

Pwll Yr Hunt

Heritage Statement

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1921: Pwll Yr Hunt, Rowlstone, Herefordshire

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I. Introduction

I.1. Background

- a) This document describes in detail proposed work at the Grade II Listed Pwll Yr Hunt, Herefordshire. It should be read in conjunction with the project drawings and the Design and Access Statement.
- b) This Listed Building consent application is for internal alterations to:
- Create a new first floor access between the main house and the rear wing.
 - Create a new access stair into the attic.
 - Replace existing Velux rooflights with Conservation rooflights.
 - Install additional Conservation rooflights to the rear roof elevation.
 - Replacement of the overhead access walkway in the master bedroom.
 - Install a new heating boiler with flue ventilation to the East Elevation.
- c) Listing Information as follows:

SO 32 NE ROWLSTONE CP -

7/98 Pwll Yr Hunt

GV II

Farmhouse. C17, extensively remodelled during late C18, minor C20 alterations. Sandstone rubble with stone slate roofs. L-plan with main wing aligned east/ west facing south. Rear wing extends to north at east end. Central entrance and end stacks. Two storeys and attics. South front: three 2-light glazing bar casement windows, central open gabled porch with inner ledged door. Interior retains chamfered ceiling beams and blocked 2-light mullioned window in west gable revealed to interior. Included for group value.

Listing NGR: SO3767326084

I.2. Key Aims

- a) The key aims that have driven the design process and against which the proposal is assessed are as follows;
- To protect and Enhance the wider historic landscape.
 - To protect and enhance the Heritage Asset and its contribution as part of the group.

I.3. Location and Site

- a) The house sits in the Parish of Rowstone and is one of a group of three isolated dwellings. Pwll Yr hunt is the original Farmhouse with the other two dwellings consisting of converted stone barns which would have previously served the main Farmhouse.

I.4. Significance

- a) The Listing cites the reason for inclusion as 'group value'.

2. Impact of Proposed Work

2.1. Schedule of Proposed Works

Proposed Work 1:

New access between first floor of the main house and first floor of the rear wing.

Objective, Options and Impact:

To create improved access between the two parts of the house which at present are dissociated.

Due to the level difference between the two sides of the house and the impact this has upon the roofline of the lower rear wing against the wall of the main house the only place to comfortably position a door between the two sides is (approximatly) below the ridge of the roof on the rear wing.

The impact upon the historic fabric is twofold, firstly part of the original stonewall will be demolished in order to create the opening. Secondly, the teh partition wall between the hall and bathroom will need to be relocated in order to access the new door. This partition is not original. Neither of the above will impact upon the heritage assets value as part of a group.

The impact of this work is therefore considered: **Negligible**

Proposed Work 2:

Creation of a new stair access into the attic.

Objective, Options and Impact:

To create a new access stair into the attic, thus removing the existing stair/ladder access in the master bedroom.

It is proposed to place the stair in an existing storage room, this will enable a comfortable stair to be provided and allow the low quality, modern ladder/stir in the master bedroom to be removed. Some structural modifications will be required to the existing first floor ceiling structure in order to create the new opening for the stair. However the stair has been located to avoid any significant structural members. Whilst this does not affect the reason for Listing it does affect the historic fabric.

The impact of this work is therefore considered: **Minor**

Proposed Work 3:

Replace existing Velux rooflights with Conservation rooflights.

Objective, Options and Impact:

The existing (2 No.) Velux rooflights on the rear roof elevation are not of a type suitable for a Heritage asset, it is proposed that these be removed and replaced with an appropriate Conservation Rooflights (The Conservation Rooflight by the Rooflight Company).

The impact of this work is therefore considered: **Beneficial**

Proposed Work 4:

Install additional Conservation rooflights to the rear roof elevation.

Objective, Options and Impact:

The purpose of the work is to create some daylighting to poorly lit areas of the house. The proposed additional rooflights have been kept to minimum and sized to work with the existing rafters to avoid any unnecessary cutting of the historic fabric. Additionally the rooflights would be sited to the rear roof, thus minimising impact upon the group setting. Appropriate Conservation Rooflights (The Conservation Rooflight by the Rooflight Company) will be used.

The impact of this work is therefore considered: **Minor**

Proposed Work 5:

Install a new heating boiler with flue ventilation to the East Elevation.

Objective, Options and Impact:

The objective is to replace the existing/failing heating boiler, the flue will exist the building via an existing opening in the wall. It will be seen on the East Elevation of the House at low level, however this elevation already has necessary service pipes such as SVP's and downpipes for gutters. The addition of the flue, which will be coated matt black will therefore be negligible.

The impact of this work is therefore considered: **Negligible**

Proposed Work 6:

Replacement of the overhead access walkway in the master bedroom.

Objective, Options and Impact:

The existing walkway is of a low quality construction and generally unsafe, it is therefore proposed to replace this with a high quality oak balustraded walkway.

The impact of this work is therefore considered: ***Benificial***

Based on the above it is concluded that the overall impact of the work on the heritage asset is negligible to beneficial.