

HERITAGE IMPACT STATEMENT

FORMER PROVISIONS MARKET, CARMARTHEN
STREET, LLANDEILO

PEMBROKE DESIGN LTD

JULY 2019



CJ consulting

E: info@cjconsulting.online

T: 07977 056404

www.cjconsulting.online



CONTENTS LIST

Contents list	2
Objective	3
Relevant policies and guidance	4
Statement of significance	5
Proposals including justification and mitigation measures	31
Access statement	45
Heritage impact assessment	47
Summary	59
Sources	71
Table 1: value of heritage asset (adapted from icomos guidance on heritage impact assessments 2011)	73
Table 2: guide for assessing magnitude or impact (adapted from icomos guidance on heritage impact assessments 2011)	74
List description	75



OBJECTIVE

The Provisions Market at Llandeilo has been vacant for c.18 years despite numerous attempts to find a re-use. The once proud C19th civic building has been reduced to a dilapidated shell within the conservation area with substantial work required to bring the grade 2 listed building back into use.

Numerous attempts have been made over the years to find a viable future for this building. A scheme was developed in 2015 to reinstate the market hall function as well as provide a flexible space for the community to use for events. A new restaurant was proposed within a roof top extension with the former slaughter house and outbuildings used for a variety of business uses. Although this scheme obtained Planning Permission E/33249, Conservation Area Consent E/33251 and Listed Building Consent E/33250 in 2016, it was not economically viable to develop without external sources of funding. Carmarthenshire County Council have since been working with interested parties and have been successful in obtaining funding to allow the development to proceed. Whilst the above scheme remains largely unaltered, this application seeks minor alterations to the consented proposals.

The vision for the site essentially remains the same however which can be summarised as:

- Conserve and promote heritage by bring the building back into use
- Generate mixed economic and employment opportunities
- Develop sustainably
- Attract visitors and address local demand
- Enhance townscape appearance

The publication Heritage Impact Assessment in Wales by Cadw (May 2017) advises engaging ‘a *qualified and competent expert to conduct the heritage impact assessment and to write the heritage impact statement*’. The applicant has therefore appointed Caroline James BSc (Hons) BArch RIBA SCA a conservation architect with 20+ years of experience to prepare this document.



RELEVANT POLICIES AND GUIDANCE

Planning Policy Wales - Chapter 6: The Historic Environment

Technical Advice Note 12: Design

Technical Advice Note 24: The Historic Environment

Historic Environment (Wales) Act 2016

Cadw: Overcoming the Barriers: Providing Physical Access to Historic Buildings

Cadw: Conservation Principles

Cadw: Managing Change to Listed Buildings Wales

Cadw: Heritage Impact Assessment in Wales

Cadw: Managing Historic Character in Wales

Cadw: Setting of Historic Assets in Wales

BS7913 Guide to the Conservation of Historic Buildings

Equality Act 2010

Carmarthenshire County Council Local Development Plan policies:

- SP1 Sustainable Places and Spaces
- SP2 Climate Change
- SP7 Employment
- SP8 Retail
- SP9 Transportation
- SP11 Renewable Energy & Efficiency
- SP13 Protection and Enhancement of the Built and Historic Environment
- SP15 Tourism and the Visitor Economy
- SP16 Community Facilities
- GP1 Sustainability and High Quality Design
- EMP1 Employment – Safeguarding of Employment Sites
- RT1 Retail Hierarchy
- EQ1 Protection of Buildings, Landscapes and Features of Historic Importance
- EQ4 Biodiversity
- RE3 Non-wind Renewable Energy Installations



STATEMENT OF SIGNIFICANCE

Llandeilo town lies north of the river Towy crossing c.17 miles east of Carmarthen in south west Wales. It has links to the main road infrastructure of the A40, A483 with railway station serving south Wales and beyond. Brecon Beacons National Park lies within close proximity to the east.

The Provisions Market is located within the outskirts of the town on a corner plot at the junction between Carmarthen Street and New Road within a Conservation Area. It has prominence in a largely residential area with the main town centre to the south east. It is grade 2 listed building and the list description can be found in the Appendix.

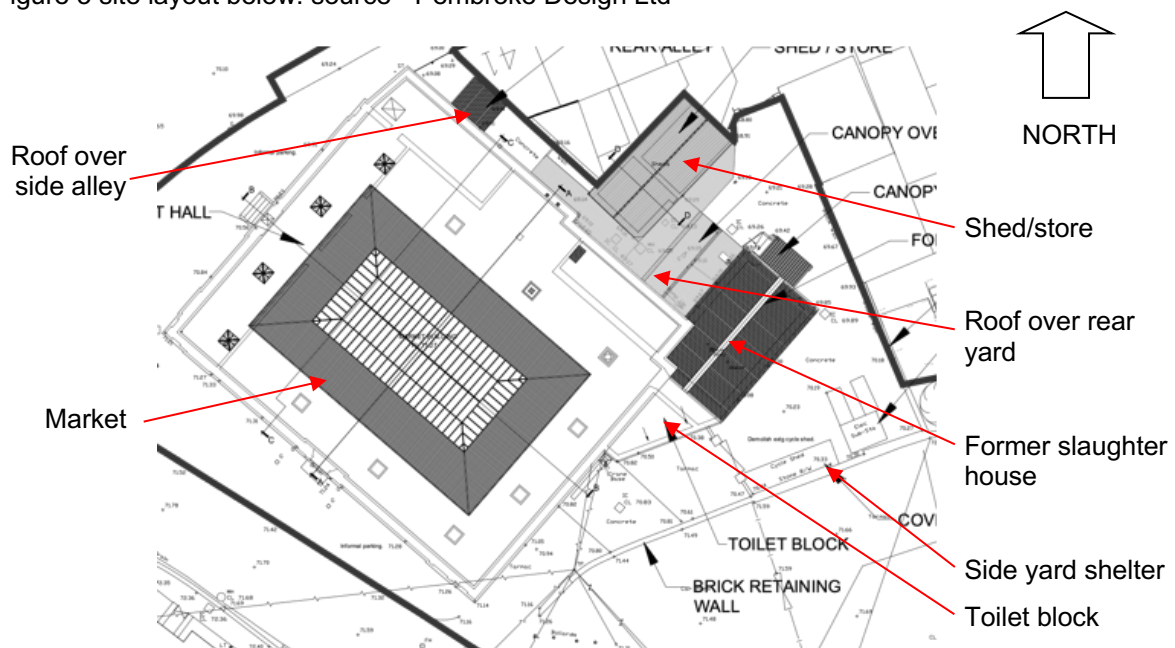


Figure 1 aerial view above: source -Google maps

Market



Figure 3 site layout below: source - Pembroke Design Ltd



The market is essentially a single storey rectangular space with mezzanine level inserted to the north east and north west areas covering c.20% of the original footprint. Partitions also added later, divide the main space with smaller rooms located along the north east and north west perimeter. The floor ramps down in the eastern corner leading to the former slaughter house and enclosed yard. The slaughter house is a single room with small lean-to extension and is accessible on all elevations to/from the market and yard. The adjoining single storey toilet block is only accessible directly from the south east elevation. The yard is fully enclosed within boundary walls and surrounding buildings. It slopes down from south towards the north with the lower level providing access to a series of single aspect small rooms directly below the market. There is an open sided lean-to shelter towards the east end of the yard with the area between the former slaughter house and store shed similarly under cover with an additional small lean-to near the north end of the yard. The single story shed/store is split into a couple of rooms, each with doorways leading from the south east elevation only. External doorways provide direct access to the market on the south west and south east elevations with additional gateways leading to the yard from Carmarthen Street and New Road.

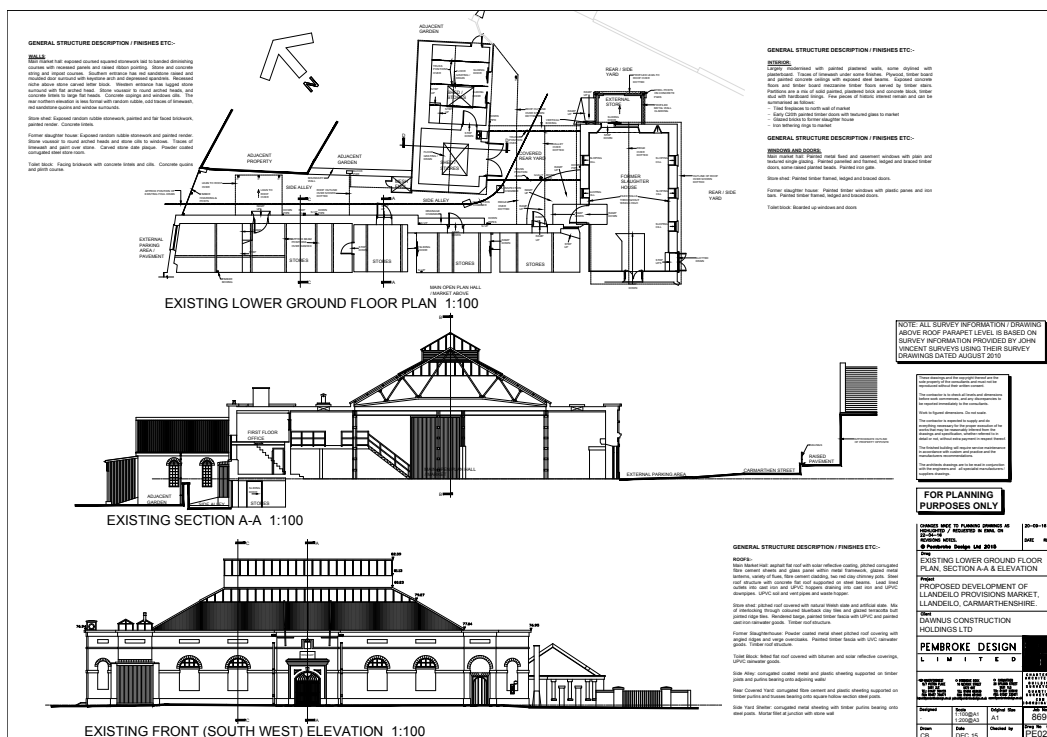


Figure 4 drawings as existing above: source - Pembroke Design Ltd

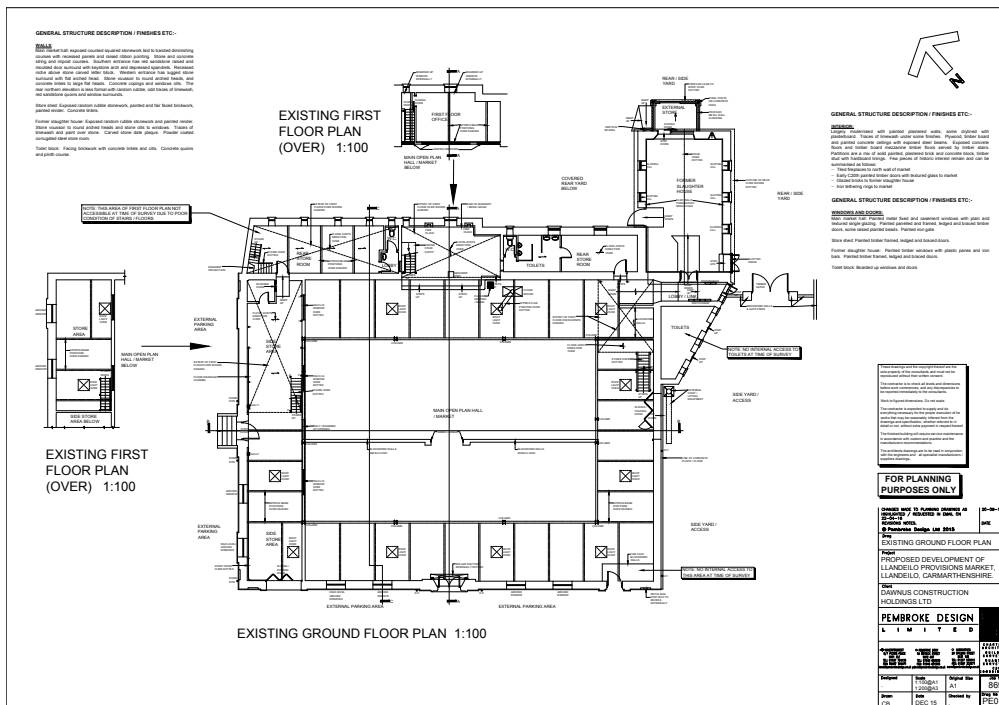
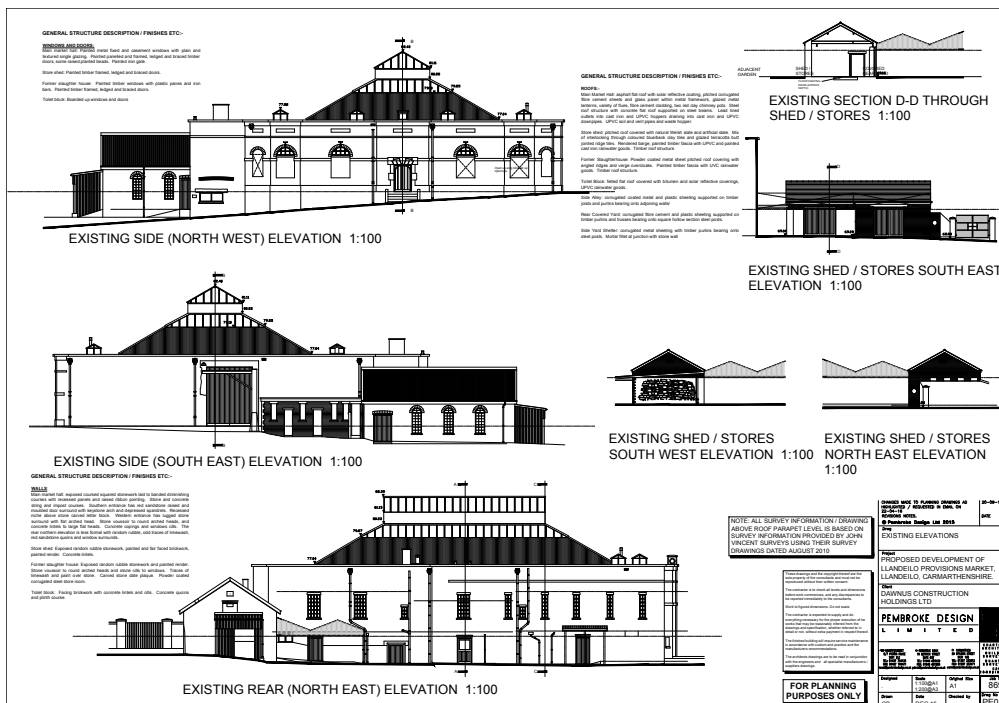


Figure 5 existing drawings (above) and Figure 6 (below): source - Pembroke Design Ltd





General construction and finishes for each area can be summarised as follows:

Market exterior: Asphalt flat roof with solar reflective coating over concrete slabs and steel beams. The roof is punctured by glazed metal lanterns with fibre cement cladding, a variety of flues and two red clay chimney pots. The central area has a hipped pitched roof with corrugated and flat fibre cement sheets and glass panels within metal framework. Lead lined outlets fall into cast iron hoppers draining into UPVC downpipes. UPVC soil and vent pipes and waste hoppers are located on the north east elevation only. Walls are built of exposed coursed squared stonework laid to banded diminishing courses with recessed panels, stone string and impost courses. The north east elevation is less formal with odd traces of limewash amongst the random rubble stonework with flush concrete bands mimicking the string course with red sandstone quoins at the corners and around openings. There are several different types of pointing but the majority has been undertaken in cement raised ribbon style. The main entrance along the south west elevation has a red sandstone moulded door surround with keystone arch and depressed spandrels. Above is a recessed niche with stone carved letter block. The side entrance to the north west elevation has lugged stone surround with flat arched head. Arched openings are finished with stone voussoir with concrete lintels to large flat heads and concrete window cills throughout. The parapet is finished with concrete copings. A built up opening to the north west elevation has a brick arch. Painted metal fixed and opening casement windows and fitted with plain and textured single glazing, some with arched heads. External doors are all painted timber with the large ones folding into leaf's with framed ledged and braced boarded panels. Timber doors along the north east elevation of similar construction are smaller. Doors to the south west and north west elevations are flat panels decorated with raised timber beading with arch and narrow panels. There is a painted iron gate to the south west elevation lined with plywood internally. A Victorian post box is built into the south west elevation.



