

Heritage Impact Assessment

Replace & Upgrade to Existing Porch

Bethlehem Chapel House, Llanfair Caereinion SY21 0HT

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Purpose of Document

This Heritage Impact Assessment is prepared to support a Listed Building Consent application for works to a Grade II listed dwelling at Bethlehem Chapel, Llanfair Caereinion, Powys. This document should be read in conjunction with the following documents:

B0001_Bethlehem Chapel Floor Plans
A0001_Bethlehem Chapel-Existing
A0002_Bethlehem Chapel-Location Plan
A0003_Bethlehem Chapel-Site Plans
A0004_Bethlehem Chapel-Proposed
B0005_Existing Porch Decay Visuals
B0006_Planning Permission Visuals

01 - Introduction

The proposed works are in relation to Bethlehem Chapel, Llanfair Caereinion. The building is a Grade II listed (ref 11337 as noted in Coflein records) detached Chapel with house, listed in 1996 and converted for residential purposes in 2009. The property was built for the Calvinistic Methodists in 1834 to seat 135 and shown as Penybrin Chapel and House on the Tithe Map. The original square building had a single door in the SW side approached by a path. This was altered in 1884 (date on porch gable), when the adjoining house was rebuilt, and two doors made in the front facing the road and covered by a long lean-to porch. In 2009 the Chapel and Ministers house was converted into one residential home.

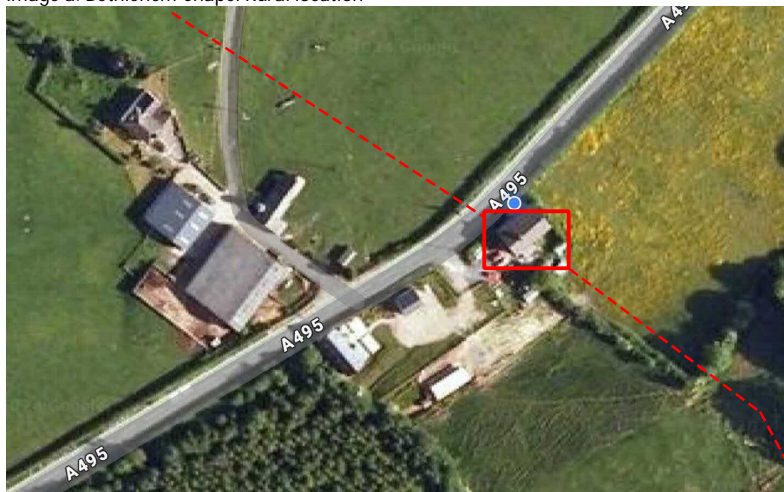
Following the Chapel conversion in 2009, the Chapel porch on the Ministers house requires external repairs work due to age and quality of the products used for the lean-to that was put in place. A revision to the porch would enable [REDACTED] and to continue to maintain the Heritage Chapel style and prevent further degradation of the porch. The proposed work will repair the existing porch and slightly enlarge and enclose the porch area. The porch was a long lean-to porch prior to conversion, at conversion in 2009, the property was merged with the Chapel and the ministers house, along with a new lean-to porch. The porch is a central gable over a boarded door with side lancets (rose trellis).

The below visual demonstrates the property location and the local footpath. The redline denotes the footpath which does not get used. In the past 2.3 years no walkers have been seen on the footpath. The current owners fully accommodate ramblers ensuring a clear pathway, defined and kept clear. The property neighbouring Bethlehem Chapel block ramblers by the installation of an unopenable gate, requiring ramblers to climb over the fence.

The proposed works do not impact the footpath at all. The space remains the same for ramblers to enjoy the countryside, which we actively encourage. We have marked a pathway using white stone for Ramblers to use the footpath across our property, in front of the porch and past the sheds.

The proposed works would replace the aged lean-to-porch and replace it with an enclosed porch that is sensitively built using the same building materials as the minister's house. In addition to repair, the enclosed porch [REDACTED]

Image a. Bethlehem Chapel Rural location



Red lines indicate Footpath

Red Box indicates Bethlehem Chapel

02 - The Objectives of the Proposed Work

In summary, the objectives of the proposed work at Bethlehem Chapel is as follows;

Utilise traditional materials and construction methods for the new porch

Improve the functionality, repair the current porch damage and the appearance
Remove the rotted elements (both uprights)

The current porch is not in keeping with the chapel, the new porch will appear natural to the ministers' house

Added security to and for the property

Current Porch

The current porch is a small side entrance constructed with wooden posts, rose trellis and a slate roof, as shown in the below image. The posts have been repaired several times; each post has perished from the bottom and had repairs, the porch trellis is frail, if leaned on, it would fall over (unable to grow roses due to weight).

Image b. Current Porch



Image c. Trellis



Decay at the bottom of the left post (image d) with a temporary repair made, right post repaired at the bottom from decay (image e).

Image d.



Image e.



Hallway

Inside the front door, is a small hallway. The hallway is approximately a 4ft sq area where the stairs, snug, office, under stairs area and front door meet. This area is where shoes and coats are put on, however as a central point of doors it becomes highly congested resulting in a safety risk for anyone with mobility issues. This

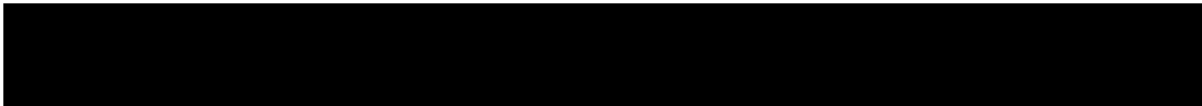


Image C presents Bethlehem Chapel layout and the area marked by a red box and denoted by dashed arrows is the small hallway discussed in the above paragraph.

