



PLANNING HERITAGE

Conservation Planning Consultancy



HERITAGE ASSESSMENT

Project: Tyn Yr Heol House, 1 Henfaes Road, Tonna, Neath

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Planning Heritage Ltd.,

Rengen House, 4 Argyle Street, Bath BA2 4BA

email: greg@planningheritage.co.uk

tel: 0779 226 4297

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1.1 PURPOSE OF THE REPORT

The focus of this report is to assess the heritage significance of Tyn yr Heol House (the 'Site') and whether the scheme to redevelop the site would constitute an unacceptable loss of a heritage asset. The proposal seeks to clear the Site and redevelop it for a small bespoke residential development of 8 Nos. Units.

It is not disputed that the property was correctly listed in 1993 as a late Georgian country house, however since that time it has suffered from severe damage since it was last surveyed in 2000, mainly due to a fire and the collapse and decay of building materials, caused in part by vegetation growth and the structure being exposed to the weather. The extent of damage has witnessed the loss of the internal structure, roof and all interior fixtures and features, as well as subsequent collapse of the front elevation.

The various assessments of the Site since 2019 have witnessed the decay and collapse of the standing remains to the extent that overall we assess the Site to be of negligible architectural merit and no longer of historic value. Notwithstanding, the over grown nature of the Site and the benefits this may have for local flora and fauna, the heritage value of the former house has been lost.

The assessment of the Site should be read in conjunction with the supporting documents produced by Mann Williams, Consulting Civil and Structural Engineers (**Structural Survey Addendum 2 – updated. 16.12.2024** and the **Demolition Methodology; Dec 2024**), which conclude that in light of the further degrading of the walls they are unstable and some are showing signs of fracture. The report highlights the health and safety issues and the likely

costs involved in repairing these structures, the house and other structures would be beyond viable economic restoration.

This statement provides a proportionate assessment of the heritage value and significance of the building and concludes that the standing structures are beyond safe and viable repair.

1.2 EXECUTIVE SUMMARY

The Site has deteriorated over time since the fire destroyed the interior and roof structure to the point where the standing remains are of negligible architectural merit and of no historic value.

Located on the southern side of the Henfaes Road. It is overgrown and the house is ruinous; the majority of the front elevation survives simply due to the blockwork supporting the windows openings. The interior has collapsed into the cellars and the spoil is beyond salvage. Those walls which do survive are would not be capable of repair without extensive demolition and as such any new building would have no heritage value. The Site no longer reflects the description as set out in the listing, which stated it had been included upon the statutory list for its **architectural interest as a substantial c1800 house retaining original character**.

Tyn yr Heol was listed at Grade II in November 1993 and the listing reviewed in February 2000.

The historic house at Tyn yr Heol was an early C18 Georgian house of some status set back from the road behind a high stone wall. Originally, a 2 storey building with attic and basement, symmetrical five bay front elevation it was

extended in the early-mid C20 to the NE by a substantial brick extension. Built in local stone and rendered with expressed quoins under a hipped tiled roof with tall end stacks it was a property of some status.

Today it is overgrown and hidden by vegetation following its destruction in a fire, which resulted in the subsequent collapse of much of the building. The standing structures comprise the side and rear walls and the brick extension, which appears to be acting as a buttress to the older property.

The grounds include the standing remains of former outbuildings to the east and south of the former house and a number of specimen trees including monkey puzzle trees and copper beech, some of which have Tree Preservation Orders.

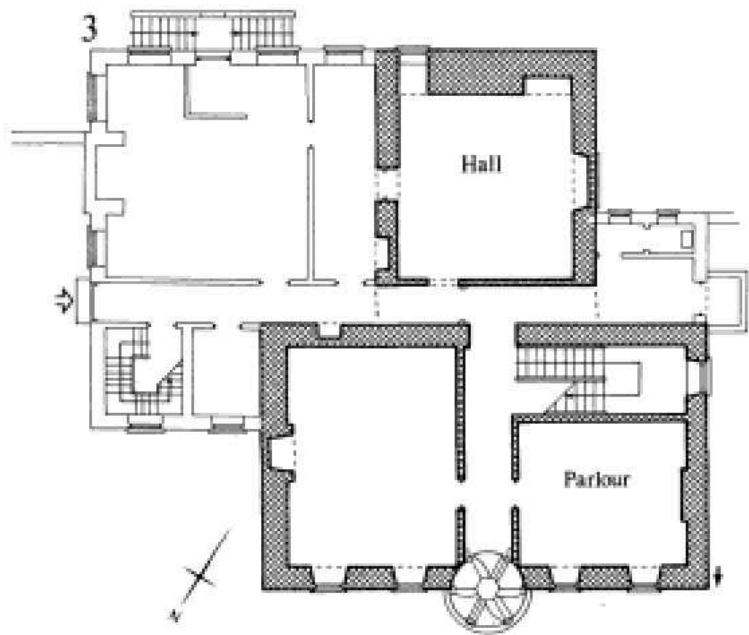


Fig.i:Extract from RCAHM Wales, **Farmhouses and Cottages, An Inventory of Ancient Monuments in Glamorgan**, (vol IV part 2; 1988) showing ground floor plan