Figure 7 above: Market viewed from north west



Figure 8 above: Market viewed from south west

Slaughter house exterior: Powder coated metal sheet pitched roof covering with angled ridges and verge overcloak's. Painted timber fascia and UVC rainwater goods. Partly modified timber roof structure with king posts, timber purlins and steel beams added for hoists. Exposed random rubble stonework and painted render walls. Stone voussoir to round arched heads and stone cills to windows. Traces of limewash and paint over stone. Carved stone date plaque. Powder coated corrugated steel store room. Painted timber windows with plastic panes, mesh and iron bars. Painted timber framed, ledged and braced doors.



Figure 9 above: Slaughter house viewed from north east



Figure 10 above: Slaughter house viewed from south west



Figure 11 above: Store shed viewed from north east



Figure 12 above: Toilet block viewed from south east

Store shed exterior: Pitched roof covered with natural Welsh slate and artificial slate. Mix of interlocking through coloured blue/back clay tiles and glazed terracotta butt jointed ridge tiles. Rendered barge, painted timber fascia with UPVC and painted cast iron rainwater goods. Partly modified timber roof structure with king posts and steel beams added for hoists. Exposed random rubble stonework to walls with painted and fair faced brickwork, painted render. Missing bricks for ventilation to gables with concrete lintels above openings. Painted timber framed, ledged and braced doors.

Toilet block exterior: Felted flat roof covered with bitumen and solar reflective coverings with UPVC rainwater goods. Facing brickwork walls with concrete lintels and cills. Concrete quoins and plinth course. Boarded up windows and doors. Interior not accessible.

Yard northern shelter: Corrugated coated metal and plastic sheeting lean-to supported on timber joists and purlins bearing onto adjoining walls. Central covered yard: corrugated fibre cement and plastic sheeting supported on timber purlins and trusses bearing onto square hollow section steel posts.

Yard southern shelter: corrugated metal sheeting lean-to with timber purlins bearing onto steel posts. Mortar fillet at junction with stone wall



Market interior at upper ground and mezzanine levels: Largely modernised with painted and unpainted plastered walls, some drylined with plasterboard and plywood. Traces of limewash under some finishes. Painted steel columns and posts with unfinished iron fink type trusses. Plywood, timber board and painted concrete ceilings with exposed steel beams. Exposed underside of corrugated fibre cement roof sheeting. Exposed concrete floors and timber board mezzanine timber floors served by timber stairs. Partitions are a mix of solid painted, plastered brick and concrete block, timber stud with hardboard linings. Tiled fireplaces to north wall. Early C20th painted panelled and boarded timber doors with textured glass panels. Textured glass fanlights within metal frames. Large boiler with stainless steel flue to east corner. Disused glazed lanterns infilled with timber boarding. Roller shutter galvanized door behind gate to south west elevation.

Market interior at lower ground level: Painted soffit to concrete floor and steel beams from floor above. Painted plaster walls, partially drylined with paint/limewash applied directly over stone. Concrete floor with steps and grooved to east end. Partial carpet covering to central area. Iron tethering rings to east end.



Figure 13 above: Market interior main space viewed towards north west corner



Figure 14 above: Market interior main space viewed towards south east corner



Figure 15 above: Market interior room to north west interior



Figure 16 above: Market interior room to central area along north east



Figure 17 above: Market interior room to north east corner



Figure 18 above: Market interior room to south east interior

Slaughter house interior: Varnished plywood ceiling and exposed underside to corrugated metal roof covering. Painted plaster walls and white ceramic tiles to mid wall height including window reveals. Exposed concrete floor with ramps.



Figure 19 above: Slaughter house interior east end



Figure 20 above: Slaughter house interior west end

Store shed interior: Painted plaster ceilings and walls with partially exposed roof structure. Painted timber framed ledged and braced boarded internal door and frame. Concrete floor with metal grids over pits.

Llandeilo is typical of most towns with small medieval core rapidly expanding from the C19th onwards. A map from 1826 drawn up for the Derwydd estate, showed that the extent of the town was confined to Bridge Street, George Hill, lower Carmarthen Street, upper Rhosmaen Street and Church Street. Important civic buildings arrived in the form of Shire Hall, Carmarthen Street in 1802 which served as a corn market, with a courtroom above, offices, prison cells and an armoury to the rear. A small toll house on the north western approach into town was built shortly after which would be destroyed by Rebecca Rioters in 1843. Lord Dynevor established a private route for his coach in c.1777 to avoid negotiating the narrow streets of Llandeilo and in 1837 this formed part of New Road, built as part of a housing



development north of the town and providing a bypass for east-west travel. A work house was also erected at the same time on the outskirts of Llandeilo. The National School (opposite the market) came along during the 1850's.

Site of market



Llandeilo Provisions Market was built alongside the junction between New Road and Carmarthen Street at the expense of A. J. Gulston of Derwydd in 1838. The covered commodious market space symbolised a determination to invest into the town's future. The Derwydd estate owned much of Llandeilo town back then but whilst their roots go back to c.1550, the estate was sold by its descendants in 1998 and the market and town in particular are therefore important reminders of their contribution to the area.

Below: Site before the construction of the market or New Road. Eastern corner of the field appears to have a small enclosure with faint dotted line suggesting hedgerow running east to west along line of current C19th wall.

Figure 21 Tithe map above:
source - Cynefin

Figure 22 map opposite: Extract
from William Goode 1826 town
map photographed from
interpretation panel located
along Carmarthen Street.

Various open markets were already held in Llandeilo. Market Street which extended into the back of Waterloo House sold butter and farm produce. Cheese and corn were sold on the ground floor of Shire Hall, welsh flannel sold at stalls along King Street and fish stalls were sited under a chesnut tree on Church Square. Cows were sold in Church Street and Bridge Street and pigs sold in King Street.





Farm servants assembled on the Church Square and in front of the Bear (Cawdor) Inn, waiting to be hired. Carmarthen Street was a busy thoroughfare extensively occupied by stables. It was the place to go to buy a horse and other essentials in the quadruped management.

Llandeilo markets already covered a wide area but the Derwydd estate also improved transportation. The earlier stone and timber bridge crossing the Towy was replaced in 1848 with the fine structure which still stands today. It was said that gold came from the Llandeilo bridges, replacing the earlier ferries. People travelled from prosperous industrial valleys such as the Amman Valley and in 1856, the arrival of the railway fuelled trade further.

Improvements were undertaken to the market in 1923 by Llandeilo Urban Council and it flourished as market into the early C20th but was in decline from the 1960's. The building was later used as fire station but it has also been used as an auction room and operatic theatre with Gilbert and Sullivan concerns were held there. Brockington Scott used the building from the 1980's as a foundry but from 2002 the building has been vacant.



Figure 23 picture above: source – photographed from interpretation panel located in Carmarthen Street showing the market in more prosperous times

It is assumed that the market was originally built by Williams Harries, the Gulston estate builder but it is possible that an architect named Haycock from Shrewsbury may have had a hand in the design as he had helped complete Llandeilo bridge. The building has an austere neo-classical style typical of the late Georgian period. Some designers moved away from strict palladianism, refining greek and roman influences into simple proportions, often devoid of decoration. The dominant, severe appearance of Llandeilo market could easily be mistaken for a military building of the period. There are traces of gothic architecture too, particularly the stonework around doors and this medieval influence was also popular in the C19th. This type of architecture often wiped the earlier vernacular as new public buildings were intended to induce civic pride and show prosperity.



The market and its surroundings have been altered several times since its construction in 1838. The earliest maps suggest a series of wings arranged around two uncovered courtyards. Later it appears that the two courtyards may have been roofed over. Both slaughter house and store shed are also shown on the late C19th maps below too. The step/return in the north east wall of the market seems to correspond with the initial site layout and possibly the rear wing may also have been extended upwards. Salutation Inn has been extended with structures built against the southern boundary wall (not present today). Similarly walls and small building within the site of the proposed car park have also been lost. Land to the north has been extensively developed but the old town has not changed much.



Figure 24 map from 1885 above: source - National Library of Scotland

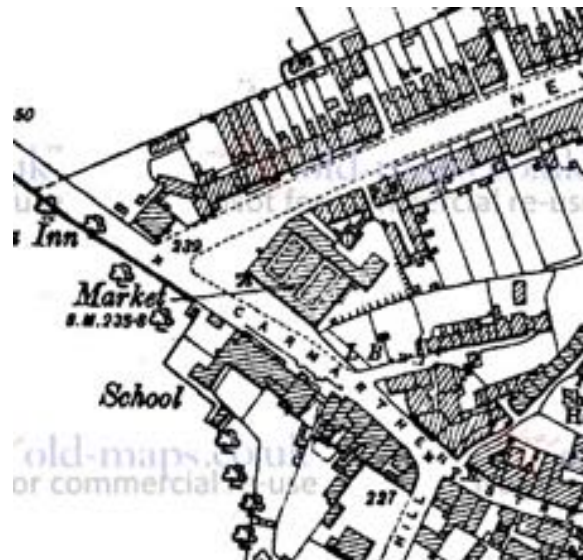


Figure 25 map from 1906 above: source - Old-Maps.co.uk

Stonework to the rear north east elevation of the market is much poorer than the rest of the building with random rubble and string course continued in concrete, suggesting this area was perhaps raised in the C20th. Isolated sections of red sandstone have been incorporated along upper level, supplemented with red sandstone quoins lining window reveals which are clearly later C20th origin with concrete cills and lintels. Many of the stones at upper level appear to have been recycled too with traces of lime wash. Red sandstone was used to pick out the entrance door to the south east elevation with moulded stone architrave with keystone arch and depressed spandrels and suspect this is a later addition too.



Figure 26 above: Stonework to north east elevation



The design to the main façade along New Road and Carmarthen Road is markedly different with squared rubble laid to diminishing courses set with impost band connecting half round stone arches to blind recesses. The parapet also has a projecting stone string course with sunken rectangular panels. This has probably not changed much since the original construction. C20th work appears to be the addition of a raised parapet with opening up of some of the blind panels with small arched windows and perhaps later, the creation of large rectangular openings given the concrete lintels above.

Figure 27 opposite: door to south west elevation



Figure 28 above: Contrasting market stonework along north west elevation highlighting different periods of construction and style



Figure 29 above: Niche with inscribed panel above south west entrance

Figure 30 opposite: Main entrance to south west elevation with gates and red sandstone surround with niche and inscribed panel above

Most of the external doors date from the late C20th but there are a couple on the market which are likely to be earlier. Although the door to the south west elevation boarded over now, they share the same design and detailing as the exposed door on the north west elevation. Planted beads create long panels with an arched head and internally the door is lined with diagonal boarding. The south west door no longer serves the market due to the additional of a small room in the southern corner which is only accessible from the external door. The Victorian post box in the south west elevation appears to be a later insertion rather than part of the original design.



Figure 31 above: Door to north west elevation of market



Figure 32 above: Door to north west elevation of market viewed internally with diagonal boarding



Figure 33 above: Southern end of south west elevation

All wall tops throughout appear to have been rebuilt with C20th concrete copings laid onto damp proof course. The flat roof is likely to have been introduced in the early C20th and some of the cast iron hopper heads are dated 1927. The different types of hopper does suggest slightly different periods of construction however. There does not appear to be any evidence of former downpipe fixings other than the 1927 ones. This supports the idea that the earlier roofs were perhaps a shallow lean-to draining into the courtyards.



Figure 34 above: Hopper to market north west elevation



Figure 35 above: Hopper to market south east elevation



A stone plaque on the south west elevation is not dated but works were reported to have taken place in 1923. The pitched glazed roof structure is also C20th and suspect some elements e.g. lanterns, windows and corrugated fibre cladding may have been replaced in the 1950-60's. Numerous different types of plain and textured glass are fitted to the windows, although many are no doubt past repairs. Doors were also probably replaced when internal alterations were made in the 1980's with mezzanine levels and further subdivisions introduced. There is evidence of an older staircase to the north west corner which served a mezzanine level. The hoist to the south east elevation and sirens above the north western parapet provide evidence of former use as a foundry and fire station.

Figure 36 opposite: old staircase to north west corner of market



Figure 37 above: Hoist from iron foundry - – source Pembroke Design Ltd



Figure 38 above: Sirens from fire brigade - – source Pembroke Design Ltd

Large door openings to the south east and north west elevations were inserted later. A brick arch inserted in the north west elevation has been partially infilled and fitted with modern timber window. Whilst the current arched metal windows are clearly C20th, there is speculation as whether the blind arch recesses were fully glazed originally. There is evidence of alteration around the current windows with making good. Fully blind recesses would have worked better with the original layout as shallow structures laid out around the two courtyards did not need the natural light from Carmarthen Street or New Road. The stone used in the recesses is consistent with the building too, although could have come from demolition of the early central wing. The south west and parts of the north west elevation are laid out in diminishing courses but masonry below the windows is laid to equal coursing. This may have been part of the original design however and internally, there is no suggestion of infill. The making good around the windows with strips of render and exposed brick to the arched reveals would probably not have been necessary if simply removing infill too.



Figure 39 (left) and Figure 40 (right) above: typical arched metal window inserted into north west and south west elevations



Figure 41 (left) and Figure 42 (right) above: Example of retained smaller blind panels and larger panels with windows inserted



Figure 43, (left) Figure 44 (centre) and Figure 45 (right) above: typical rectangular metal windows inserted into the upper ground floor level of the north east elevation



The lower ground levels of the market north east elevation have number of splayed vents, window and door openings that have been fully been built up. These suggest that the area was used to house livestock, possible prior to slaughter.

