Superseded

HERITAGE IMPACT ASSESSMENT

Application

To replace the existing windows and doors and to demolish and rebuild the porch at the rear of 1 Gelli Houses, Cymmer, Port Talbot SA13 3NP

The property was listed in 2000; Grade II for historical reasons.

Location

The property is situated in a rural location alongside the A4107 between Cymmer and Abergwynfi. The River Gwynfi flows on the other side of this road with the cycle track about 8 metres beyond it and the mountain rises steadily just beyond this. Within about 4 metres of the rear of the property, the ground rises steeply to the fields of Gelli Farm.

History

The property is an end-of-terrace single-storey cottage built in 1883 for miners working in nearby pits. It is the first cottage in one of two rows of six double-fronted cottages placed end-to-end but not quite parallel. Originally of four-room construction with a lean-to pantry at the back, the rubble stone walls are now rendered and some of the roofs have been renewed. The cottages had shared a bakehouse but this had been demolished by 1904.

When the property was renovated in 1984, the slate roof was leaking badly and the wooden windows and doors were in a very poor condition. Because the majority of the roof slates could not be salvaged and the cost of new Welsh slate prohibitive, it was decided to use concrete tiles for the new roof covering. In order to provide adequate living space and maintain two bedrooms in the property, the pantry at the rear was demolished and a concrete block kitchen and bathroom extension built. The internal walls, which were unsafe, were demolished and rebuilt to provide two bedrooms and a lounge. To allow more daylight into the rooms, the window openings were enlarged and new double-glazed wooden windows installed.

The garden alongside the property is rented from Gelli Farm and, in 1984, a garage was built on this land together with a drive leading to the garage.

In 2020, the tile roof was replaced with reclaimed Welsh slate and the chimney repaired and repointed. The fascia, soffit and barge boards were replaced with black ash woodgrain uPVC and the rainwater goods with black roundline uPVC.

Proposed Work

Windows : Remove existing wooden windows and renew with double-glazed Residence 9 heritage style white uPVC units; the glazed units to have lead diamond pattern as existing windows.

Doors : Remove existing wooden doors. Replace front door with similar style black Solidor. Replace back door with white uPVC stable door.

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Porch : Demolish the existing concrete block porch at the rear of the property and rebuild as proposed. The roof to be of reclaimed Welsh slate to match the existing roof; the fascias, barge boards and rainwater goods to be of black roundline uPVC.