1. Tyn yr Heol House c.1890s; original front elevation, stone roof, semicircular central timber porch and stacks



2. A similar view today; the Site seen from the road with wall to left of FF sash window marked as reference

UNDERSTANDING: THE SITE TODAY

2.1 STATUTORY DESIGNATIONS

The building is listed at Grade II. It is not located within a conservation area.

The list description states:

Location

Set back from the main B4434 through the village 0.7km SW of Tonna church. In its own grounds with rubble boundary wall and stone gate-piers to the drive.

History

A classical house of c1800, with early C19 refenestration and enlargement. The house became a ladies' seminary in the early C20 but was uninhabited at the time of inspection.

Exterior

A symmetrical 5-bay house of 2 storeys and attic, with a roughcast front with quoins and a tall hipped roof typical of this period, with bracketed eaves. Most of the slates are missing. Flush-set sash windows, all with panelled shutters, have now mostly lost their glazing bars. A distinctive, semicircular central timber porch is early C20. It has pilasters, a bracketed cornice and small-pane glazing. The outer door is convex and the inner door, with reeded pilasters, is concave forming a rounded lobby. Two slate-hung dormers have hipped roofs and 9-pane sashes. The L end wall is 1-window and has an attached 2-storey red brick extension with a flat roof and recessed, camber-headed sashes. The R end wall has a tall stair light and an attached flat-roofed 2-storey block to the rear including a half-glazed door. The rear elevation has a gable-ended rubble cross range to the centre which is part of the original structure (and is said by RCAHMW to have contained the hall). To

the R is a tall 2-storey range, parallel to the main block, with outside steps and similar sashes.

Interior

Not accessible at the time of inspection but described by the RCAHMW as having an ornate timber staircase reached by a central stair-passage.

Listed

Listed for its architectural interest as a substantial c1800 house retaining original character.

2.2 STATUTORY LEGISLATION, POLICY AND GUIDANCE

The policy context briefly comprises:

- Planning (Listed Buildings and Conservation Areas)(Wales) Act 1990 and the Historic Environment (Wales) Act 2016
- Planning Policy Wales Edition 10 and Technical Advice Note 24: The Historic Environment May 2017
- Council's planning policy framework relating to the historic environment is contained in the Adopted Neath Port Talbot Local Development Plan and includes the SPG *Historic Environment*. Of particular relevance to this proposal is Policy SP21 *Built Environment and Historic Heritage* which deals with the Historic Environment and states the Council's intentions on managing change and opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.

2.3 RESOURCES

Searches were undertaken online, including the National Monuments Record of Wales (NMRW), National Archives, West Glamorgan Archive Service and the Glamorgan Records Office (GRO) on-line catalogue.

2.4 CONTEXT

The site is set back from the Neath/Henfaes Road behind a substantial stone wall. The buildings are no longer visible due to the overgrown nature of the site which now has the character of a woodland. The only visible clues to its past are the entrance gate piers and glimpsed views of specimen trees, including Monkey Puzzles and copper beeches.

The site comprises the structures of the ruined house and outbuilding. The site is unsafe and attempts have been made to secure it by erecting Heras fencing.

The Tithe Map shows that the property was in the ownership of Philip Jones who owned extensive holdings in the area at that time. The apportionment for the Tithe describes the homestead as **House garden yard and buildings**.

A Dangerous Building Notice was served in May 2018.