Within the eastern store room, there are also old tethering rings built into the wall which would have been used to tie up animals. The buildings at low level also exhibit larger areas of lime wash which was important for cleanliness.

Figure 46 left: Above tethering rings – source Pembroke Design Ltd



Figure 47 (left) and Figure 48 (right) above: old openings to north east wall at lower ground level – source Pembroke Design Ltd



The former slaughterhouse was also modified in the C20th with stone block dated 1914 located on the gable. A window opening was modified to create the east doorway but both west and north doorways are later additions with steel lintels and brick heads. A small window to the eastern gable of the former slaughterhouse has been built up and there is a blank stone which may have been intended for scribing. Traces of window joinery remain behind the slaughter house boarding with iron bars within timber frame. The interior has been partially tiled and again is thought to hail from the early C20th. The roof structure has been altered with king post trusses cut and modern treated timbers and steel beams inserted.



Figure 49 above: Stone plaques to former slaughter house – source Pembroke Design Ltd



Figure 50 above: Window/tiling remains to former slaughterhouse – source Pembroke Design Ltd

Whilst the store shed is shown on C19th maps, it has been substantially rebuilt and extended eastwards. The base of the wall to the south west elevation is of stone but the gable above and other elevations have been rebuilt in brickwork. The roof structure appears intact although only partly visible due to sloping ceiling with steel beams have been inserted below.

Internally, all buildings have been altered and modernised. Early C20th glazed bricks exists to a couple of fireplaces within the market together with bullnose course within a couple of toilets. A few doors from this period but otherwise, only the basic fabric provides any early evidential information.



Figure 51 (left), Figure 52 (center) and Figure 53 (right) above: Market glazed bricks found in the central area of the north east wall only



Figure 54 (left), Figure 55 (center) and Figure 56 (right) above: Market internal doors from 1920- 1950's

Figure 57 (left) and Figure 58 (right) opposite: Slaughter house tiling from the early C20th



Steel columns supporting the marketglazed roof are fabricated in sections with the foundry mark of 'Skinningrove' and are likely to be pre-1950's. The same mark was found on other steelwork in the former slaughter house from a later date however. This steelworks was formed in 1880 in North Yorkshire initially producing pig iron then steel and specialised in long products. The flat roof has been punctured by various vents and flues with some openings built up and other lanterns appearing to be from different dates.



Figure 59 (left) and Figure 60 (right) opposite: columns supporting market roof



Figure 61 above: Glazed roof above market with early C20 steel trusses and uneven thickness glass panes



Figure 62 above: Boarded aperture to market flat roof

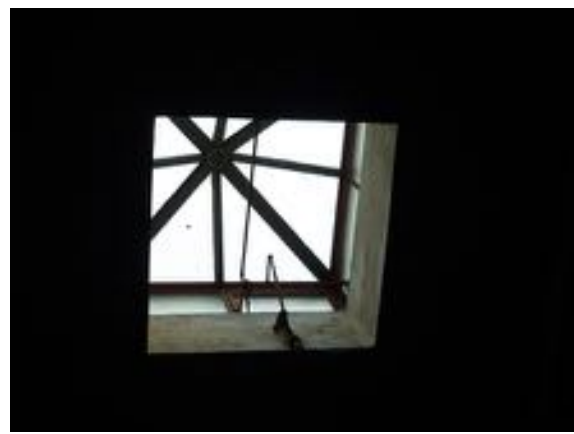
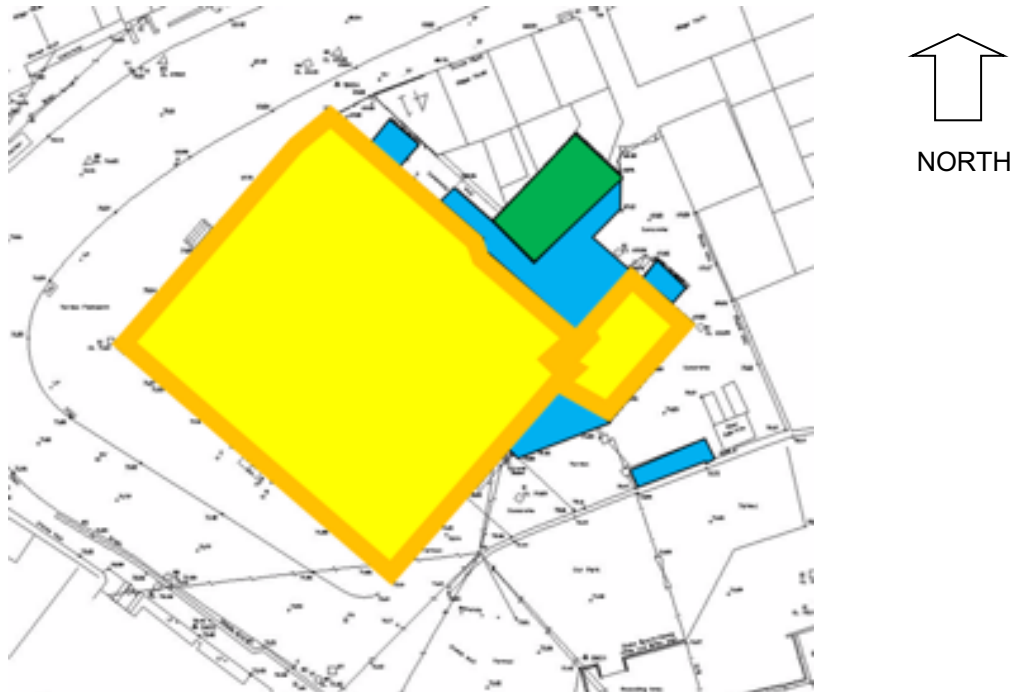


Figure 63 above: Glazed lantern mid C20th to market flat roof



Figure 64 below: Taking into account alterations, the significance of the building can be illustrated as follows



SIGNIFICANCE OR VALUE OF HERITAGE ASSET	
Very high - exceptional significance	
High - considerable significance	
Medium significance	
Low significance	
Negligible significance	
Unknown	

See Appendix Table 1 for full definition

The market is located in the northern fringes of the Llandeilo Conservation Area. Most buildings within the conservation area are characterised as follows:

- Relatively small residential buildings with dual room frontage, 2-3 storeys high.
- Duo-pitched simple roofs with chimneys located to the gable ends.
- Roofs are covered in natural Welsh slate with blue/black clay ridge tiles. Occasional building will have hips with lead rolls.
- Roof lines follow site topography with buildings stepping up/down slopes.
- Variety of chimney stacks with both rendered, exposed brick and stone finishes with clay pots create regular rhythm down the street.
- Majority of walls are fully rendered and painted in pastel colours. Some elevations are finished with render bands around openings, string courses and more elaborate decoration. A few buildings are exposed stone with only isolated examples of brick or timber frame.
- External joinery is painted throughout. Some opening frames are picked out in different colours.



- Windows are mainly vertically proportioned sashes, typically 4 – 8 panes although upper floor windows are often shorter with smaller buildings having dual pitched dormer windows above.
- Commercial buildings tend to be larger and contain more features such as bay windows, shop fronts, portico's and balconies. Larger houses usually contain more detail too such as mouldings to joinery.



Figure 65 above: View north along Carmarthen Street



Figure 66 above: View south along Carmarthen Street



Figure 67 above: View west along New Road



Figure 68 above: View east along New Road

The exposed stone and detailing make the market building unique in the town and a distinctive feature in the landscape. Although single storey, it has height with large footprint. The glazed roof and lanterns puncture the solid flat roof. Metal casement windows contrast with predominantly painted timber vernacular. The building has a long linear emphasis with rhythm of arched windows creating an arcade feel. It is undeniable a civic building with strong sense of place. Such a building would be unlikely to obtain consent today with total disregard for its aesthetic context. Although the market building has long lost its original purpose, it still provides tangible evidence of rural life within an urban setting.

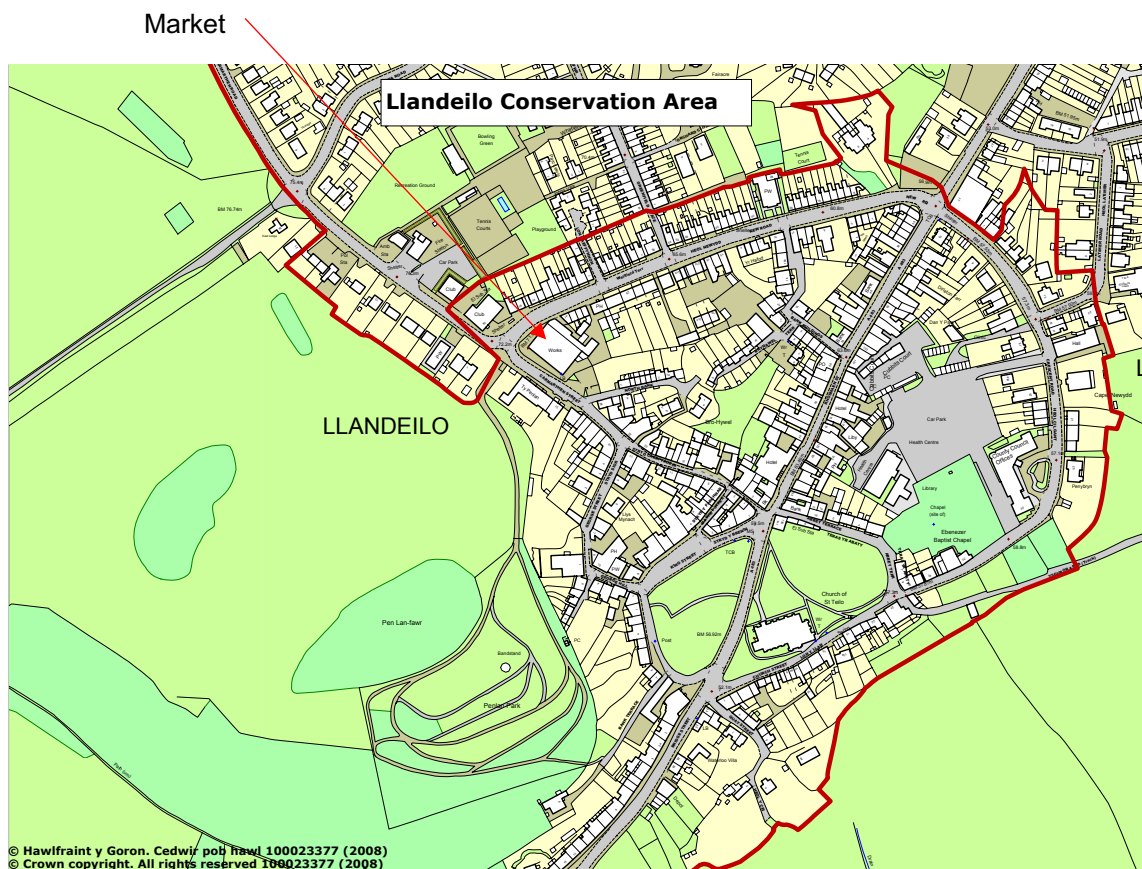


Figure 69 above
Carmarthenshire County
Council Llandeilo Conservation
Area outlined in red: Source –
Carmarthenshire County
Council

Figure 70 opposite Aerial view
of Llandeilo: Source - Peoples
Collection Wales RCAHMW
slide taken by CR Musson
27/01/1992

Market



Llandeilo town has numerous listed buildings with most located within the older core of the old town with the market being one of the most westerly listed buildings. There is also a Scheduled Ancient Monument north west of the market. Further details of the designated structures within a 150m radius of the market can be found in the heritage impact section of this heritage statement.

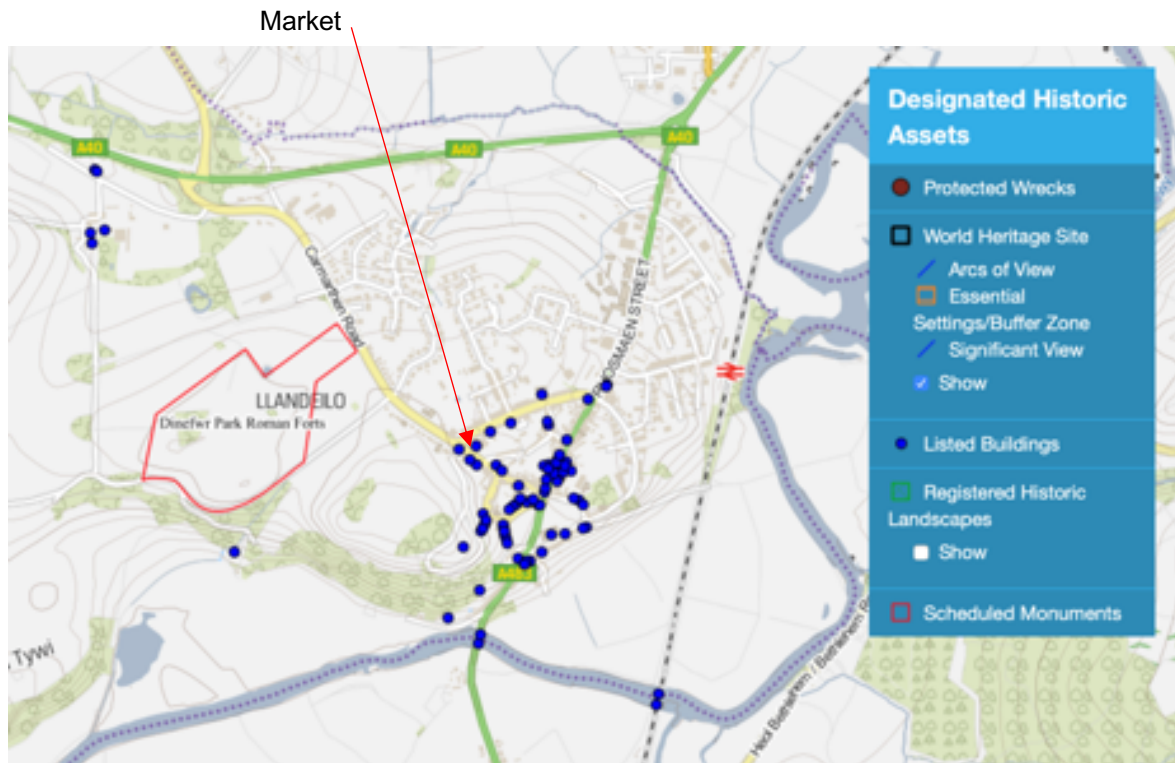


Figure 71 designated assets within and surrounding Llandeilo above: Source – Cadw. Listed buildings indicated by blue dots and scheduled monument outlined in red

The urban area of Llandeilo is also part a wider historical landscape of the Towy Valley covering an area of c.131 hectares. It has outstanding Historic Landscape value due it's completeness, potential, survival and condition with high value in terms of rarity. As an early ecclesiastical site and town, Llandeilo remains a good example of a nucleated settlement with nationally important components. Llandeilo has been the administrative centre of Dinefwr since medieval times with strong cultural and social associations, providing a diversity of services. In terms of Cultural Landscape, Llandeilo has a high value regionally and substantially contributes to the Tywi valley. It has a strong sense of place on an elevated position overlooking the Tywi with high evaluation in terms of Visual and Sensory classification. It has an attractive, scenic setting and is considered one of Carmarthenshire's most attractive and distinctive towns. The area has outstanding value in terms Geological Landscape containing several designated Sites of Special Scientific Interest and Geological Conservation Review.



