

HERITAGE STATEMENT

Conversion and Repair of Fire Damaged Building
Belgrave
Marine Terrace
Aberystwyth SY23 2AZ



BELGRAVE

265-HS2
Prepared by
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INTRODUCTION

The applicant fully appreciates the planning requirements for a listed building application and the need to prepare a statement in support of the proposals in line with the Heritage Impact Assessment Wales (2017)

There are external changes being made to the building and a complete rebuild internally. Which creates a significant impact on this historic asset with the rebuilding of the roof, part demolition and rebuild of the front wall all new external joinery and a complete internal reconstruction.

In line with recommendations in the HIAS only a short statement has been prepared. Focusing on the retained historical elements of the building that will be affected by the works. However, accepting that major rebuilding works are required to reconstruct this fire damaged building. Requiring an extensive internal and external rebuild.

Proposals (Objective)

Full planning permission is sought to convert this fire damaged building, formally a hotel, into four self contained flats. Creating accommodation with an enhanced standard of living with better access to the rear yard for all flats.

The proposal, in the main, is to retain where possible the existing building envelope. However, major works are required to be carried out to the party wall adjoining the Belview. Partial demolition and rebuild of the front wall due to fire damage and a complete rebuild of the roof.

In order to provide access from the rear yard to the upper flats an access door has been provided in the basement area. This also provides access to the meter room. The objective is to preserve what remains of the external appearance of the building, rebuilding to replicate the exact features of the original building and rebuilding the interior. Any additions to the thermal efficiency of the building will take place internally.

Belgrave

Belgrave House is late Georgian in origin. Probably built as a dwelling house.

The Property (Significance)

The property in question stands in a prominent position on Marine Terrace. The property adjoins Grosvenor House to the north east and the Belview Hotel to the south west.

Its major significance and overall heritage value being its inclusion in the terrace of listed Georgian/Victorian properties.

The property being a Grade II listed building lies within the conservation area.

The property is four storey with a basement area.

The front of the property abuts the pavement and the rear faces a yard.

Most of the windows were destroyed by the fire. In the main they were sliding sash.

The walls throughout the building damaged by fire were rendered with detailed relief.

The external doors are generally of a new design damaged by fire.

The roof would have been natural slate with rendered chimneys (demolished after the fire).

The property benefits from a right of access to the rear of the property to Terrace Road.

Planning History

There is no significant planning history for the application site. Applications for Change of Use to hotel/guest house and alterations include:

Application Ref A060503LB-Decision 26 July 2006 and Application Ref A060502-Decision 26 July 2006.

Listed Building

The building has a CADW Grade 2 listing.

The interior of the building has been completely remodelled over the years following the granting of planning permission for a hotel in 2006. When its function changed from a large Victorian home into its present use. There are no original features within the building which were all destroyed by the fire.

NPRN 5721, Grid Reference SN58309 81909, Unitary (Local) Authority Ceredigion, Old County Cardiganshire, Community Aberystwyth.

Site Description

1. Situated on Marine Terrace between Grosvenor House and the Belle Vue Royal Hotel being set back behind traditional cast-iron railings with wave moulded uprights.

Shown on 1834 map. U-plan; late Georgian with Victorian alterations. 3-storey, basement and attic 4-bay cement rendered front formerly all one property and including the right hand cross range (now occupied by the Belle Vue Royal Hotel) and forming a symmetrical front with advanced end pavilions. Overall plinth; channelled ground floor and end pilaster strips to advanced corner bay with pediment treatment to the gable end. Steep slate roofs, ridge cresting and wide bracket eaves; cement rendered chimney stacks. 2-pitched roof slate hung dormers with Gothic bargeboards, finials and pendants. Horned sash windows with architraves to 3 right hand bays; small pane tripartite sash windows to left to full height bay window with dividing pilaster strips, some glazing bars removed to ground floor. Right hand bays have overall 'portico' with ornamental ironwork parapet carried at the centre on fluted Doric columns; Victorian single storey casement window bays flank Egyptian tapered doorcase lugged to top under pediment; half-glazed doors.

Interior altered in conversion to flats although Georgian spiral staircase with steep winding handrail is retained.

2. The building was severely damaged by a fire which occurred in the early hours of the morning on 25 July 2018, gutting the building's interior and roof as well as damaging external walls.

Policy

Planning Policy Wales (8th Edition Feb 2016)

Chapter 6 Conserving the Historic Environment

6.5.8 There should be a general presumption in favour of the preservation of listed buildings. The continuation or reinstatement of the original use should generally be the first option when the future of a listed building is considered. However, not all original uses will now be viable or necessarily appropriate. The application of development and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival. The aim should be to identify the optimum viable use that is compatible with the character and setting of an historic building.