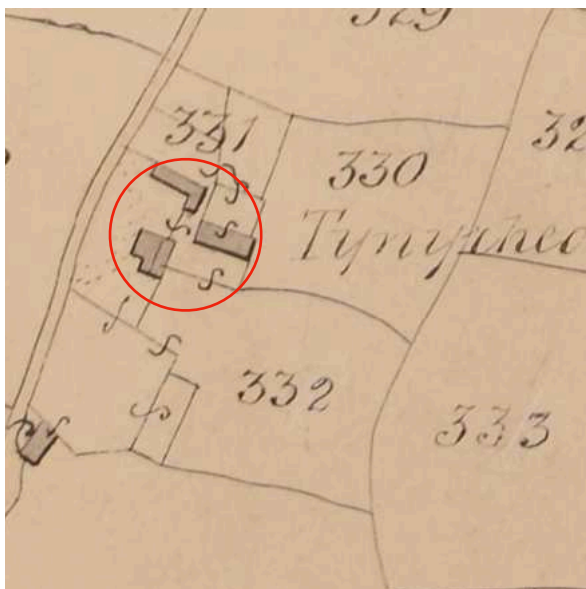


Fig.ii: Extract from the 1845 Tithe Map



Fig.iii: Extract from 1884 OS map

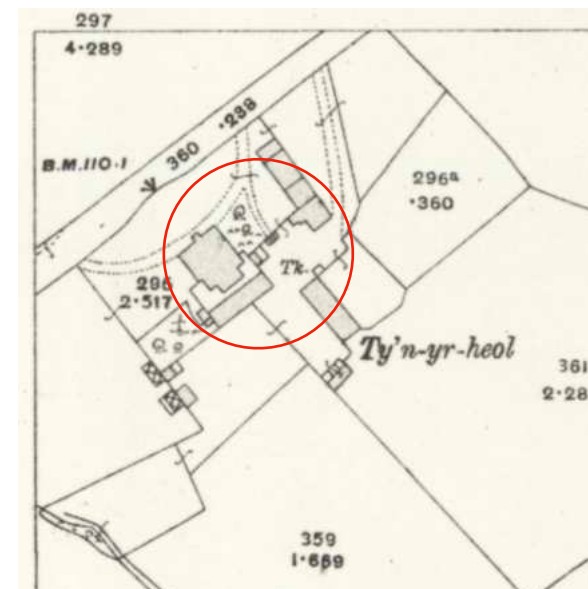


Fig. iv: Extract from 1918 OS map

2.5 THE BUILDING

The cartographic evidence shows the historic house set back from the road behind the boundary wall with a curving drive leading up to the house from the two existing entrances. Interestingly the cartographic evidence shows various footprints, however, the evidence indicates that it was square on plan with a rear extension, possibly housing an early staircase. The Apportionment to the 1845 Tithe Map lists Phillip Jones as the landowner and occupier and the map itself shows the property as having a small extension to the SW side, however there is little physical evidence to suggest this. A more accurate planform is shown in Fig.i above.

The cartographic evidence shows a number of outbuildings associated with the property with the building on the eastern boundary still in part surviving. Those to the SE and immediately to the rear have been lost.

The evidence shows the brick extension dates from the mid C20.

Drone footage show little survives of the standing remains on site, with the main structure retaining the outline of the house and brick extension, whilst it is not possible to make out the remains of the outbuilding to the NE.

The main house

The original house was as an attractive property dating from the early C18. It was a small of some importance local house built in the Queen Anne style with later alterations. An early photograph dating from the late C19, shows it as a 5-bay rendered building with decorative quoins, two tall Flemish bond stacks to each end, hipped plain tile/slate roof with two front hipped 3 over 6 dormers and unusual timber and C19 glazed semi-circular porch with revolving doors, the 6 over 6 sashes were without horns and had exposed boxes.

The RCAHM Wales, **Farmhouses and Cottages, An Inventory of Ancient Monuments in Glamorgan**, (vol IV part 2; 1988) includes a ground floor plan showing the original and later structures. It comprised a two room plan with central passage with offset dogleg staircase, the passage leading through to a square hall at the rear.

Today it is unrecognisable and the property is in a ruinous state having suffered from a major fire which resulted in the lost all internal floors, front elevation, roof structure and top sections of most walls. Previous assessments carried when it was possible to see parts of the interior of the former house, revealed the level of decay and collapse to be extensive and that the structure is in a serious state of dereliction. It is now however, inaccessible due to the growth of vegetation.

The parlous and dangerous state of the property raises difficult and complicated health and safety concerns making it unsafe to enter to carry out work or repairs. The poor condition of walls, the loss of floor structures and partially collapse of the barrel vaulted basements has created an unstable situation, which is exacerbated by a lack of longterm weather protection.

The assessment of the standing structure has highlighted the clear and obvious differences between the property shown in historic photographs from the late C19 and as it is now. The unsafe condition of the property has meant that it has been possible to instal appropriate safety measures including propping and scaffold.

Within the rear section of the building, high level steel floor beams remain in place. The beams appear compatible with construction of the brick extension c.1930-50s and indicate that there was a substantial refit carried out to the whole of the property at that time.