Figure 72 above: Significance of buildings within 150 meters of the market

SIGNIFICANCE OR VALUE OF HERITAGE ASSET

	Very high - exceptional significance
	High - considerable significance
	Medium significance
	Low significance
	Negligible significance
	Unknown

See Appendix Table 1 for full definition

In accordance with Cadw Conservation principles, the significance of the market can be summarized as follows:

Evidential values:

C20th alterations bear significantly on the 1838 building but the overall form and scale is preserved. Early C20th alterations are likely to include the introduction of the flat roof with dated cast iron hoppers and rebuilt parapets creating a large covered space. The blind arcade was partially opened with high



level windows and new window and door openings created. In more recent times, floors have been replaced internally with new mezzanine levels and partitions added. Various layers of finishes are exposed internally although in exceptionally poor condition. Overall, the remaining fabric is in a vulnerable condition. The lifting gear, fire brigade sirens, iron tethering rings and alteration to openings all help record past uses of the site. Few documentary records exist and its early history is almost lost to the younger generations.

Historical values:

The architecture marks a defiant period in the history of Llandeilo town, illustrating the ambition to prosper and expand as travel networks improved. It also demonstrates the civic pride rising in the C19th. Along with the bridge, it is a lasting legacy from the Derwydd estate. Its physical presence helps keep social history alive through connection to the earlier markets which existed in various other locations within Llandeilo. It also reinforces the one intimate connection between the town, rural economy and industrial towns.

Aesthetical values:

The design is an unapologetic contribution to Carmarthen Street. It bears no resemblance to the vernacular but has distinct qualities with restrained roman and medieval influences refined into an austere neoclassical style. It is an introverted building with little engagement with the outside due to absence of windows. Devoid of ornamentation, it relies simply upon proportion with use of material (stone) to convey scale. It is part of an attractive town with local distinctiveness.

Communal values:

The market development links to notable family and estate that developed much of Llandeilo with strong cultural links to the area generally. The market was the hub of the town and will have had great importance in people's memory over the generations. This will have been reinforced by its other uses such as the theatre and fire station. Its architecture is unmistakable and prominent location along one of the main streets in Llandeilo keeps it forefront in the image of the town. Despite its sad, neglected state, there is still public desire and affection to see the building brought back into public use.



PROPOSALS INCLUDING JUSTIFICATION AND MITIGATION MEASURES

Failure to deliver the consented scheme necessitates changes in order to make the scheme more viable and attract grant funding. The biggest change is in how the building is used with less reliance on community spaces with the generation of more business and employment opportunities. Improvements deemed necessary by the change of use into offices entail improved fire escape routes and compartmentation, improved access, provision of additional ancillary accommodation such as kitchen's, toilets, ventilation and lighting. Extensive repairs and replacement have already been consented but over the last 4 years minor additional work has been highlighted. In accordance with Cadw Conservation principles, the proposed schedule of work for this application can be broken down in the table below.

Routine management and maintenance	Not applicable
Repair	1. Insert missing stones to southern end of market south west elevation
Periodic renewal	2. Replace southern door to market south west elevation
Archaeological intervention	Not applicable
Restoration	3. Slated roof reinstated to former slaughter house
New work and alteration	4. Extra parking bays added to Carmarthen Street
	5. Sun pipes added to new market roof
	6. Proposed roof top condensers to market omitted
	7. New opening hoppers added to new market glazed roof
	8. Proposed roof top café changed to suite of offices with revised position of new internal partitions, windows, doors and omission of hoist. Proposed extension slightly smaller to that consented
	9. Proposed market use partially changed to offices with revised new internal partitions, doors and ramps. Minor alteration to existing internal partitions and openings
	10. New internal stairs inserted to south east corner of market
	11. Proposed louvre on market north west elevation moved to rectangular opening with original proposed arched opening fitted with window instead
	12. Proposed door opening to market north east elevation at lower ground level omitted with new window fitted to original opening
	13. Vision panel added to replacement door on market north east elevation at lower ground level
	14. Opening of blind openings along market north west and south west elevations
	15. Replacement of door to market south east elevation with new glazed design



New work and alteration	16. Replacement windows to market and former slaughter house in steel instead of timber 17. Mechanical ventilation extracts 18. External lighting 19. Fall arrest system added to new flat roof over market 20. Alterations to car parking area
Integrating conservation with other interests	21. Photovoltaics added to new roof over market 22. Rainwater harvesting
Enabling development	Not applicable

Insert missing stones to southern end of market south west elevation (1)

Stone repairs to the southern end of the south west elevation have been identified in the condition report but essentially entail the replacement of 2no. missing stones. This work can be undertaken on a like for like basis and is necessary to prevent further loss of masonry and minimise risk of further deterioration such as vegetation growth, risk of frost and salt contamination from saturation of exposed core masonry. Work is confined to a local area and will be undertaken using traditional materials such as lime mortar with stone salvaged and reused from the works. Works comply with Cadw Conservation Principles due to understanding the impact of the repair, minimal intervention, sustaining heritage values and use of tried and tested materials.

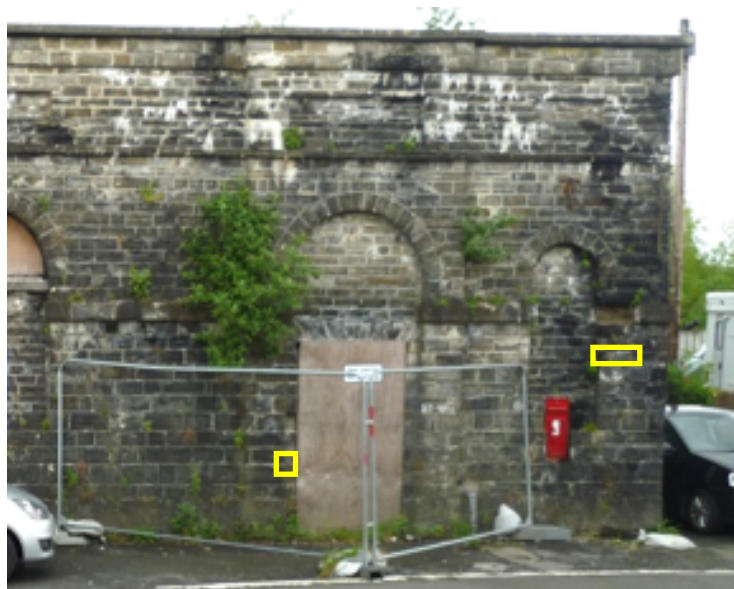


Figure 73 above: Missing stones highlighted in yellow and boarded up door to be replaced on southern end of market south west elevation

Replace southern door to market south west elevation (2)

Replacement of the southern door to the market south west elevation has been assumed given its condition in 2015 and subsequent boarding over to deter access. If the door has been lost completely, there are photographic records for a faithful replacement together with matching detail on the surviving door to the market north west elevation. The work complies with Cadw Conservation Principles in that the fabric is no longer capable of fulfilling its intended function and a like for like replacement can be undertaken using traditional joinery detailing and finishes.

**Slated roof covering reinstated to the former slaughter house (3)**

The corrugated metal roof is a later replacement and its prominence in the conservation area is particularly evident due to eye level position opposite the open space of car park. New steel beams and timber purlins have also been inserted but the C19th trusses remain. The top of the king post was notched for a ridge board with the roof most likely slated originally given the surrounding building finishes. Reinstatement of this traditional finish is therefore considered appropriate. The work complies with Cadw Conservation Principles in that it will enhance the setting without any further loss of historical detail with the current roof clearly a modern replacement.



Figure 74 above: View to underside of former slaughter house roof.

The current roof also come into being as a result of decay and poor management rather than an historical event. The slate roof covering will provide a more durable and sustainable roof covering in the longer term with traditional finish which respects the layout of the earlier roof. Sufficient physical evidence remains such as the altered king post ties and surrounding building styles from similar period provide clues for a faithful restoration. Whilst a corrugated metal roof could be reinstated in the future, there is sufficient evidence in other forms to convey its industrial past such as the hoist to the south east elevation.

Extra parking bays added to Carmarthen Street (4)

The building frontage along Carmarthen Street has been taken over by unregulated parking and the consented proposals sought to create a formal car parking area to the south west with the area immediately surrounding the building returned to pedestrian use only. Although this is retained the new proposals, it was felt that a couple of parking bays near the entrance on the south west elevation would be useful for deliveries and as a drop off point whilst still retaining a fully pedestrianised approach. The pavement is sufficiently wide to allow for both pedestrians and car parking spaces. Additional bollards as shown in the consented scheme will be positioned to prevent migration of vehicular access and the majority of the principle frontage will remain free of parking. See Figure 104.

Sun pipes added to new market roof (5) with roof top condensers omitted (6) and new opening hoppers added to the glazed roof (7). Proposed roof top café changed to suite of offices with revised position of new internal partitions, windows, doors and omission of hoist and slight reduction in extension size (8)

The primary change is within the market rooftop extension where the consented bar and restaurant is being entirely replaced by office accommodation. Features such as the commercial kitchen, fridges and freezers with external condensers and hoist are therefore no longer required. The consented central lantern space is being retained with new offices located around the periphery and new toilets proposed along the north west side. New partitions work to the consented new structure with no changes required to the proposed lift or two staircases internally. Modest changes are proposed to the external appearance with the height and profile of the roof top extension unaltered. The north east corner of the rooftop extension is being locally reduced in size slightly however. New sun pipes are proposed to provide natural daylight to the spaces on the upper ground floor of the market which have no access to external walls but these are offset back from the edge of building with most located on the least dominant north east elevation. See also Figure 104

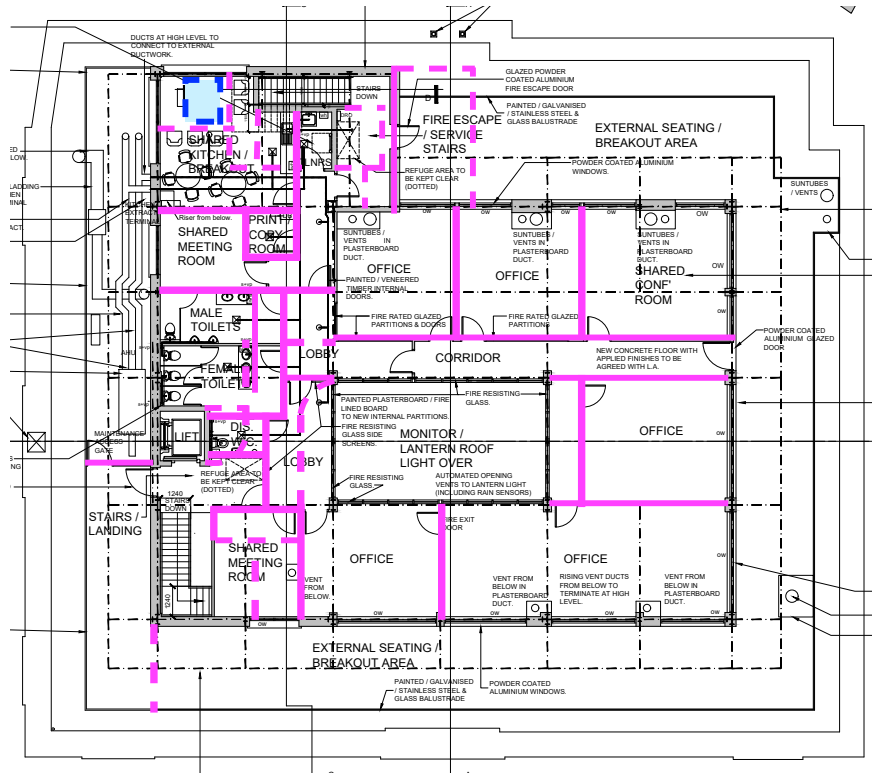


Figure 75 opposite:
Proposed roof to plan
with new walls
illustrated with solid
purple lines, omitted
partitions in dotted
purple lines and
omitted hoist
highlighted in blue.
Source – Pembroke
Design Ltd

External finishes remain as consented but with proposed reconfiguration to openings to the market rooftop extension below. See elevations also on Figure 83, Figure 84, Figure 86, Figure 87, Figure 94, Figure 95, Figure 97 and Figure 98.

- North west elevation: Addition of new window to the proposed shared kitchen and breakout space which currently has no natural light. New glazed single door added towards western end with gated access to rooftop plant area.
- North east elevation: Omission of door opening leading directly from an office space. Addition of new window to the proposed shared kitchen and breakout space which currently has no natural light. Addition of 2no. opening hoppers to the glazed pitched roof centrally to help control the internal environment from overheating given less access to openings for through draft. Glazing extended towards north end due to slight reduction in size of extension.
- South east elevation: Addition of new external glazed door (hinged single leaf) direct from fire escape staircase lobby only with omission of consented pair of sliding glazed doors. Access to the roof top external spaces is therefore controlled with none of the offices having direct access. Sliding door openings and substituted with windows.
- South west elevation: Addition of 2no. opening hoppers to the glazed pitched roof centrally to help control the internal environment from overheating given less access to openings for through draft. Omission of door opening leading directly from an office space substituted with glazing. New window towards northern end. Loss of gated access to far north end of roof top terrace.



Proposed market use partially changed to offices with revised new internal partitions, doors and ramps with new internal staircase to south east corner of market (10). Proposed louvre on market north west elevation moved to rectangular opening with original proposed arched opening fitted with window instead (11)

On the principle upper ground floor level of the market, the consented café along the north west side of the building remains with minor alterations to the proposed and existing partitions at the east and west ends. An external louvre serving the kitchen space is being relocated on the north west elevation.

Consented drawings show the opening up of the smaller blind opening for the louvre but it is proposed that this opening be fully glazed instead with the louvre located in adjacent existing rectangular opening. The consented main market space is being reduced in size but is still intended for use as a market or event space as well as office break out space. New partitions subdivide the rest of the main market space into offices, meeting rooms and stores. The consented ramp is relocated slightly with no change in floor levels. As with the rooftop extension, the proposed hoist to the north east corner is omitted but the adjacent proposed staircase remains. A new door opening is created in the stone wall providing ramped access between the different upper ground floor levels. Proposed accommodation along the north east wall also becomes office space with minimal alteration except for a new fire escape staircase in the south east corner to provide sufficient means of evacuation for the additional office accommodation created on this level. This proposed new staircase descends into the lower ground floor of the market below linking office accommodation on both levels. An adjacent existing door opening with steps is to be built up but this could be reversed in the future. The floor between these levels is already planned for replacement in the current consent but it is thought to be a later addition too with modern upper floor finishes.



