

HERITAGE IMPACT STATEMENT

THE APPLICATION SITE

SITE ADDRESS:

Aberbaiden Farm, Cefn Cribwr CF32 0BP

The property is a Grade II listed building

BRIEF DESCRIPTION OF THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

History

Aberbaiden was built c1810 by the Margam Estate to replace an earlier farmhouse to the N. The tenants were the Lewis family. The house has an unusual plan form for the period, being almost symmetrical but incorporating elements of an earlier tradition. The house has lower wings to each end, a kitchen to the W, and a stable and granary to the E. Originally, the kitchen would have been the inner room, resulting in a 3 unit direct entry house with adjoining stable.

Exterior

Three window 2 storey house with entrance bay offset to the left and with lower flanking wings and rear staircase projection. Constructed of rubble stone under slate roofs. End stacks to main range, of brick to L and stone to R. The front faces S, away from the road. The openings have segmental voussoir heads. Planked front door immediately L of centre flanked by 6 over 6 pane horned sashed windows. The upper storey has 3 over 6 pane horned sashes aligned with the openings below. Lower wing to L has a multi pane window to the ground floor and a blind window above. The lower wing to R has a planked door and window, also with a blind window above.

The W gable end has a late C20 6 pane window to the upper storey and a small flat roofed projection adjacent to the ground floor. The rear side faces the road, to the L of the centre is a staircase projection with catslide roof. A 2 light multi pane casement lights the stairs. Two small skylights to the main roof pitch and one to the right R wing.

Single storey brick lean to R with 2 light casement window and doorway into W side. A porch canopy is adjacent, and covers a doorway leading into the lower kitchen wing. Wide 3 light casement to its R. To the L of the staircase is a further single storey lean-to, rendered with planked door and 2 light multi pane casement. The lower wing to the L has a blocked doorway. A stone staircase against the E gable end provided access to a former granary.

Interior

Two similar reception rooms separated by a narrow partition. Entrance to L of centre leads directly into the hall, which has a large fireplace to the W end with a segmental head of voussoirs. On its L and at a slight angle is a large bake oven with segmental brick head. Doorway to R of kitchen. The hall originally had a rear door next to the staircase, now blocked. The staircase is accessed through a round headed plank door. Each room has a cross beam, symmetrically placed. The hall has moulded joists, whilst the parlour has a plastered ceiling. Parlour with C20 fireplace in E wall, and doorway next to the partition which led to the corridor

Reasons for Listing

Listed as an unaltered farmhouse retaining its character, unusual for its retention of a traditional 3 unit plan form in the early 19th century.

DESCRIPTION OF PROPOSED WORKS

Installation of a domestic oil fired combination boiler for partial central heating and hot water.

Install 1000 litre oil tank and concrete base.

Refer to plans 01 to 07 for full details of work.

REASON FOR PROPOSED WORKS

NPTCBC grant funded work for targeted energy efficiency measures to clients living in fuel poverty. Provide manageable and efficient central heating and hot water system for octogenarian client in fuel poverty.

Works consist of: Removal of existing solid fuel back boiler system. Existing solid fuel fire place to be reinstated as existing following removal of back boiler.

Installation of a new efficient oil fired combination boiler. New boiler flue to extend through the half brick wall. Installation of oil tank and concrete base at the eastern side of the building.

ASSESSMENT OF IMPACT

Proposed Work	Objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed solution
Removal of conventional solid fuel back boiler system. Install new efficient oil fired combination boiler, radiators, associated pipework and electrical connection. New boiler flue to extend through wall and installation of oil tank and base.	Provide manageable and efficient central heating and hot water system for octogenarian client in fuel poverty.	Flue to be position through wall of part of the building added at a later date. Oil tank to be sited on yard away from listed building.	Improve the efficiency of the heating system without negatively affecting existing building.	Flue will extend through part of building that was added later to the original building. Position tank by eastern side of building.	Position flue at low level (approx 900mm from path level) and position oil tank behind outbuilding and screen around the tank. Existing solid fuel fire place to be reinstated as existing following removal of back boiler. Installation of a new efficient oil fired combination boiler.