Throughout the surviving structure at the lower levels there is a large build up of rubble and construction materials. The spoil heaps comprise a mix of stone, brick and timber from the collapsed walls/floors above. The weight has led to the collapse of the basement vaults. The inspection of that spoil revealed nothin of any architectural merit had survived.

Reference to the original staircase can be found in the RCAHM Wales, **Farmhouses and Cottages, An Inventory of Ancient Monuments in Glamorgan**, (vol IV part 2; 1988). It was listed as being an ornate timber feature, located centrally in the building, albeit the plan (Fig.i) shows it offset from the central passage. The Pevsner Guide to Glamorgan (**Newman, John, The Buildings of Wales; Glamorgan, 1995**, p 630), states the semi-circular

entrance with its revolving doors were been installed when the property was a Ladies Seminary in the early C20, however this appears to be incorrect as they are in place in the late C19 photograph, indicating an earlier date. The brick extension is also referred to in sources as dating from the 1920s when it was used as the seminary.

Today the walls are overgrown and have vegetation growing from the exposed rubble tops, sides and floors. Window openings in the house have either been infilled with blockwork or collapsed. No timber fenestration survives in the historic sections. Structural timbers that have survived are beyond repair/salvaging.

The building was re-rendered in the late C20 with a hard cement roughcast render. Although this trapping moisture within the masonry leading to further decay, it has been acting as a form of restraint/binding to the walls.

The semicircular central timber porch has perished and collapsed. Elements of this were seen on the ground.



4. Tyn yr Heol House c.1980s; extension to side, cement render, lost stacks and replacement slate roof



3. The standing remains of the main house 2024 (south to top of image)



5. Tyn yr Heol House c.2014



6. Tyn yr Heol House c.2014



7. Tyn yr Heol House; September 2023



8. Tyn yr Heol House; September 2023



9. The brick extension; Sept 2019



10. The remains of the front porch with reeded pilaster;
Sept 2019



11. Right side of front elevation showing horizontal
cracking along window tops; Sept 2019



12. The interior of the rear range; Sept 2019



13. The interior of the brick extension; Sept 2019



14. Interior of the main house; corroded C20 steel floor beams; Sept 2019

The outbuilding

As discussed in this report the Site historically had three outbuildings, which were located to the NE of the house, immediately to the south of the house at the rear and a third slightly further to the south. Today, the remains of the NE outbuilding can be seen but accessed whilst the other two structures have collapsed and are not recognisable. As with the main house, the form and design of the outbuildings is no longer recognisable. Where standing remains survive, the condition of those walls is parlous and the lack of any roof(s) has resulted in the loss of the interiors and accelerated weathering to the wall tops. There has been tree damage both from the growth of self seeded plants growing in the walls and interior but also from storm damage when limbs of large trees have fallen onto the remains causing further collapse.

The NE outbuilding, which may have served as a coach house with stables with attached cottage on the southern end, is derelict and without any roof. Due to the vegetation growth, access to or any clear view of the standing remains of the NE outbuilding is not possible. The assessment of the standing structures indicates the NE outbuilding was divided into sections however access into all sections was not obviously apparent due to the extent of collapse and vegetation. Within the structure there are openings for fireplaces but there have been no surrounds and grates. The stalls, bays, partitions have been lost as have the first/upper floor levels. Historic photographs of the main barn show a sizeable building with slate roof, ridge stack, limewashed rubble walls and the first floor gable section of the SE end dressed with tin or slate hanging and domestic accommodation in the southern half. The northern half had stabling and storage.

The outbuilding immediately to the rear of the main house was the smaller structure and appears from the single photograph to have been a servants cottage or smithy. A single photograph taken c.1980s shows a rubble building with stack and corrugate tin roof.

The appearance of the third outbuilding is unknown and no photographs or plans have been found showing it. The remains of this building are minimal.



15. The NE barn c.early-mid C20



16. View of the west gable of outbuilding to the rear of the house c.1980



17. Aerial of location of NE barn



18. Aerial view of approximate position of remains of the NE barn



19. Aerial photograph showing approximate location of standing remains



20. The outbuilding immediately to the rear of house; west gable c.2014



21. Interior view of the NE outbuilding c.2019



22. Interior of NE outbuilding looking north c. 2019

3.1 INTRODUCTION

Significance can be defined as the *'value of a heritage asset to this and future generations because of its heritage interest'*. Significance is unique to a place and it is vital to identify this, as the aim of conservation is to sensitively manage change to a place to ensure that its significance is protected, and also revealed, reinforced and enhanced at every possible opportunity.