Figure 76 above: Area of proposed new staircase to south east corner in market upper ground floor level with door opening to be built up. See also Figure 46 showing area on lower ground floor



Figure 77 above: market upper ground floor interior looking towards south east corner.



Figure 78 above: market upper ground floor interior looking towards north east corner



Figure 79 above: market upper ground floor interior looking towards north west corner



Figure 80 above: market upper ground floor interior looking towards south west corner

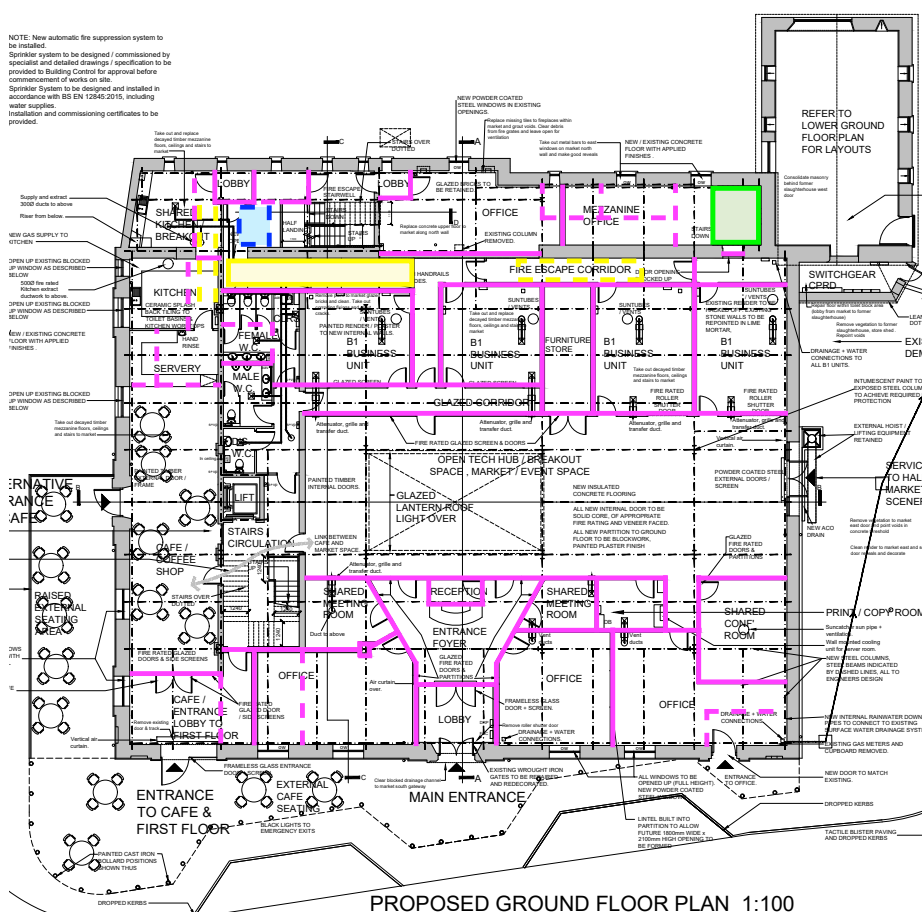


Figure 81 opposite: Proposed upper ground floor plan – Source Pembroke Design Ltd

New walls illustrated with solid purple lines, omitted partitions in dotted purple lines and omitted hoist highlighted in blue. New ramp shaded in yellow with previous position outlined in yellow dotted line. New staircase highlighted in green box. Source – Pembroke Design Ltd

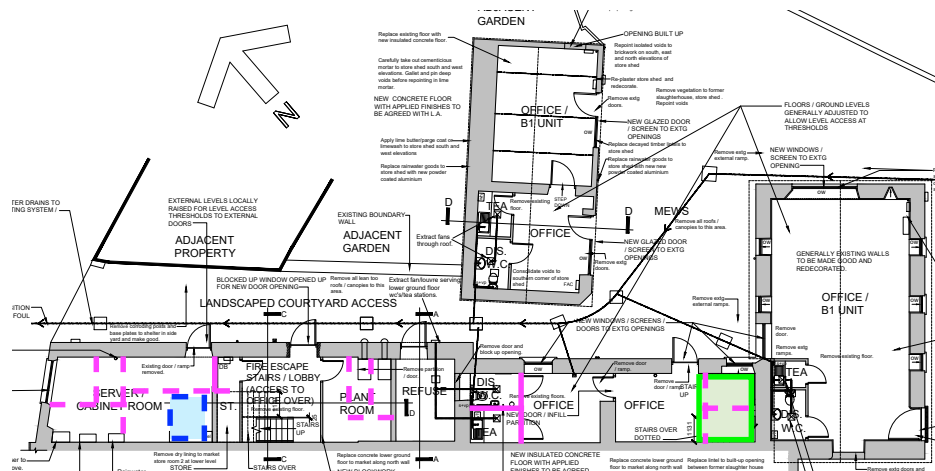


Figure 82 above: Proposed lower ground floor plan – Source Pembroke Design Ltd (see Figure 81 for key)

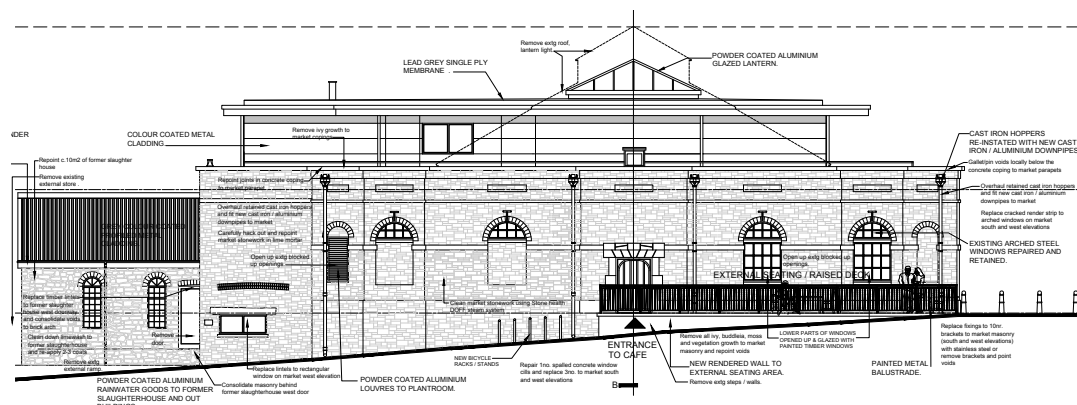


Figure 83 above: Consented north west elevation – source Pembroke Design Ltd

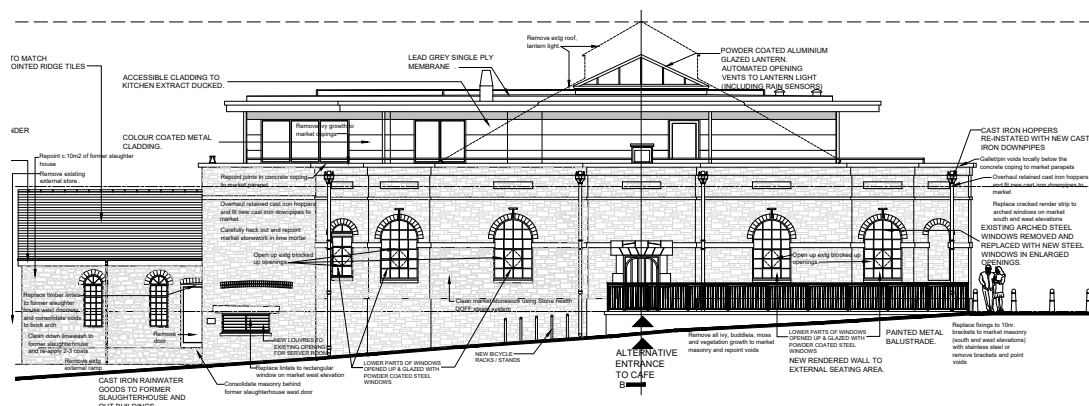


Figure 84 above: Proposed north west elevation - source Pembroke Design Ltd illustrating repositioning of louvre, opening up of additional blind recesses, additional window and door to roof top extension, repositioning of roof top vent, slate finish to slaughter house roof

Proposed door opening to market north east elevation at lower ground level omitted with new window fitted to original opening (12). Vision panel added to replacement door on market north east elevation at lower ground level (13)

Consented office accommodation on the lower ground floor level of the market is retained but the small kitchenette and toilet is relocated to allow for the new staircase in the southern end. There is no longer a need for an external door at the southern end of the north east elevation and therefore the existing window opening can be retained with widow replaced. Consented changing room spaces at the northern end of the market lower ground level are being changed to a plant room with no new partitions required so the single space reverts back to its current layout. Minor alterations are made to partitions around small kitchenette and toilet in the central area with vision panel added to the external door but the adjacent refuse area and new staircase remains as consented. No changes are proposed to store shed or former slaughter house which remain in office as use as consented. The vision panel is being inserted into a new replacement door with no further loss of original fabric. Whilst the vision panel improves connectivity between internal and external spaces it will only be local with other solid doors being retained to match original character.



Figure 85 above: Window to be replaced in lieu of re-opening door – source Pembroke Design Ltd

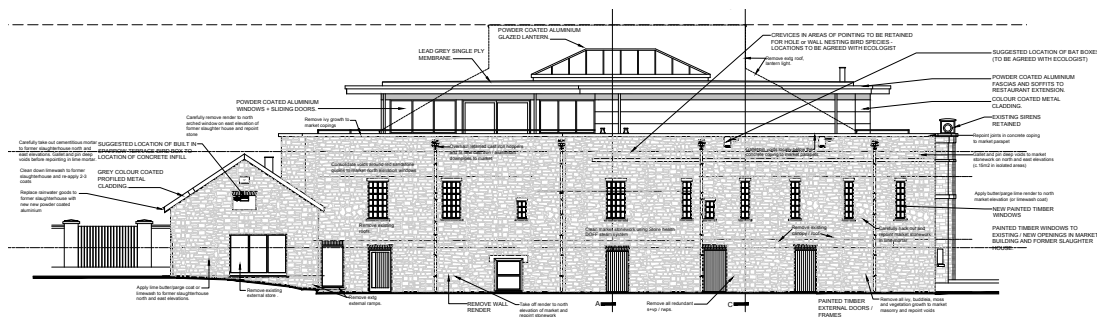


Figure 86 above: Consented north east elevation – source Pembroke Design Ltd

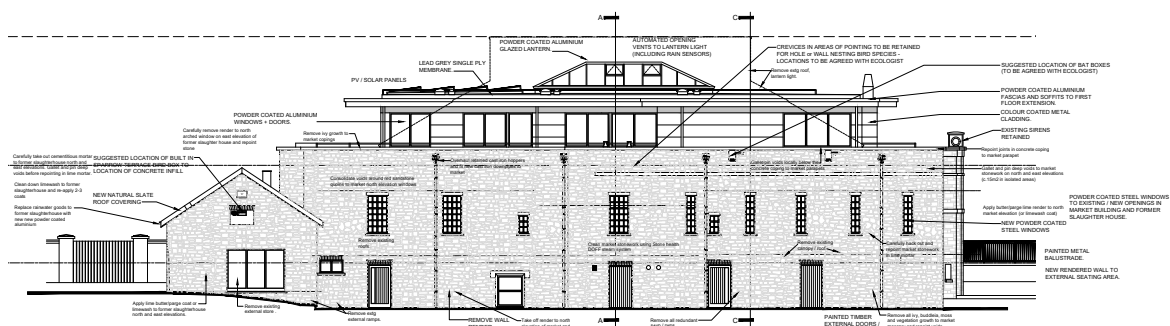


Figure 87 above: Proposed north east elevation - source Pembroke Design Ltd illustrating omission of door at lower ground level with window replaced and addition of door vision panel, hoppers to glazed roof added, photovoltaic panels, rooftop vents, sunpipes and new openings to rooftop extension, wall grills to central area of lower ground floor



Opening of blind openings along market north west and south west elevations (14)

Much discussion has taken place over the opening up of the blind recesses along the north west and south west elevations of the market. The building is very introverted and not particularly inviting or welcoming. The consented scheme did not propose such an alteration however as it was felt that this was not conducive to the market layout although a couple of openings to the café were consented. Offices require good natural light and ventilation however and opening up further openings would provide a practical use as well as make the building more attractive.



Figure 88 above: Blind opening far west end on north west elevation



Figure 89 above: Blind opening west of central doorway on north west elevation

This work could be considered as a progression from the alterations already undertaken with small semicircular metal windows fitted in the C20th. Continued use of steel windows would therefore provide an honest to the historic fabric. The impact of the openings could be reversed later with the use of shutters or by building the openings back up again. The coursed stonework around these openings need not change so the original design is not otherwise affected. See elevations also on Figure 83, Figure 84, Figure 86, Figure 87, Figure 94, Figure 95, Figure 97 and Figure 98.



Figure 90 above: Blind opening far north end on south west elevation



Figure 91 above: Blind opening north of central door on south west elevation



Figure 92 above: Blind opening south of central door on south west elevation



Figure 93 above: Blind opening far south end on south west elevation

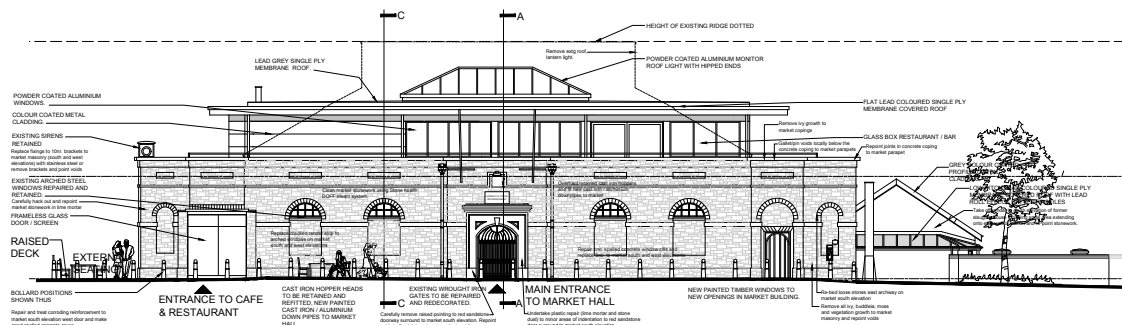


Figure 94 above: Consented south west elevation – source Pembroke Design Ltd

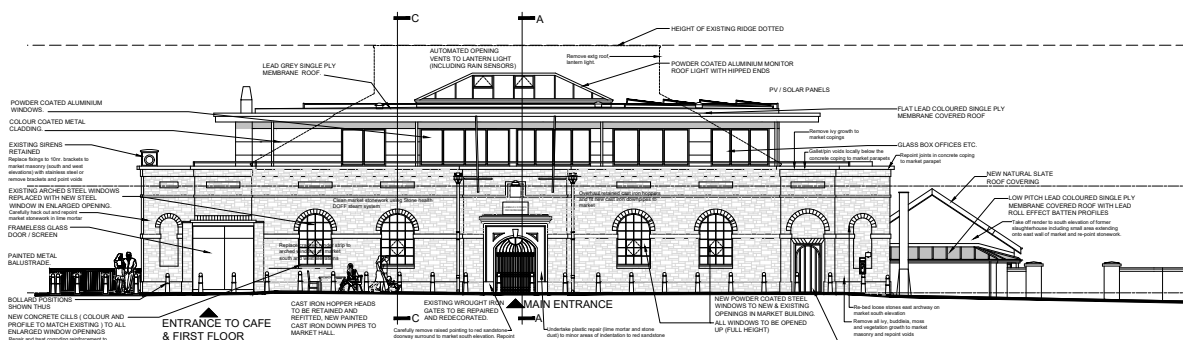


Figure 95 above: Proposed south west elevation - source Pembroke Design Ltd illustrating opening up of blind recesses with new windows, hoppers added to glazed roof, photovoltaics, sunpipe and variation to roof top extension openings including ventilation extracts

Replacement of door to market south east elevation with new glazed design (15)

The proposed further subdivision of the main market space limits direct access to the central area and calls for a new entrance to create additional flexibility to allow this part of the building to be used independent of the offices. The large opening along the market south east elevation is probably a late C20th inserted for foundry use with external hoist located at the opening. Consented plans show the door to this opening being replaced like for like with a solid timber folding/sliding door but this does not particularly highlight it as another principle entrance. A glazed door would make it more attractive and create a visual connection for people approaching the building. It would also serve to make the interior space more welcoming with external aspect. The industrial feeling can be recreated by the use of glazing bars with horizontal emphasis and large glass panes. Retention of the external hoist and original proportions of the opening also helps minimise impact upon heritage values.