6.5.9 Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.

6.5.10 Applicants for listed building consent must be able to justify their proposals, show why alteration or demolition of a listed building is desirable or necessary. It is generally preferable for both the applicant and the planning authority if related applications for planning permission and listed building consent are considered concurrently. Consideration of proposals for a listed building should be made on the basis of a full, rather than an outline

Ceredigion LDP (April 2013)

Policy DM06 High Quality Design

Generally encompasses the development

Development should have full regard, and positively contribute to the context of its location and surroundings. Development should reflect a clear understanding of design principles, the local physical, social, economic and environmental context.

Development should:

1. Promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form, design and material;
2. Compliment the site and its surroundings in terms of layout, respecting views into and out of the site, producing a cohesive form in relation to the scale, height and proportion of existing built form;
3. Have reference, where appropriate, to existing layout patterns and densities including changes of levels and prominent skylines;

4. Retain important natural features along with ensuring the use of good quality hard and soft landscaping and embracing opportunities to enhance biodiversity and ecological connectivity;
5. Provide a safe environment by ensuring that the design of buildings and associated routes and open spaces consider safety principles;
6. Contribute to the creation of mixed and socially inclusive communities that provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;
7. Protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook;
8. Encourage the re-use of materials wherever possible and ensure that new materials where used are sympathetic to the character of the locality;
9. Where practicable, include infrastructure for modern telecommunications and information;
10. Have regard to Settlement Group Statements, Supplementary Planning Guidance, Conservation Area Appraisals and any other relevant supporting documents

Policy DM07: Conservation Areas

Development within Conservation Areas, as designated on the proposal map, will be determined in accordance with National Guidance. Applications must demonstrate that regard has been given to Conservation Area Appraisals, where available in relation to the Aberystwyth Conservation Areas Policy DM07 sets out the County's designated Aberystwyth Conservation Areas. The policy helps achieve Objective 6 by protecting and enhancing the existing high quality built form within conservation areas.

Conservation Areas have been designated because of their special architectural or historic interest and more may be designated during the plan, details of which will be placed on the Council's website and included as part of any LDP review.

National guidance is sufficiently detailed with regard to development in Conservation Areas. Technical Advice Note 24 The Historic Environment for further guidance. Under TAN 24 listed building consent is required for any works of demolition, alteration and/or extension which would affect the character of a listed building.

This local policy reinforces the need to take into account Conservation Area Appraisal Reports in determining planning applications. Reports have already been developed to accompany a number of the designations, others will be produced at a future date. These Reports should be referred to as they will provide information on the topography, landscape setting, history, buildings and settlement forms of the area. The Reports may also highlight negative features that detract from the special qualities of the area and recommend ways forward to protect and further enhance the area. Copies of Appraisals are available on the Council's website.

The project will take into account all documentation relating to Conservation Areas and Listed Buildings and will endeavour to:

- 1 Reconstruct and preserve the special historical and architectural character and features of the building; and
- 2 Not to harm the setting of the building

Hopefully, it is shown in the project proposals that the development will not have any harmful impact on the setting of the listed building or the conservation area.

The Proposals (Proposed Change)

Full planning permission is sought for the change of use of the existing property, designated as a hotel, into four self-contained flats. .

Impact on Listed Building

The major consideration would normally be the impact of a CofU conversion on the general arrangement of this Grade 11 listed building. However, due to the fire such an impact does not exist.

The internal staircase noted in the site description was completely destroyed by fire.

While it is accepted that the listing includes the structures within the curtilage of the site it should be noted that in general the design merits and features of the building are relevant, in the main, to the external appearance of the original building. The CADW listing information referred to at the beginning of this statement only records the external virtues of the late Georgian building.

The listed building description of the inside of the property refers only to the staircase retained while converting the building to a hotel.

In terms of the NPRN 5721 listing the building has been listed due to the relatively unaltered front elevations and its group value. It is, therefore, of historic interest that the building externals remain virtually intact. And that the envelope of the roof and chimney damaged by the fire are replaced in such a way that the integrity and character of asset is maintained.

Whilst accepting that the interior reconfiguration will have no significant impact on the historic and architectural merit of the building.

There is no presumption in Ceredigion's new LDP, against proposals to extend or change the use of a listed building. With the proviso that:

- 1 The special architectural character and features of the building should be preserved
- 2 No harm should come to the setting of the building.

Conclusion

In consideration of the proposals the project has no detrimental effect on this fire damaged listed building. The proposals do not impact in any way on the external detailing of the facades, except where it is necessary to carry out partial demolition and rebuild due to fire damage. The roof has been completely destroyed by the fire and will be rebuilt to match the original

The development has no unfavourable or negative effects on the adjoining properties.