There are occasions when the significance of a building or place may be regarded simply as intrinsic. However, since significance is evaluated as a result of how a building or place is interpreted or perceived at a given moment, there are instances where significance can be regarded as a fluid concept that can either be eroded or enhanced, depending on the consequences of change. Significance can be eroded through, for example, partial demolition or inappropriate alterations. Alternatively, it can be enhanced through informed, considered change which can bring positive benefits. These benefits can include the revealing of heritage values, the re-assertion of historic integrity, facilitating greater public appreciation and the strengthening of communal values and uses – all of which may ultimately raise the level of significance. Thus the aims of managed change to protect, reveal, reinforce or enhance significance can be achieved through a variety of means including conservation, improved interpretation, understanding and/or presentation.

3.2 THE ASSESSMENT OF SIGNIFICANCE

This assessment of significance has been informed by site investigation combined with archival research limited by the current CV19 restrictions.

Many heritage values are recognised by the statutory designation and regulation of significant places. In statutory terms, the property was listed in 1993 at Grade II.

These designations provides a formal statement of the national architectural and/or historical interest of the site and its local value. However, it is essential to go beyond this view to arrive at a deeper understanding of its values and significances that considers more than matters architectural-historical and identifies nuances in levels of significance. This ensures that decisions regarding both day-to-day and long-term management take into account the values that contribute to its significance.

The range of values that may therefore contribute to the significance of a place can be categorised under the following headings as set out in CADW's *Conservation Principles (2011)*:

Evidential Value: the potential of a place to yield evidence about past human activity;

Historical Value: the associative or illustrative ways in which past people, events and aspects of life can be connected through a place to the present;

Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a heritage asset or place;

Communal Value: the associated meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values embrace spatial, social and inspirational values.

EVIDENTIAL:

Due to the extent of previous works c.1920-50s and the further damage caused by the fire, much evidential value of previous room layouts, historic features and materials hidden under more modern fabric has been lost. In this regard, value is contained in the ability of the Site to reveal how it was used and by whom.

The Site was originally an attractive symmetrical 5 bay built in the classical style, later becoming a ladies seminary. Thus the residential use ensured the Site made a significant contribution to the character and heritage values of the wider townscape.

HISTORICAL

In addition to the historic maps and floor plan illustrating the previous arrangement of the property, there are few areas of potentially original fabric surviving within the building.

However, the front façade and roof of the property have collapsed thus the illustrative historic values are minimal and the overall value is low due to the poor survival of fabric and lack of original floor plans and illustrations. As has been discussed, the building is ruinous and beyond viable economic repair and the Site as whole is overgrown. In this regard, its illustrative value of the heritage of the Site is derived by the former function paired with its architectural characteristics and adaptations, however the historic value has been lost and as such low value is asserted.

AESTHETIC

The original building is acknowledged as having been an attractive house of some importance and status. However, the original design was compromised by the loss of the two stacks and the subsequent large brick extension which would have been a jarring addition to the symmetry of the historic house and its softer rendered appearance.

The grounds in which the historic house was set would have provided an important amenity and green space and were integral to the design of the heritage asset including its collection of outbuildings, most of which have been lost.

Overall the setting of Tyn Yr Heol House with regard to the street frontage had a high aesthetic value. However the extent of fire damage and collapse has caused the loss of all notable historic fabric and the loss of formal gardens and planting within the grounds including the loss of outbuildings, have all compromised the aesthetic value and have been detrimental to the Site.

Today, we assess the Site to be of negligible architectural merit and no historic value. Taking into account the detrimental impact to the wider area owing to the Site appearance and overgrown nature in which there are no discernible buildings, we consider the Site to be negative to the character and appearance of the street and wider area.

Today, the Site has limited value due to the substantial loss of fabric, fixture and fittings as well as formal gardens and associated pathways/drive. In effect, the Site has no merit in this regard. For this reason, the Site is considered to be of low aesthetic value.

3.3 ELEMENTS OF SIGNIFICANCE

The significance of the Site was derived from its age and the external appearance of the house and the interior planform, even though this is, as discussed in this report has been lost. Originally, a square form built in the The significance was also derived from the contribution the site makes to the wider townscape.

the house

The architectural significance of the house would have been derived from the age of the property, attractive external architectural appearance and detailing and the interior planform and features within the building.

As has been explained in this report and notwithstanding that it was listed with the brick extension, it is apparent the site no longer retains the historic core of the building in terms of its architectural appearance, which is acknowledged was an attractive building. The assessment of the standing remains has revealed that within the historic core there were a number of steel floor beams indicating considerable change had taken place to the interior and that prior to the fire it may not have contained historic/original

fabric. It is however apparent that what remains of the historic core is minimal and the extent of loss is so significant that it falls short of being an example or having the **architectural interest of a substantial C18 house retaining original character**.