Figure 96 above: Solid door to be replaced with glazed door on market south east elevation with hoist retained

Replacement windows to market and former slaughter house in steel instead of timber (16)

The current consent includes proposals to replace the windows in timber. Whilst this would ordinarily be the most appropriate material to use in the conservation area for a building of this age, the proposal erodes the historical and significance of the market. During the C19th, the market appeared to have few window openings with open fronted structures arranged around a courtyard. During the early C20th the building evolved with roofed spaces under glazed lantern together with the creation of new window openings. See Figure 39 to 45. This period ushered a surge in civic pride with popularity of the market. These new windows were all fitted with steel frames and therefore the use of timber imposes construction method that did not take place in the evolution of the building. Although a precise metal profile may not be possible, it would be more appropriate to replace the old steel windows with new steel windows. This would enhance the distinct layer of the building which formed such an important part of its history and provide clear legibility for future generations. Fitting steel rather than timber in the new openings continues the precedent set by the early C20th work. The applicant also has concerns over the durability of modern timber and maintenance burden based upon previously completed building and the use of powder coated metal would also help to reduce the frequency of decoration which links back to the financial viability of the completed building. Given that all the C20th concrete window cills are being removed to the south west and north west elevations, fenestration proportions can be adjusted to create even panes with a rectangular hopper opening at lower level to allow ease of reach.

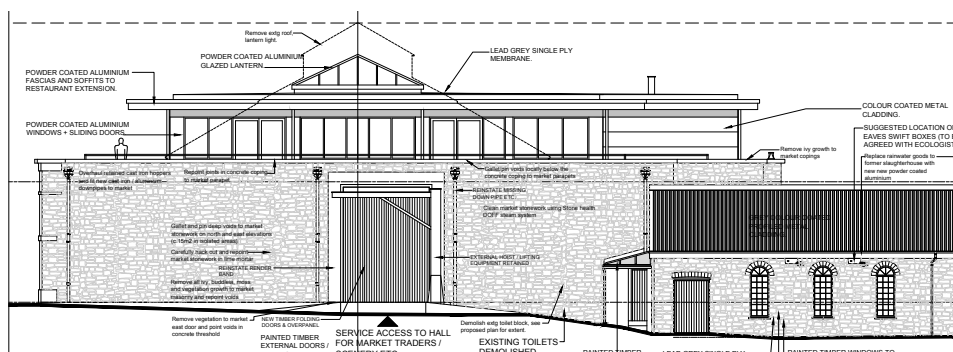


Figure 97 above: Consented south east elevation – source Pembroke Design Ltd

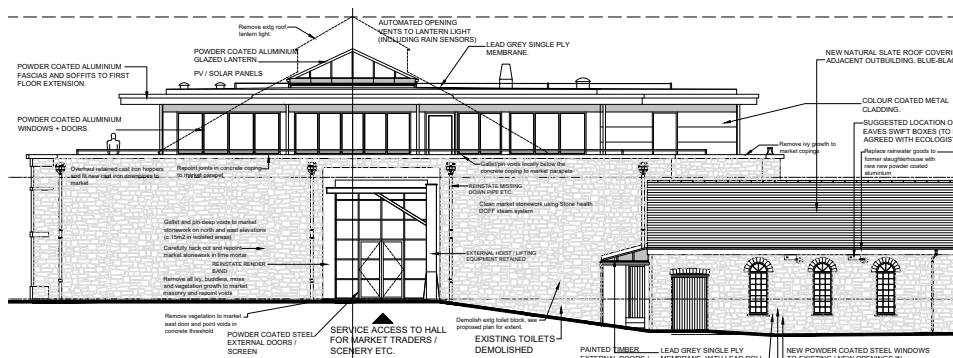


Figure 98 above: Proposed south east elevation – source Pembroke Design Ltd illustrating new glazed door, sunpipes, photovoltaic panels, vents and variation to roof top extension openings, slate roof finish to slaughter house

Mechanical ventilation extract (17)

The multipurpose nature of the building introduces new facilities such as kitchens and toilet areas that must comply with current legislation in terms of appropriate ventilation for the health and enjoyment of



the occupants by reducing moisture and contaminants which may also affect the building fabric. Some of the rooms have no direct to natural ventilation through openings windows and need mechanical ventilation. The use of mechanical ventilation therefore reduces the number and size of new openings in the historic fabric as well as allows the opportunity for heat recovery which to lower heat loss and energy use. Most mechanical vents will be discrete and small scale, located away from the principle elevations using low level or flush fittings to match surrounding finishes. The position and shape of the larger vent to the kitchen will change slightly from than consented with hardly noticeable difference and the section above the roof will also be enclosed behind the wall cladding. Almost all terminals are within the roof except for a few discreet wall grills to the central area of the lower ground floor on the north east elevation. Larger ductwork and air handling unit will be discreetly located behind the parapet on the north east elevation. See Figure 87 and Figure 104.

External lighting (18)

Modest lighting proposals will be introduced to highlight the entrances and parking areas using local fittings with a traditional lantern design mounted on 4m high independent poles. Although there is some street lighting along New Road and Carmarthen Street, the rear of the market building and car parking area in particular is dark. Visitor's and occupants therefore need some illumination for security and health and safety purposes given the building will be occupied outside daylight hours. The proposed lamps are based upon late Victorian design and will be more aesthetically pleasing within the setting of the listed building and conservation area. Any potential impact upon ecology has been reduced by selecting fittings with hood to control light distribution, reduced wattage and controls with night time sensors and timers. See Figure 103 and Figure 104.



Figure 99 above:
External lamp design

Fall arrest system to new flat roof over market (19)

Under the Construction Design and Management Regulations 2015, consideration must be given to the health and safety aspects of the design in terms of initial construction and future maintenance. Access will be required onto the flat roof of the new market to clear vegetation as well as service fittings such as the photovoltaics. Operatives will need to be harnessed and fixed to a secure point or protected behind guarding to minimise injury and death from falling at high level.

Cherry picker access is limited particularly due to neighbouring buildings, height and topography. The fitting of walkways and guard rails would be visible apparent with handrails 900mm above the roof and a roof and a fall arrest system is therefore being proposed as the least invasive solution. This will entail new anchor points incorporated in the new roof over the market hall connected with heavy duty cable. The anchors and cable will be located close to the roof surface and be in a similar colour to the roof covering. Fittings are also small scale and will also be set back from the edge of the roof to minimise visual impact. See Figure 104.



Figure 100 above: example of anchor point and cable within single ply roof finish

Alterations to car parking area (20)

The current consent includes the creation of a car park within derelict land to the south east of the market but there is no other land available for parking with on street parking also restricted. Car parking spaces are therefore limited and some means of control is necessary so that spaces reserved for the



development. Revised proposals therefore include the addition of vehicle control barriers to the car park entrance with reconfiguration of the car parking spaces and lowering of ground levels slightly to maximise manoeuvrability. To compensate for slight loss in the number of parking spaces, the car park will be extended in the north east corner. This will be achieved by breaking through a section of stone wall that divides the land from Salutation Inn. A new stone retaining wall will be built with timber fence above.

The extended car park will also benefit adjoining business with pub customers being able to park outside working hours with direct access to the pub through a new gateway. This new pedestrian access will be secure however with galvanised steel gate and padlock given the access it provides to the rear of the property. A section of brick wall to the far west end of the car park is also planned for demolition to open up the entrance and eliminate the changes in ground level. New landscaping is also proposed with planted borders and small trees along the southern edge which will soften the impact of the car park and support biodiversity.



Figure 101 above: Salutation Inn garden taken in 2007 – source Pembroke Design Ltd

The future viability of the scheme partly relies on safe and secure off site parking with long standing history of unregulated parking causing a nuisance. Although a section of stone wall will be demolished, the random rubble stonework has no distinctive features and merely acts as part retaining wall with land south of the all approximately 1m higher. The wall has been raised as some stage with different layers of stone apparent which was substantially consolidated and capped recently as part of extension work to Salutation Inn. The western end of the wall has also been rebuilt in brick in the late C20th with small section of stone at the far west end which is in poor condition having been subject to regular vehicular impact.



Figure 102 above: Aerial view of Salutation Inn garden and adjacent land for new carpark taken in 2014 – source Pembroke Design Ltd



Figure 103 above: Car parking area – source Pembroke Design Ltd. New retaining wall with gateway indicated in solid blue line with walls for demolition dotted. New soft landscaping in green, below ground rainwater harvesting tank dotted in orange rectangle, external lighting in red triangles and vehicular control barrier in yellow with drop kerbs at entrance.

The proposed new work and alteration generally complies with Cadw Conservation Principles with justification provided by the need to provide a viable new use for the building to survive with significant beneficial public interest. The building has been vacant for many years with deterioration condition that poses risk to health and safety, attracts vandalism and is a blight upon the area. The new work will enable heritage values to be sustained through conservation of fabric as well as provide a new layer with carefully designed elements adding value. Internally the building has been extensively modernised already with new floors, partitions, doors and finishes so therefore the new work has little impact upon historic fabric. The current market internal layout with large central space lit from above with a glass roof is still incorporated into the new design and should allow reversibility back into a large space in the future, should the need arise. The proposed revisions to the consented is modest in scale and uses modern materials to create honest new layer.

Photovoltaics added to new roof over market (21)

Significant time and dedication has taken place to try and find potential uses for this important building with a mix of uses proposed to try and create a future which will generate enough income to sustain itself. The use of energy and the ability to generate it is part of this equation with Cadw recognising that renewable energy has a role to play in management of the historic fabric. The Welsh Assembly Government and many grant funders also widely promote greater use of renewable energy. The large expanse of roof at the market and southerly aspect make it suitable for the introduction of photovoltaics, particularly as the entire roof to the market is being replaced with a roof top extension. The proposals therefore include a small array of photovoltaic panels.

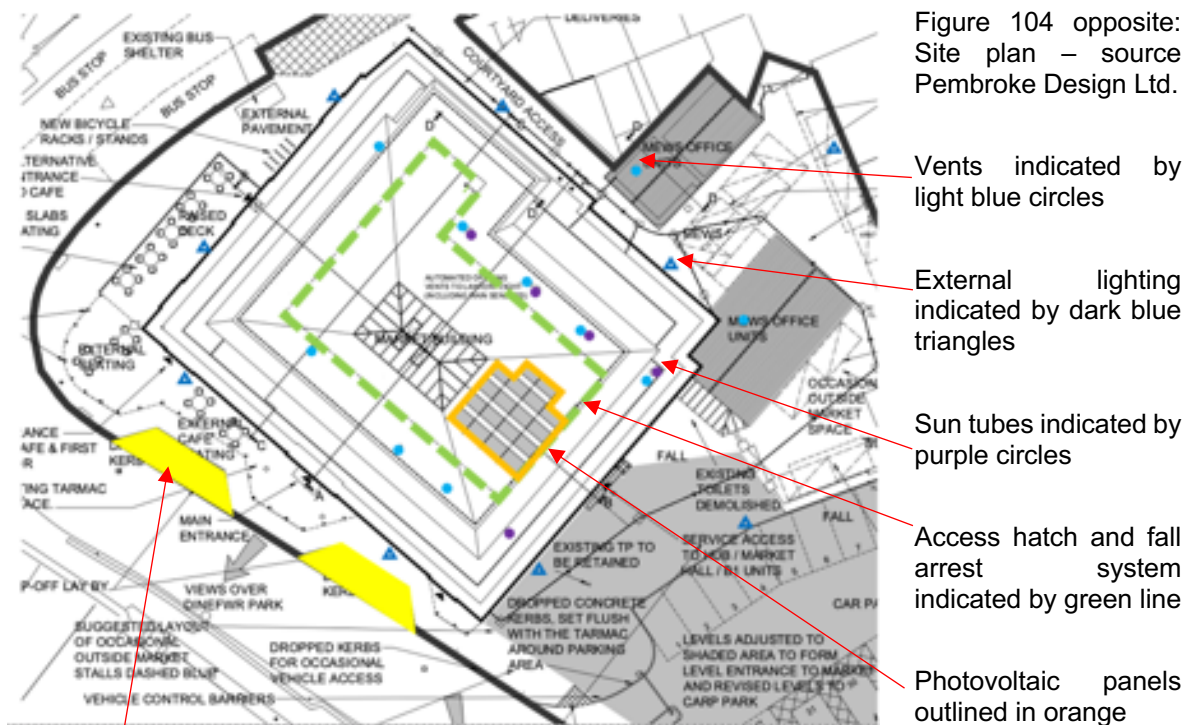


Figure 104 opposite:
Site plan – source
Pembroke Design Ltd.

Vents indicated by
light blue circles

External lighting
indicated by dark blue
triangles

Sun tubes indicated by
purple circles

Access hatch and fall
arrest system
indicated by green line

Photovoltaic panels
outlined in orange

Proposed 2no. car parking bays in yellow with bollards offset around

The panels will be mounted on a shallow pitched roof facing away from the principal elevations along Carmarthen Street and New Street. Visibility of the higher level is already minimised by setting the roof top extension back from the edge of the historic façade and therefore the photovoltaic panels will be discreet, covering only c.10% of the roof area. The new photo voltaic panels will have no physical impact upon historic fabric and will only be visible along the southern approach or from the upper floor levels of buildings within the vicinity. The building is undergoing another crucial phase in its life and the photovoltaic panels are part of the new layer ensuring the fabric has the best chance of survival. The proposal complies with Cadw Conservation Principles in that no historic fabric is harmed, change is necessary to make the asset sustainable and whilst there is an impact upon the setting, it has been minimised by careful location and scale.

