

Heritage Impact Assessment

Proposed Works to Belgrave, Marine Terrace, Aberystwyth

PROPOSED WORK	YOUR OBJECTIVE	SIGNIFICANCE OF AFFECTED FABRIC	ASSESSING BENEFICIAL IMPACT	ASSESSING HARMFUL IMPACT	PROPOSED SOLUTION
The complete re-roofing of the building	To replace the roof finishes destroyed by fire	The roof is part of the original building. The roof has been destroyed by fire	Ensured the building is sustained for use. The roof will be fully fit for purpose for the foreseeable future	Loss of all original material	Design work to minimise impact. Fit reclaimed slates. Accommodate insulation material.
Cutting opening in the basement wall form new external door	To provide better rear access to the building	The wall is part of the original fabric of the building	Enables the building to have a viable use	Disturbance of rendered wall	Design work ensures that the new element will be compatible with the existing
Leveling up the top of the party wall and build up wall to underside roof. Including new wall	To provide fire proof compartment between buildings	The work involves work to the original masonry fabric	Providing fire barrier	Disturbance of top of existing stone wall	To ensure that the work has significant fire protection
Overhaul the existing bay windows	To cut out and replace rotting timber and cracked glass	There is no significant impact on the existing building	Increasing the longevity of the windows	There is no harmful impact	The repair of original windows is less harmful than replacement
Rebuild one large chimney stack demolished after the fire for safety reasons	To build up the chimneys in modern materials to replicate the originals	There is no significant impact on the roof	To maintain the aesthetics of the original building	There is no harmful impact	There are no other solutions to consider
Provide new timber structure to the main roof destroyed by fire	To reconstruct the roof to with similar materials as original	To carry out work to provide a roof matching the original profile	Enhances the structural viability of the building	Changes to the internal appearance of the roof space	To ensure the longevity of the roof structure
Removal of the front metal railings	To repair and replace damage metal work	The railings are part of the original fabric	To maintain the aesthetics of the original building	There is no harmful impact	There as no other solutions to consider
Reconstruction of the internal elements of the building to provide flats	To provide better living standards	There is no significant impact on the existing building fabric	To enhance the use of the property	There is no harmful impact	Ensure that design of the replacements will respect the existing building fabric

Replacement of windows destroyed by the fire.	To provide sash windows with traditional detailing	There will be no additional significant impact on the building	Enables the useful purpose of the building	There is no harmful impact	The work is beneficial to modern living
Hacking up the poor damp defective floors in the basement and renewing	To relay the floors with adequate damp proofing, insulation and new finishes	To replace the defective floors to improve energy efficiency of the property	Better standard of living	Some loss of modern finishes and original construction	Enhancing the design and ensuring that existing levels are adhered too
Work to the existing flat roof over the bay windows	To remove and replace roof covering and fascias damaged by fire.	There is no significant impact on the building structure	To safeguard to longevity of the building	There is no harmful impact	The work is beneficial to the building
Building new partitions	The objective is to provide partitions with adequate fire and sound proofing qualities	There is no significant impact on the building structure	To comply with requirements for sound, fire, and thermal insulation between private and common elements of structure	There is no harmful impact	The work is beneficial to the building
New ceilings	Line the new joists with two layers of fireline board and plaster skim	There is no significant impact	To provide a true clean line with fire proofing suitable for modern living	There is no harmful impact	Ensuring greater fire protection to the fabric of the building
New intermediate floors	To provide floors with increase fire protection between floors. To increase the thermal and sound insulation	There is no significant impact	To provide sound efficiency between floors for a better standard of living	There is no harmful impact	All the work is beneficial to the building
Fittings	All fittings throughout the property will be of a modern design.	Work will generally be confined to each individual flat.	The flats have individual bathrooms and kitchens to ensure the building is sustainable in use	There is no harmful impact	The installations are beneficial to modern living
Internal doors	New doors will be 4 panel fire doors	Doors to acceptable standards	All doors will be incorporated in new or partitioning. Thus, having no significant affect on any retained structure	There is no harmful impact	The design to benefit fire protection and a modern way of life

Painting	All external surfaces to be painted	There is no significant impact on the existing building	It is beneficial to the external fabric weather protection purposes	There is no harmful impact	To benefit the building from an aesthetic point of view

Richard Leng MCIAT
Architectural Consultant
12 South Marine Terrace
Aberystwyth
SY23 1JX

Tel 01970 625664
Email archispec1@hotmail.co.uk