The building as it stands, does not bear any resemblance to the property that it was originally or indeed as it was prior to the fire. The quality and extent of the surviving features both externally and internally is not good or of high significance. The principal features one would hope or expect to find, such as an elegant/ornate staircase, elegant fireplaces and joinery have all been lost. The extent of damage within the house extends to the collapse of the cellar vaults under the weight of the rubble from the interior floor/walls and roof structure.

The window openings have largely been blocked up to support the walls. Where sashes survive, they are modern C20 replacements. Historically, the property was a distinctive domestic building however the extent of damage and loss including the collapse of the principal elevation and the complete collapse of all floors and entire roof structure has left little surviving historic fabric of architectural interest within the envelop of the building. What does survive is of extremely limited value and lacks architectural interest.

Notwithstanding that, it is recognised that condition is not necessarily a consideration for listing or indeed maintaining that protection, however as stated in the accompanying Mann Williams Structural report, **some walls could be saved, principally the brick sections to the south east and some of the rear range to the original house, whilst others are lost or in poor condition and would be lost during any repairs. All walls would need to be taken down by around a meter as the wall heads appear to have been degraded by the weather.** The result of such work would be that repairing the site would result in the reconstruction of a modern building.

The Structural Report also alludes to the viability of repairing the structure. The condition of the site is extremely parlous and that the process of repair would require serious consideration in light of Health and Safety requirements. It is likely the implications/practicality of the health and safety issues and the cost

of repairing these structures, would be considerable and make any project that includes the restoration of these structures economically unviable.

Today the property as well as its outbuilding are in a ruinous state and both are in a dangerous condition. The standing structure of the house no longer reflects the simple elegance of the former dwelling with its symmetrical 5 bay frontage and unusual semicircular timber porch.

the outbuilding

As with the house, the surviving outbuilding is ruinous and does not retain any trace of its historic appearance.

The walls are all rubble stone construction and are unsafe. The structure is missing its roof and it is now overgrown and decaying.

setting

The assessment of the property's significance also considered the setting of the site and its contribution to the character and appearance of the wider settlement.

As describe din this report, the derelict nature of the site and its overgrown appearance blight the wider character and appearance of the townscape. The mature trees including beech and monkey puzzles are attractive however they are not clearly seen as the extent of undergrowth is extensive. The tree-lined/green nature along the boundary along Henfaes Road provides a distinctive green space however the boundary wall obscures any site of the grounds of the house, rather the site is seen as a wooded plot.

The former gardens, which would have provided a much valued and appropriate setting for the house have been lost.

Overall the site as it is now blights the area and lends a sense of decay and dereliction to the wider area.

3.4 THE ISSUE OF PRINCIPLE

As discussed, the significance of the property has been lost through fire and decay. This report shows that in respect to historic fabric, little of note survives and what does survive is in a parlous condition and does not retain any special interest.

In regard to the assessment of the standing structure, it is apparent that building is in a serious state of disrepair and continued degradation. As a structure, it is unsafe to enter as the walls are unstable and in poor condition due to the lack of support combined with extensive vegetation growth and exposure to weathering. The loss of bearings to the C20 steel beams and the loss of ground floor structures including decayed suspended floors and the partially collapsed vaults has added to the weakness within the structure.

With regard to the restoration of the building, it is apparent that little is known of what features have been lost and indeed whether those were in fact historic as there is evidence to show that substantial work was undertaken to the property c.1920-50s as is evident by the steel floor beams. The advice set out in CADW's *Conservation Principles (2011)* states restoration of an historic asset will normally only be acceptable if the work proposed is justified by **compelling evidence of the evolution of that place, and is executed in accordance with that evidence** and where that work involves the recreation of the lost parts, appearance or function of an historic asset, it must be based upon **the strongest available evidence for its construction and layout**.

This accepts that where parts are restored that have collapsed or been destroyed/lost, the end result is that these areas will be new and although they may add further layers of history, they could equally diminish the value of the surviving fabric rather than lead to the enhancement and sustainability of the asset. CADW recognise major restoration can compromise the authenticity of an historic asset and they state **there is a fine line between restoration and new work. When restoration becomes speculative or produces a generalised recreation, the proposals should be treated as new work.**

However, the surviving evidence indicates the interior, which was not recorded at the time of listing, suggests that it underwent a comprehensive refurbishment in the 1920s, evident by the surviving steel floor beams. The loss of principal features including decorative finishes, joinery, staircases, fenestration and fire surrounds, has reduced the value of the existing structure in historic and architectural terms to one which falls far short being a buildings of special architectural or historic interest. The unknown nature of the interior features and extent of C20 modification is such that, in this case if it were to be restored it would be speculative exercise.