Rainwater harvesting (22)

The large expanse of roof covering the former market provides an opportunity to reduce water consumption by collecting run off and recycling for use internally such as toilet flushing. Incorporating rainwater harvesting into the scheme toilets. As well as environmental benefits, the inclusion of rainwater harvesting into the scheme made it more attractive to grant funders. The installation comprises an underground tank located within the car park (see Figure 103) with below ground pipework running from the tank to the control room in the NE corner of the building. Within the lower ground floor of the market building, control panels, pumps will be surface mounted to the wall with vertical pipe runs taken through the new and replacement concrete floors to minimise impact upon fabric and ease of removal in the future. External ground surfaces are also planned for renewal and therefore this is the preferred time to excavate trenches for the tank and below ground pipework. It is unlikely that any archaeology will be disturbed during this work but a watching brief could be undertaken as a precautionary measure.



ACCESS STATEMENT

The design has evolved in accordance with relevant publications by Cadw and the Welsh Assembly Government to ensure that duties imposed by the Equality Act 2010 are applied in a balanced matter, taking into account the historic building and its setting.

For the most part, inclusive access can be created with very little impact upon the significance of the building. The existing entrances on the principal south west elevation already provide level access off Carmarthen Street. Doorways along the north east elevation are similarly level with the rear yard access off New Road with sloping surfaces leading around the building and back up towards Carmarthen street. The concrete stepped entrance to the north west elevation is being eliminated by the addition of a raised level area, accessible from Carmarthen Street and similarly, ground levels are slightly raised to allow level access into the doorway on the south east elevation. None of the door threshold positions or door widths need to be adjusted to create fully accessible access. New external doors are being provided with the exception of the north west elevation which will allow the use of suitable ironmongery. New external lighting will illuminate the path from all entrances to the car parking area.

An existing area to the south of the market is being improved to create dedicated parking including disabled parking bays with informal parking against the building no longer being permitted. This will create a wide pedestrian area along the building which is relatively level or at a shallow gradient for ease of access. The tarmac and paved surfaces will provide a firm, non slip finish with the car park regraded to an even fall with drop kerbs and blister paving at crossing point along the entrance to aid the visually impaired.

The interior of the market has significantly changed since its construction and the current large space allows creation of internal accommodation for wheel chair manoeuvrability with negligible impact upon historic fabric. Entrance lobbies, corridors, wheelchair accessible toilets and internal doors can be made sufficiently wide with suitable ironmongery within new fabric. The market roofs, floors and partitions are all late C20th with finishes to the original fabric altered too and therefore where new partitions meet the primary fabric, there is little loss of historical material. Similarly the open plan of the slaughter house can be subdivided with minimal impact and the existing cellular spaces of the market lower ground floor and store shed building can be retained with modest re-arrangement. The change in floor levels in the market will be handled by the additional of an internal ramp and lift, these are again additions which again affect the late C20th floors or new fabric as part of the proposals.



HERITAGE IMPACT ASSESSMENT

Repairs

The proposed stone repairs are confined to a small local area. Matching stone will become available from the opening up of the blind windows so the repair work will be discreet. The repair will prevent further loss of stone and deterioration and help conserve the striking masonry to this building. Using lime mortar, the repair will be undertaken like for like with traditional materials with proven durability. As the stones have already been lost, there will be little disturbance to fabric other than raking out mortar locally with negligible impact upon evidential values. The work will have beneficial impact upon significance by reinstating lost detail.

Periodic renewal

Fragments of the southern door to the market south west elevation may remain behind the boarding which will allow a like for like replacement. The door detail has been recorded in earlier photographs however and a matching door on the north west elevation will allow for a faithful replacement.

Restoration

Although no old photographs of the former slaughter house have been found, the current corrugated metal roof is clearly a modern replacement with alterations to the roof structure. Given the singular use of slate in nearby roofs of similar period, we can be fairly confident that the former slaughter house roof was slated. The reinstatement of a slate finish will encourage the use of traditional building skills with more durability. It is also a more sympathetic material to the Conservation Area, particularly the visible prominence of the roof in the streetscape. The corrugated metal roof was raised above the C19th king post trusses on new purlins and therefore new purlins and rafters can be fitted slightly lower in their original position.

New work and alteration

The main south west elevation of the building is currently obscured by cars with lack of pedestrian access. The consented scheme shows improvements by relocating car parking and creating a pedestrianised zone. Proposals to include 2no. car parking bays along the south west elevation therefore do not detract any more than the current situation but will still allow space for visitors to safely access the building as well as provide opportunity for interaction outside the building that would have taken place when the building was used as a market. Carmarthen Street will have been resurfaced many times and the risk of disturbing below ground historic fabric is low. The building frontage will be reclaimed for pedestrian use with greater sense of civic pride restored to the building allowing space for community engagement.

The proposed sun pipes are located within the new replacement market roof and do not affect historic fabric with tubes descending into the interior within new partitions. Providing natural light into deep internal spaces makes is a more attractive space and is good for wellbeing with sub tubes achieving this without any noticeable change to the building exterior. The sun tubes will protrude slightly above the roof line but will hardly be noticeable as set back from the building and located along the lesser north east elevation. The sun pipes are clearly a modern insertion although following the earlier pattern of glazed lanterns dotted along the flat roof perimeter and provide a new layer to the building.

Omission of the proposed roof top condensers has no impact upon historic fabric given they were located within the new roof structure. The omission declutters the north west elevation however so the earlier features such as the siren remain a feature along the coping. Possibly risk of back ground noise is also eliminated.

The addition of opening hoppers has minimal physical impact upon historic fabric given these are inserted into the new glazed roof over the market. The increased ventilation will help to cool the space



in summer and increase occupant comfort and wellbeing, making the space more attractive. The hoppers will read as a new addition from change of use within slightly heavier frames but the consented roof proportions or height will not change.

Changes to the roof top extension have negligible physical impact upon historic fabric with the new roof structure essentially staying the same as that consented. Visually there are minor changes to the position of windows and doors but the same materials proposed. The roof top extension is made slightly smaller to the north east corner. The replacement of public space in the rooftop extension with offices makes the scheme financially viable. The ground floor café may not have the same scenic panoramic views but it is more engaging at street level.

Given the market interior has been extensively modernised, the physical impact of more office use upon historic fabric is minimal. Existing partitions being modified i.e. partial demolition and infilling concern late C20th fabric. Work to build up internal door opening can be reversed in the future as can the creation of a new openings in the solid internal walls. The floors have already been replaced and finishes are ruined by poor condition so the insertion of a staircase in the south east corner is minor. It should be possible to retain the tethering rings built into the lower ground floor of the market where the new staircase is proposed. The subdivision of the large market space changes the look and feel of the building but affects one layer of the building's evolution. The current big space is not believed to be original with the market originally planned around courtyards. The lower market ground floor was separated from the market above with the spaces used to house animals prior to slaughter so the addition of a staircase linking the two levels has some impact but this has to be balanced against the viability of a new use. The interior will become more cluttered but the retention of tall room heights, glazed partitions and additional glazed external openings will make the space more attractive. Whilst some of the building is now being allocated for more intensive office use, the café area and a space for indoor market or events are retained and therefore the building will continue to have a role in the local community with beneficial impact.

Work to external openings has minor impact physical upon historic fabric. The creation of new openings from the blind market recesses can be achieved with minimal disruption without distracting from the original proportions of the façade with decorative stone coursing and smaller blind panels retained. Glass panels and louvres are fitted to existing openings, most of which are late C20th alterations. Retention of the window opening to the lower ground floor is beneficial given it conserves the evolution of the building (i.e. older doorway partially built up) and also retains the ad hoc nature of the less formal north east elevation. The market may lose some of its austere character but a change of use is needed for survival with additional openings creating more flexibility for internal use. This decision could be reversed in the future by building the openings back up adding shutters however. The addition of a door vision panel and window louvre are small scale alterations located away from the principle elevations. The industrial character of the existing large timber door and opening to the market south east elevation will be maintained in the proposed replacement glazed door. The use of steel in the new windows and doors echoes the earlier C20th alteration and provide a clear honest new layer to the historic building. The style of the replacement windows will be sympathetic to the building with traditionally detailed small panes. The interior will become more welcoming with better connectivity with the exterior from additional natural light and visibility generating positive community benefit.

Mechanical ventilation extracts are clearly a modern addition but will make the interior more attractive through proper ventilation. The vents can be incorporated into the historic fabric with minimal impact by locating within the new roof coverings. The vents will be discreet by locating away from the main principle areas or line of sight, offset away from the edge of the building, keeping them close to the roofline and using similar material to the roof covering. External wall grills will be small scale and discreetly located at lower ground level of the north east elevation.



External lighting will make the site more inviting, illuminating the building using traditionally styled fittings. There will be no physical impact upon historic fabric with lamps mounted on free standing poles, independent of the building. The position and number of fittings are modest. Some form of external lighting was probably provided in this urban environment throughout the duration of the market building. New lighting will help reinforce the setting and historical association as a key feature in the town.

Providing safe and effective means of building maintenance through a fall arrest system to the roof will be essential for long term care. There will be no physical impact on historic fabric with the installation located and fitted entirely onto the market new rooftop extension. The small roof anchor fixing points and continuous wire will hardly be visible given their size and position in the roof with minimal visual impact.

The creation of a larger car park with controlled access and connection to Salutation Inn provides significant community benefit given the lack of local parking facilities and long standing history of unregulated parking around the site. The car parking spaces created will help support the future viability of the market and can be achieved with minor physical impact upon historic fabric. Although the existing stone wall to be demolished was erected in the C19th, the Derwydd Estate plan of 1826 suggests there may have been an older established boundary in this location with a faint dotted line suggesting a field boundary or hedgerow outside the medieval core of the town. Late C19th maps showed small buildings built against the north side of the wall at the back of Salutation Inn plot but these have been lost with small holes in the stonework providing the only surviving physical evidence. The wall was in very poor condition however and recently consolidated as part of extension works to the pub. The western section of wall has also been rebuilt in brickwork during late C20th in a slightly different position to the old maps. The section of stone wall proposed for demolition represents c.40% of its entire length with sufficient left to define the earlier boundaries. Boundary walls and a small building in the car park evident on the C19th map have already been lost but this large space will only be modestly increased in size by part of the parking bays only. Salutation Inn has been significantly extended leaving a small rear garden with benches for outdoor entertainment but this area will remain functional. The works will result in visual improvement with the current area overgrown and isolated behind security fencing. The new retaining wall will be built in stone with timber fencing above using traditional materials and reducing the visible impact of a single barrier. Slight adjustment in the position of parking bays also allows the introduction of soft landscaping to break up the expanse of parking. Visitors and parking facilities will provide new activity to the south east part of the site reminiscent of when the market was the heart of the community.

Integrating conservation with other interests

Photovoltaic panels can be incorporated into the new fabric with no physical impact upon historic fabric. The panels do make a modest visual change to the building and will be particularly visible from high level and southern approaches but the effect has been minimised by locating the panels away from the principle facade, using an array which only cover a small proportion of the roof and setting them back from the building exterior. The photovoltaic panels provide a beneficial income, adding an honest new layer at a time when the building has to undergo change in order to survive. This addition will make a small contribution to the generation of renewable energy and a sustainable future.

Rainwater harvesting will have no visual impact with an underground water tank located within the car park with below ground pipe runs. Associated internal equipment such as pumps, control panels and ducts are located within the lower ground floor in the north east corner. These have minimal physical impact with surface mounted fixings and vertical pipework running within the new and replacement floor structures. The controls are also located within an area of the market with lesser significance. Disturbance to archaeology from trench excavation is thought to be very low given past disturbance but this could be mitigated against by a watching brief.



IMPACT RATING KEY:

Effect of overall impact:

Positive	Slightly positive	Neutral	Slightly negative	Negative
----------	-------------------	---------	-------------------	----------

Scale or severity of impact:

1 No change	2 Negligible	3 Minor	4 Moderate	5 Major
--------------------	---------------------	----------------	-------------------	----------------

See Appendix Table 2 for full definition

PROPOSED WORK & IMPACT ASSESSMENT			MITIGATION MEASURES ADOPTED	
SIGNIFICANCE	EVIDENTIAL	Replace missing stones to southern end of market south west elevation (1): Stone has been lost but can be repaired like for like to small area to help conserve original fabric	2	Stone salvaged from works and lime mortars comprise like for like repair concentrated on small area
		Replace southern door to market south west elevation (2): Early part of the fabric potentially lost but can be faithfully recreated and is essential to make the building functional	3	Photographs of the door as well as surviving example elsewhere will influence construction of replacement
		Reinstate slate finish to former slaughter house (3): Current covering and parts of roof structure are a late C20th alteration but the earlier roof structure can be retained	3	Existing slates set aside for re-use and roof structure repaired
		Extra parking bays added to Carmarthen Street (4): Low impact as addition concerns new fabric in previously altered area	2	
		Sun pipes added to new market roof (5): Affects replacement roof so historic not fabric affected	1	
		Proposed roof top condensers omitted (6): Affects replacement roof so historic fabric not affected	1	
		New opening hoppers added to new market glazed roof (7): Affects replacement roof so historic fabric not affected	1	



PROPOSED WORK & IMPACT ASSESSMENT		MITIGATION MEASURES ADOPTED		
SIGNIFICANCE	EVIDENTIAL	Changes to market roof top extension (8): Affects replacement roof so no historic fabric affected	1	
		Changes to market upper ground floor (9): Minor impact with alteration to late C20th partitions, floors and finishes	3	Photographic record. Vacant, derelict building needs this work to survive
		New staircase to SE corner of market (10): Minor impact with loss of part of the C20th floor and alteration to wall finishes	3	Tethering rings to be retained
		Relocation of louvre on market south west elevation (11): Minor impact as rectangular window a later addition. Opening up smaller blind window already consented so fitting with new window has negligible additional impact	2	Photographic record
		Proposed door opening to market lower ground floor level omitted (12): Current window is a modern insertion with former door opening built up. Retaining window conserves building evolution	2	
		Vision panel added to door on market north east elevation (13): Low as current door is late C20th	2	
		Opening up of blind openings along market north west and south west elevations (14): Loss of coursed stone and possibly early internal finishes but stone decorative detailing can be conserved. Openings fitted with windows in the C20th and therefore works a progression of this.	4	Photographic record
		Replacement door to market south east elevation with new design (15): Low as current door is late C20th	3	Photographic record



