork used to rebuild the Eastern gable and concrete used to patch up historical defects and to stabilise reveals- when these works were carried out is unknown.

The site is currently in a poor state of disrepair, and the expenditure required to rectify the damage and reinstate the structure is prohibitively expensive for a building that does not provide the space requirements of today's modern farming practices. The barn is currently used more as an agricultural 'store' than a working barn.

A new steel frame barn is proposed of a size and scale to match the adjacent steel frame barn that will provide all the space and adaptability that is required from a modern barn.

3.8 Historical Character

The following section has been broken down into several sub-sections:

Form & Layout

The site itself has no Historical form or layout to it, this is provided by the adjacent property of Dolaugwyn and the surrounding stone barn structures that form the overall farmstead. However clear evidence demonstrates that formal boundary walls and well-developed treelines have been formed sometime in the past to disconnect Dolaugwyn from the various agricultural structures as a whole.

The existing stone barns located centrally on site provides further visual separation between the proposed site and the historic characteristics of Dolaugwyn itself.

Landscapes

The site is located adjacent the B4405 on the outskirts of Brynchrug. There are views of the surrounding countryside from all aspects of the site.

Archaeology

Pending a positive planning approval, care should be taken when excavating the site to ensure any Archaeological evidence below ground is not damaged during the works.

It is not deemed that an Archaeologist would be required on site whilst works commences as no historical evidence exists the site was valuable in a heritage context. Careful excavation is deemed acceptable pending the breakup / demolition of the existing barn and should anything be unearth during works, the works must stop until further exploration can be done by a suitably qualified person.

Stories

The site has no special narrative for the community from a historical / heritage standpoint.

3.9 Significance

This document has outlined all features and qualities of the site associated with a heritage / historical standpoint. Each element detailed forms the overall historical significance of the site.

As noted elsewhere, the site itself has little to no heritage value and all heritage inferences are drawn from the sites association with Dolaugwyn, the adjacent property. It is therefore deemed the site has little historic significance, although Dolaugwyn is an important site in its own right.

Each element as noted and described must be taken into account when forming a design proposal, sympathetic to the site and its wider context.

4. HERITAGE IMPACT ASSESSMENT

4.1 Introduction

The existing site consists of a dilapidated stone barn, located adjacent a steel frame barn.

The boundaries are predominantly stone walls and stock fences.

The particular heritage significance of the site is contextual with the adjacent property of Dolaugwyn.

4.2 Summary of the Proposed Development

This application is a full planning application to demolish the existing dilapidated stone barn and the construction of a new Steel frame barn in its place.

The existing stone barn is not fit for purpose and a new steel barn to match the existing would offer a new, safe and secure structure for the furtherance of the farm business.

4.3 Proposals, their impact, mitigation & other considerations

Proposals

See the following drawing for full design details:

- 18-20 L01 - Existing Location & Block Plan
- 18-20 S01 - Existing Stone Barn Survey
- 18-20 S02 - Existing Steel Frame Barn Survey
- 18-20 S03 - Existing Overall Site & Barn Elevations

- 18-20 PL01 - Proposed New Steel Frame Shed

Impact of the Proposals

The proposals have been outlined above and drawing's provided as part of the application provides a full visual understanding of the proposed site.

Mitigation

All demolition and / or construction works can be managed by the contractor, including noise & dust.

4.4 Justification for the Proposed Works

The site is currently in a poor state of disrepair, and the expenditure required to rectify the damage and reinstate the existing structure is prohibitively expensive for a building that does not provide the space requirements of today's modern farming practices.

A new steel frame barn is proposed of a size and scale to match the adjacent steel frame barn that will provide all the space and adaptability that is required from a modern barn.

An existing steel frame barn is already present adjacent the site and sets a planning precedence for this application, being of the same size and scale as the existing structure. The existing stone barn is also not fit for purpose and a new steel barn to match the existing would offer a new, safe and secure structure for the furtherance of the farm business.

4.4 Impact Assessment

Any development located adjacent a highway or adjacent a listed building such as this setting will inevitably cause some sort of impact. The proposals as set out aims to limit disturbance, to incorporate the new development into its surroundings and to ensure the proposals complements its surroundings.

The scheme itself does not impact directly on the listed building, although the works will alter the 'group setting' of the farmstead, as well as having a visual bearing if viewed from the B4405.

The direct impact is minimal.

5 SUMMARY & CONCLUSIONS

5.1 Conclusion

There is very little of architectural or historic interest to the existing site, with all associated Heritage Values coming from 'group value' of the overall setting and the site's proximity to the Grade II* Listed property of Dolaugwyn.

The proposals have been designed with the overall site context in mind, taking into account the confines of the site topography and the 'group setting' of the farmstead.

The existing barn is dilapidated and in a poor state of disrepair, with the expenditure required to rectify the damage and reinstate the structure being prohibitively expensive, and well as being limited by overall size.

A new steel frame barn is proposed of a size and scale to match the adjacent steel frame barn. This in turn will provide all the space and adaptability that is required, as well as providing a new, safe and secure structure for the furtherance of the farm business.