In assessing the extent of new work and repairs, the Mann Williams structural assessment concluded that although it may be feasible to save some walls, principally those brick sections to the south east and some of the rear range to the original house, others are in such in poor condition that they would be lost during any repairs. However, even where walls could be 'saved' and thus repaired, those works would require all walls to be taken down by a minimum of a metre in order to stabilise the wall heads, all of which have degraded through weathering.

However the caveat to that assumption is that there are fundamental Health and Safety concerns about how one would initiate those works. There is a clear requirement to make the building safe with scaffold in parallel to being cleared of loose materials, rubble and vegetation, which in turn may destabilise the structure further. Only once this had taken place, could the full extent of repair be established, with the result that further historic fabric would be lost through demolition to acquire a stable base from which to work and the historic integrity diminished still further.

Thus, it is likely the implications/practicality of the health and safety issues and the cost of repairing these structures, would be considerable and make any project economically unviable.

In parallel to this, the conclusion is that although it may be academically feasible to save elements of what still stands, the result would be areas of little of any historic value or interest and that the cost of such repair would be considerable.

Notwithstanding the general presumption in favour of the preservation of a listed building, as set out in TAN24, it must be a consideration that in this particular case its repair is so extensive that by so doing it becomes a pastiche of the historic. In effect it would mean the 'restored' building would effectively be a modern interpretation of what it once looked like, notwithstanding there is no indication as to what the interior features or plan were.

3.5 STATEMENT OF SIGNIFICANCE

Tyn Yr Heol House was originally a small but important property of some status set back from the road behind a tall stone boundary wall. It was an attractive dwelling built c.1700 and is shown on the tithe map of 1845. The building has been extended considerably since it was built, not all of which has been sympathetic to the original.

The building was in the Queen Anne architectural style and was typical of many of the smaller houses of importance, however the destruction caused by the fire and later collapse of the central section of the front elevation has diminished the architectural merit to the point where it no longer has merit.

The site appearance is now one of decay and dereliction, a building beyond saving without considerable investment that would make any scheme economically unviable.

The inspection revealed that notwithstanding what survives, much of it shows considerable C20 intervention in the form of structural floor beams and additions to the original building. The surviving fabric retains few historic fittings and fabric resulting in a building largely devoid of character. This has been compounded by the extensions which have impacted upon the ability to understand the original building, its form and plan.

Tyn Yr Heol is at best, a collection of walls of little note and is a site that blights the area.

HERITAGE IMPACT ASSESSMENT

4.1 CRITERIA FOR ASSESSMENT OF THE SITE

The focus of this report is to examine and assess the significance of the Site in terms of the impact that the proposed works will have upon the significance of the heritage asset(s). The proposal seeks to clear the Site and redevelop it for a small bespoke residential development of 8Nos. units. The layout of the Site for the new development would represent a sensitive scheme that makes best use of the Site.

In assessing the proposals, it is recognised the condition of the standing structures and notable that of the house, has suffered from continued deterioration and damage. The continuing degradation is noted in the accompanying structural report by Mann Williams, which concludes the majority of the standing structure can not be variably restored and would be lost as part of any repair programme and the associated health and safety measures involved in securing the Site would be such that the cost of restoration would be prohibitive.

The assessment the heritage value of the Site has shown the historic significance of the physical Tyn Yr Heol House and its associated outbuildings has been lost, accepting that there remains an academic understanding of the property and its residential use which once occupied the Site. Today, it is only through photographic sources that it is possible to understand the classical appearance of an elegant detached, early C18 property of some status.

However, today there is no trace of that appearance nor is there an interior of the C18 property. The standing remains of the 1920-30s brick extensions do not hold the same historic significance as the original house and are thus of less importance. The loss of the internal floors, roofs, stairs and roofs and upper

wall sections have all been detrimental to heritage value of the Site. The ruins of these buildings are unstable and it is unsafe to enter. Further collapse and vegetation growth has been extensive and compromised any surviving detail.

4.2 IMPACT ASSESSMENT OF THE PROPOSED WORKS

This statement of significance has been prepared to support an application to redevelop the Site for residential use. The assessment focussed on the heritage significance of the standing remains and the impact of the works upon the fabric and character. It is a proportionate level of information and understanding of the heritage issues in this regard.

The assessment has shown the designated heritage asset which would be affected by the proposals has been properly identified as Tyn Yr Heol House as well as the grounds in which it once stood. The heritage significance of these is described proportionately as part of this report.

The work has been informed by the relevant heritage legislation, policy and guidance, site inspection and assessment of the archival sources. Together, these provide the appropriate context for consideration of the heritage impacts of the scheme.