Image f. Bethlehem Chapel Floor layout

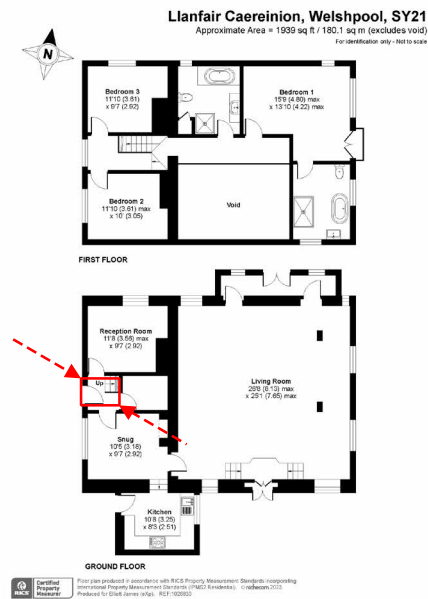


Image g. Actual Hall layout taken from the snug

Image h. Actual Hall layout taken from the reception room

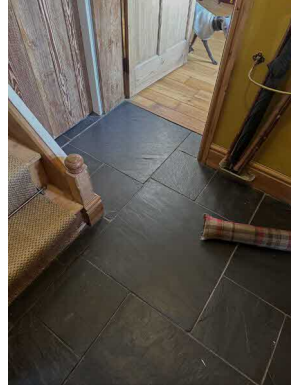


Image i. Hall layout is a health & safety risk



03 - Proposed Works

The following works proposed are noted below, also presented in the accompanying visuals

- 01 – Prepare the groundwork to create the new footprint for the porch
- 02 - Using locally sourced stone will be used to build an external stone wall of 1700mm deep, 2350mm length and 175 mm high using Lime Mortar NHL 3:1
- 03 - The creation of a stone plinth and a Sandstone Cill, pointed with Lime Mortar NHL 3:1
- 04 - Fitting of reclaimed York stone
- 05 - Installation of a Green oak porch with fretwork barge board
- 06 - Installation of a slate roof
- 07 - Installation of new Oak framed glazing
- 08 – Installation of steps from natural stone and reclaimed York stone
- 09 - Installation of new of new stepped lead flashing detail
- 10 - Installation of new oak porch door
- 11 - Installation of Black Heritage Guttering and Downpipes

04 - Heritage Impact

This is to be read with the supplied drawings. Any original materials within the Minister's house porch will be repaired and restored to a high standard held to the conservation principles to achieve high-quality sensitive change, using the principles of good design, as required by CADW's Heritage requirements.

All materials used will be selected carefully, the stones for the porch wall will be welsh hand selected stones for shape; the porch frame will be green oak left to naturally age; the glass used will be oak framed glazing matching the windows in the ministers house; the porch floor will be reclaimed old York stone, this is in keeping with the Chapel Porch, where York stone has been used as the step in front of the Chapel door but also the 3 steps leading up to the cobbled path.

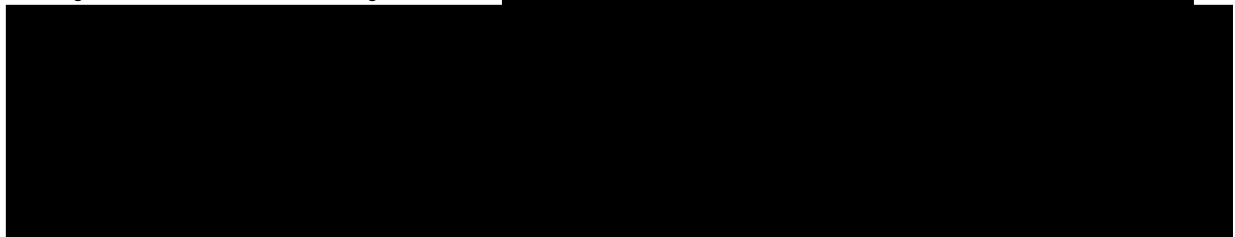
Image j. Step to Chapel Entrance is York stone, reclaimed York stone has been selected for the Ministers House step and floor



All pointing will be completed with Heritage Lime Mortar NHL 3:1. Consideration has been given to every aspect of the porch. Considerable research has been made into the 6,426 Welsh Chapels and particularly the 867 listed chapels.

The porch is currently unsafe and a safety risk. Throughout the preparation of planning particular detail has been given to the components that should be replaced and how they should be replaced – all to be kept in-line with listed Heritage requirements whilst creating sustainable management of a listed property.

A considerable visual improvement would be made in line with the existing chapel and ministers house. Existing pathways will all be retained. All work carried out on the property is to protect and preserve it as part of our heritage for the benefit of future generations.



05 – Conclusion

This has been presented as a Heritage Impact Assessment for consideration by the Built Heritage Officer as part of an application for Listed Building Consent for works for Bethlehem Chapel House. The works are intended to replace the current lean-to porch to an enclosed porch using the the required elements to make this home a designated heritage asset as well as improve the performance to ensure its future viability as a family home, a family home [REDACTED]