It is quite clear that in the past there has been little understanding of the significance of this historic asset as defined in The Heritage Impact Assessment in Wales brochure. Hopefully this sympathetic conversion will enhance the interior of the building.

On rebuild there will be no significant changes to the external appearance of the original building.

Bearing in mind that there are no detailed drawings of the external facades and that detailing such as dormers will be extrapolated from sketches and photographs

Enhancements' will include the repair, where necessary, of the existing windows damaged but not destroyed by fire and exterior redecoration.

REPORT ON:

Address:

Belgrave
Marine Terrace
Aberystwyth
Ceredigion

The left or right mentioned in this report is taken by facing the building from Marine Terrace

INSTRUCTIONS

To prepare a report on what remains of the fire damaged property sufficient in content to accompany the Heritage Statement.

SITUATION AND DESCRIPTION

As you have full knowledge the property I do not feel it necessary to comment, at length, on this point

The property was four storey. Being late Georgian/Victorian in origin.

The fabric of the building is fairly original with the rebuilt rear wall. The main roof having completely destroyed by the fire.

External elevations are of render with relief banding to the main street frontage elevations. The walls are generally painted. All internal rendering was destroyed by fire.

All internal accommodation was destroyed by fire

The property is situated in Aberystwyth

The property is fronted by Marine Terrace with no grounds to the rear, only right of way. The front with direct access onto the pavement and use of the rear yard used for bin storage. There is no parking.

CONSTRUCTION & CONDITION ROOF

Destroyed by fire

GUTTERS AND DOWN PIPES

Destroyed by fire

CHIMNEY STACKS

The chimney stack was demolished after the fire. Being a danger and lacking of structural integrity.

WALLS

The main property is generally built in solid stone construction with rendered finish and render detailing to the front elevation. The walls approximately 600mm wide thickening out to approximately 1000mm where they are integral with the chimney stacks.

The rear wall has been more recently built in blockwork

External walls are rendered suffering smoke damage and loss of integrity.

It would appear that the walls in general have lost their integrity.

The structure forming the party walls have been exposed due to the fire. The original timber frame party wall integral with the Belview was completely destroyed and requires rebuilding. These have been subject to water ingress during the winter months. Thus, requiring a structural analysis.

It is obvious from this visual inspection that it is impossible to inspect the foundations.

There is structural movement and lintel damage in walls requiring structural analysis.

The building will require re-rendering.

Any repairs or renewal should be carried out sympathetically and in materials to match the existing and in character with the listed status of the building.

Where applicable cills are generally in slate.

There are no internal partitions

DAMP PROOF COURSE AND MEMBRANES

It is not practical to inspect the damp proof course within the walls.

It is very unlikely that the solid stone wall contain a damp proof course.

FLOORS

The lower ground floor construction is generally solid. As with all areas of the building visual inspection was impaired due to an excess of rubbish and debris.

The upper floor have been completely destroyed by fire.

WINDOWS

Generally the windows throughout the building were destroyed by fire.

The front ground floor bay windows are repairable.

DOORS

External doors will require extensive overhaul or replacing.

STAIRCASE

Destroyed in the fire

FITTINGS

Destroyed in the fire

PLASTER , WALL FINISHES, CEILINGS, & DECORATIONS.

INTERNAL

All destroyed by fire

EXTERNAL

The external walls are as previously stated, generally rendered with relief banding to the main front elevations.

It should be noted that assessment of the condition of claddings is restricted to a visual appraisal and that they cannot be declared fully free from all defects

SERVICES

Gas, Water and Electricity are all available at the property.

All destroyed by fire

ELECTRICAL

Destroyed by fire

PLUMBING

Destroyed by fire

HEATING

Destroyed by fire

SERVICES

It appears that the foul drainage discharges into the main sewerage system to the rear of the property. The surface water probably discharges into the same combined sewerage system. The foul drainage could not be tested and therefore no comment can be made upon the condition of the underground pipework.

BOUNDARIES

There are no specific boundaries related to this property.

GENERALLY

No enquiries have been made to the Local Authority as to the Rating information nor as to the existence of any development proposed in the area that could adversely affect the property or of any planning restrictions

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

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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 Work to the existing flat roof over the bay windows	To relay the floors with adequate damp proofing, insulation and new finishes To remove and replace roof covering and fascias damaged by fire. The objective is to provide partitions with adequate fire and sound proofing qualities	To replace the defective floors to improve energy efficiency of the property There is no significant impact on the building structure There is no significant impact on the building structure	Better standard of living To safeguard to longevity of the building	Some loss of modern finishes and original construction There is no harmful impact	Enhancing the design and ensuring that existing levels are adhered to The work is beneficial to the building
Building new partitions			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

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