As discussed in this report, the design has been informed by the existing Site constraints and the need to reflect how the Site and former house faced the road. The scheme has been drawn up to ensure the primacy of the main house is retained whilst the associated houses reflect the nature of buildings of a smaller scale and are set back from the road frontage.

The design of the proposed scheme will achieve a new and varied selection of accommodation that is sympathetically positioned within the site to maintain the relationship between the individual houses but also the surrounding properties.

The architectural style of the proposal seeks to mirror elements of the historic house and is one which can successfully deal with the constraints of the site, and responds to the need to maintain the architectural integrity of the site without adversely affecting the overall character of the wider area.

It is considered the proposed development will enhance the use of the Site and in turn, its value and contribution to the wider street scene, which for many years has been blighted by the ruinous and overgrown condition of it. The intention of these proposals is to create a solution which has been considered as part of a holistic approach in achieving the redevelopment, ensuring that through these works the Site is enhanced and restored to a standard that achieves a viable solution that reverses the ongoing blight.

The assessment of the standing remains has shown there is little of any surviving fabric and what there is, is of no historic merit and negatively affects the surroundings. The fabric which does survive is in a condition that is beyond viable retention. Likewise, the historic setting of the house, the formal gardens and how it related to road with the two entrances has been diminished by the overgrown nature of the grounds. The extensive fire damage and the development of the surrounding countryside, has altered the surroundings in which it is understood, experienced, and appreciated. In effect that understanding has changed and the historic context has been lost. This is a derelict plot in which the relationship with the surrounding housing is one of blight rather than a positive experience.

The proposals seek to redevelop the Site in a manner that reflects the historic property and its access, seeking to design a new form of housing in which the main property will address the street frontage in the same manner as the historic house once did with its collection of associated buildings. The new development would create a building of a similar size to the existing property, which would face the drive and road frontage with further 2-storey houses

set to the rear, all of which would be served by a new shared driveway that reflected the C19 access arrangement

In assessing the design of the proposed development, the architectural qualities of the replacement buildings comply with the aims of the TAN24 and the need for good design. The new dwellings would be of a traditional, vernacular treatment that is sympathetic to the historic context of the Site and the form of what has been lost. It is intended to locate the new homes within the Site in a way that reflects the historic arrangement of built form but also ensure that these do not compromise the TPO trees or impose upon the neighbouring properties, which surround the Site.

In the same way that the present Site sits behind the boundary wall and retains the two entrances, so would the proposed. It would thus be discretely located and not impose upon the streetscape whilst ensuring the new scheme would be seen and understood in a way that shows the Site has been restored and is no longer overgrown and the structures dilapidated.

In assessing the level of harm which this scheme proposes, it is acknowledged that the Site comprises aspects of surviving physical elements of previous human activity and illustrates how it was used by past generations. However, whilst the remains of the house and gardens may contribute to that understanding, their present contribution is minimal as a result of the ruinous nature of the buildings. Accepting the gardens can be cleared and the replanted, the restoration of the buildings is beyond economic viability.

It is acknowledged the redevelopment of the Site would have an initial adverse impact in terms of the demolition of the remaining standing structures and during the construction phases, however the overall effect of this development once completed, coupled with the other work and enhancements required to facilitate the new dwellings, will be beneficial and enhance the wider location.

5.1 CONCLUSION

This reports demonstrates that the surviving elements of the building embody little of any special architectural or historic fabric/interest. The standing remains which are in a dangerous condition, show that there are no historic features which have survived and the ruins do not portray a complete or intact example an elegant house of status, as per the list description.

The fire destroyed the historic interior and its detailing, fabric and roof coverings and was so extensive that it caused the collapse of the internal structures including the staircase, roof and floors. The additional weight of fallen debris and material damaged sections of basement vaulting causing further loss fabric. The outcome of the fire was the loss of all significant internal features which was to the detriment of the Site's architectural interest and this has been further eroded over time by the wind and weather and vegetation growth. The features which do survive, date from the C20 (steel floor beams), whilst door and window openings are devoid of architectural detail/ mouldings and thus have very little historic value or merit.

Due to the exceptional circumstances of this Site, and in light of further robust assessment, it is apparent the standing structures are beyond viable repair and restoration, although the Site offers an opportunity for sensitive redevelopment and enhancement of the local area. The proposed redevelopment is sympathetic and is one based upon the manner in which Tyn Yr Heol House addressed the street. The proposed scheme would achieve a beneficial reuse of the Site, removing the blight to the wider community by providing housing, a use that this Site has historically been associated with.