		PROPOSED WORK & IMPACT ASSESSMENT	MITIGATION MEASURES ADOPTED	
SIGNIFICANCE	EVIDENTIAL	Replacement windows to market and former slaughter house in steel instead of timber (16): C20th windows have been fitted in steel and new replacements will continue this precedent. Few timber windows existed in the C19th due to courtyard arrangement	2	Photographic record and record detailed drawings
		Mechanical ventilation extract (17): Vents are located with the roof and therefore mainly affects new fabric	2	Slate roof covering being renewed so slates can be introduced at same time
		Fall arrest system to new flat roof over market (18): Work fitted to new extension only	1	
		External lighting (19): Lamps fitted onto poles independent of historic fabric	1	
		Alterations to car parking area (20): Loss of part of the C19th boundary but sufficient remaining to clearly define boundary together with old maps	3	Photographic record of stone wall area. Other wall to be demolished is a late C20th addition however.
		Additional of photovoltaics to the market roof top extension (21): Located on new structure with little bearing onto historic fabric	1	
		Rainwater harvesting (22): Above ground fittings surface mounted to wall but pipelines running through disturbed ground and new floors	2	Archaeological watching brief during construction (if deemed necessary)
	HISTORICAL	Replace missing stones to southern end of market south west elevation (1): As part of the original fabric, any loss has potential to erode historical associations and therefore the work is beneficial	2	
		Replace southern door to market south west elevation (2): Door is one of the layers showing how this building has changed and a replica will continue to help inform future generations	2	



PROPOSED WORK & IMPACT ASSESSMENT		MITIGATION MEASURES ADOPTED		
SIGNIFICANCE	HISTORICAL	Reinstate slate finish to former slaughter house (3): Remains of existing structure and neighbouring construction from similar period provide confident evidence for restoration	2	
		Extra parking bays added to Carmarthen Street (4): Reinforces main entrance and focal point for all visitors	3	
		Sun pipes added to new market roof (5): Follow on from earlier design with lanterns puncturing the flat roofed perimeter	2	
		Proposed roof top condensers omitted (6): No effect as redundant new addition but allows sirens to remain dominant feature along coping level	3	
		New opening hoppers added to new market glazed roof (7): New layer brought about by change of use	2	
		Changes to market roof top extension (8): New layer brought about by change of use	2	
		Changes to market upper ground floor (9): Another layer being added whilst still retaining evidence of earlier uses	2	
		New staircase to SE corner of market (10): Lower ground floor was separated from market due to animal housing ready for slaughter so stairs creates new link	3	Original function has ceased and creating link between floors helps with viability for future use. Photographic record
		Relocation of louvre on market south west elevation (11): Louvre located to later rectangular opening	2	
		Proposed door opening to market lower ground floor level omitted (12): Window illustrates building of opening and retention conserves this layer of development	2	



		PROPOSED WORK & IMPACT ASSESSMENT	MITIGATION MEASURES ADOPTED	
SIGNIFICANCE	HISTORICAL	Vision panel added to door on market north east elevation (13): New layer added	2	
		Replacement windows to market and former slaughter house in steel instead of timber (16): Clear new layer though use of metal material but traditionally detailed in existing openings	2	
		Mechanical ventilation extract (17): Clear new addition taking into account modern legislation	1	
		External lighting (18): Illumination of the site help reinforce it as important part of the town	3	
		Fall arrest system to new flat roof over market (19): Alteration concentrated on new fabric only highlighting importance for safe and effective maintenance as the building evolves	1	
		Alterations to car parking area (20): Notable changes to this area from mid C19th onwards, works add to the site evolution at a crucial time for survival	3	Photographic record with c.60% of the wall remaining and recorded in earlier maps
		Additional of photovoltaics to the market roof top extension (21): Adds a new historical layer at a time when the building must change or be lost illustrating energy conservation	2	
		Rainwater harvesting (22): New historical layer being added although very subtle (non visual) illustration of water conservation	1	
	AESTHETICAL	Replace missing stones to southern end of market south west elevation (1): Missing stones detract from the key masonry features with replacement helping to restore character	3	



PROPOSED WORK & IMPACT ASSESSMENT		MITIGATION MEASURES ADOPTED		
SIGNIFICANCE	AESTHETICAL	Replace southern door to market south west elevation (2): Characterful door adds to an otherwise plain masonry façade and an important feature	2	Design can be faithfully replicated
		Reinstate slate finish to former slaughter house (3): Traditional finish appropriate to the Conservation Area, particularly due to visibility at low level	3	
		Extra parking bays added to Carmarthen Street (4): Current vehicular infringement detracts from elevation so reduction in spaces and control using bollards gives the building breathing space	3	
		Sun pipes added to new market roof (5): Modest modern addition along top of building following earlier precedent set by glazed fanlights	2	Sun pipes set back off building and most located discreetly along north east elevation
		Proposed roof top condensers omitted (6): Removes risk of detracting from high level of north west elevation	3	
		New opening hoppers added to new market glazed roof (7): Heavier frames could emphasise new roof slightly but positioned below level of original roof	2	
		Changes to market roof top extension (8): Modest changes to openings and extension slightly smaller to NE corner but hardly noticeable	2	
		Changes to market upper ground floor (9): Large interior space almost half current size but not original and glazed lantern above recreates similar experience	2	
		New staircase to SE corner of market (10): Helps bring natural light into an otherwise dark space making it more attractive and functional	2	



PROPOSED WORK & IMPACT ASSESSMENT		MITIGATION MEASURES ADOPTED		
SIGNIFICANCE	AESTHETICAL	Proposed door opening to market lower ground floor level omitted (12): Random openings are retained conserving less formal rear elevation	3	
		Vision panel added to door on market north east elevation (13): May help make the building more engaging	2	
		Opening up of blind openings along market north west and south west elevations (14): More natural light and connection between interior and exterior makes an improvement albeit a change to the austere nature of the original design	4	Photographic record
		Replacement door to market south east elevation with new design (15): Connects interior with exterior and new design retains industrial character	3	
		Replacement windows to market and former slaughter house in steel instead of timber (16): Small scale metal profiles maximise light and retain traditional proportions and provide diversity	2	
		Mechanical ventilation extract (17): Small scale fittings at roof top level will be hardly noticeable	2	Blue/grey/black finish similar to pitched and roof coverings with low profile and most located away from principle views
		External lighting (18): Illumination will enhance the setting, showing off the proud building and making it more welcoming	3	
		Fall arrest system to new flat roof over market (19): Small scale fittings at roof top level will be hardly discernible	2	Set back from edge of roof and low height with grey/black finish similar to roof covering
		Alterations to car parking area (20): Improved connectivity between neighbouring buildings and use of derelict land with opening up of site and landscape enhancing location	2	



SIGNIFICANCE		PROPOSED WORK & IMPACT ASSESSMENT	MITIGATION MEASURES ADOPTED	
AESTHETICAL	Additional of photovoltaics to the market roof top extension (21): Visible impact at higher level and approach from the south although not significantly distracting	3	Scale, location and orientation of panels considered to reduce impact	
	Rainwater harvesting (22): Below ground installation with no external impact. Internal services located to NE corner in private plant area	1		
	Replace missing stones to southern end of market south west elevation (1): Lost stones add to the overall neglected state and therefore repair can improve perception and provide skills training	2		
	Replace southern door to market south west elevation (2): The decay of the door symbolises the long term decline in the building as an act of vandalism and its replacement will help restore pride. Important layer as point of entry and exit into building. Encourages traditional joinery skills	3		
	Reinstate slate finish to former slaughter house (3): Use of traditional skills and finish commonplace in the conservation area will make the building more appealing and promote traditional skills	3		
	Sun pipes added to new market roof (5): Addition makes the interior more practical for future use	2		
	Proposed roof top condensers omitted (6): Removes risk of causing nuisance	2		
	New opening hoppers added to new market glazed roof (7): May help make the space more comfortable internally so user experience improved	2		
COMMUNAL	New staircase to SE corner of market (10): Adds a new layer for the survival of the building	2		



PROPOSED WORK & IMPACT ASSESSMENT		MITIGATION MEASURES ADOPTED	
SIGNIFICANCE	COMMUNAL	Changes to market upper ground floor (9): Slightly lesser use by the general public but the proposed café and indoor market remain part of scheme	2
		Relocation of louvre on market south west elevation (11): No impact	1
		Proposed door opening to market lower ground floor level omitted (12): No impact	1
		Vision panel added to door on market north east elevation (13): Improves interior exterior connection	2
		Opening up of blind openings along market north west and south west elevations (14): Will help make the building more engaging	4
		Replacement door to market south east elevation with new design (15): Creates a focal point for community space	3
		Replacement windows to market and former slaughter house in steel instead of timber (16): Reduced maintenance in terms of redecoration	2
		Mechanical ventilation extract (17): New addition provides quality indoor air conditions	2
		External lighting (18): New lighting makes the space more inviting and welcoming	3
		Fall arrest system to new flat roof over market (19): Provides safe means for future building maintenance encouraging long term care	2
		Alterations to car parking area (20): Controlled parking spaces for the community and better connection to neighbouring buildings	3



PROPOSED WORK & IMPACT ASSESSMENT		MITIGATION MEASURES ADOPTED	
SIGNIFICANCE	COMMUNAL	Additional of photovoltaics to the market roof top extension (21): New addition at a crucial time in the survival of the building reflecting desire to become more sustainable and enter a more prosperous future	2
		Rainwater harvesting (22): Less water use benefits the community and planet at large by minimising finite water resources	3

Setting

Aside a couple of early C18th houses located closer to the medieval town core, the nearest designated buildings were all built within a few decades of the market hall and are listed grade 2. The former national school has recently turned into residential use but the Salutation Inn remains in commercial use with gates to the parkland unchanged.

Figure 105 opposite with designated buildings within a 150 meter radius of the market:

- A: Provisions Market
- B: Gate and Gate piers to Penlan Park
- C: Former National School
- D: Former School House
- E: Briskin House
- F: Cambria House
- G: Hill House
- H: Salutation Inn
- I: Green Hall





Reference	Name	Description	Grid reference
GRADE 2 LISTED BUILDINGS			
11071	Green Hall	Built c.1850, two storey three window house	SN 62843 22497
11072	The Salutation Inn	Built c.1850, two storey three window Inn	SN 62795 22478
11047	Gate and Gatepiers to Penlan Park	Art Nouveau ironwork gates 1908	SN 62721 22439
11046	Former National School	Gothic design 1850's by W M Teulon, Architect of London for Lord Dynevor	SN 62746 22414
11045	Former School House	Possibly built c.1840 as precursor or Teulon's school built alongside	SN 62761 22402
11050	Briskin House	Built c.1800, two storey three window house	SN 62806 22400
11051	Cambrian House	Late C19th remodelling of C18 house, three storey four window house	SN 62819 22387
11044	Hill House	Built c.1800, two storey three window house	SN 62857 22351

Direct views between all of the designated buildings within 150m of the market are unlikely due to the site topography and narrowing of Carmarthen Street as it weaves southwards. Buildings south of George street and along New Road probably only see upper parts of the market roof as set behind the market or face away and are located at lower level. A direct visual relationship does exist with the gate piers to Penlan Park, Former National School and Former School House, all located opposite the market along the west side of Camarthen Road. Buildings directly opposite the market are elevated c.1m above the road and the Former National School is also shielded somewhat by a stone boundary wall. Limited views of the northern elevation of the market are also possible from rear windows and garden of Salutation Inn too.

Figure 106 below: Market on left looking southwards along Carmarthen Street – source Google maps. Former School House, Former National School and gate and gate pier on the right





Figure 107 above: Market on left with Briskin House (blue rendered house set behind North Bank) looking southwards along Carmarthen Street – source Google maps



Figure 108 above: Market far right with Salutation Inn centre along New Road – source Google maps

Given the principle of this development has already been established in the current consents, the changes in impact upon the setting and character of the conservation area and other designated structures are modest. The reinstatement of a slate roof finish to the former slaughter house is aesthetically more pleasing with traditional materials appropriate to this setting, particularly given the visible prominence of this roof at low level. The rooftop extension proportions and materials remain similar with slight reduction in size to the north east corner. Small features such as fall arrest and mechanical ventilation will be discreet. Extra openings have been added to the roof top extension but glazed door numbers have been reduced in number and size so the change is negligible. Aside the addition of opening hoppers with slightly heavier frames, the glazed roof remains unaltered.

The opening up of the blind window openings along the north west and south west market elevations together with the glazing of the southern door opening has the greatest potential impact upon setting. The current building is introverted with little connection between interior and exterior and this will become less so with the proposals. This change in character is necessary however as the building must secure a new change of use to survive and it also necessitates a more intensive use than previously provided. The proposed metal windows provide diversity to the conservation area and preserve the important early C20th historical layer within C19th blind opening proportions. Small panes are proposed which add a sense of scale sympathetic to the conservation area. Views to/from the



market were not considered important in the original building design with no fenestration provided and the courtyard arrangement served its original function only with covering of the yards and additional openings added later as the building uses changed.

The additional office accommodation is unlikely to generate any more noise, smell or light pollution than that which may have occurred through the consented use as a café/restaurant or the other historical uses. The consented external rooftop spaces are quite likely to be less intensively used too with fewer external door openings for the proposed office use. Omission of proposed rooftop fridge/freezer condensers also helps.

The former foundry will remain illustrated within in the fabric with new glazed door to the south east elevation having an industrial design and retention of the hoist. Other features such as the siren, carved stones to the market and slaughter house are all being retained to distinguish this building from neighbouring residential uses. The continued public use of this building is crucial to keeping past memories alive and the mixed use still delivers this. The distinctive character of the building is also not lost and the absence of other extensions and new build to the land immediately south allows the building to take pride of place as it was originally intended. Although land north of the market has been extensively developed during the last century, the market still makes a prominent mark in the town.

The new car park will improve a piece of derelict land which has served no purpose for a considerable time, providing a new connection to the rear of Salutation Inn and creating a more pleasing urban space for the market and existing pub. Although a section of C19th wall is being lost, there is still a strong sense of boundary from the remaining sections of wall and the improved visibility between the sites may discourage antisocial behaviour and ease pressure for visitors and residents in terms of car parking. The entrance to the car park will be opened up and perimeter planting will make the area more attractive and enticing. Retaining walls immediately south of the building and fencing at the entrance of the car park will be removed as barriers with the land graded down. The new retaining wall along the boundary with Salutation Inn will be modest in scale using stone and timber.



SUMMARY

Proposed work	Your objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed solution
Replace missing stones to southern end of market south west elevation (1)	Conserve historic fabric	High as part of the original building fabric	Intervention will prevent loss of other stone and further deterioration. Works minor to local area only	None	Bed new matching stone in lime mortar to fill voids
Replace southern door to market south west elevation (2)	Conserve historic character	Whilst the door opening is shown in the old photograph, it is not clear whether this is the same door but construction and finishes suggest it has been part of the fabric for a considerable time	New door will make the building secure again and complete the earlier facade	Loss of earlier fabric but unavoidable	Replace door to match existing using traditional joinery detail and finishes
Reinstatement of slate covering to former slaughter house roof (3)	Reverse inappropriate earlier work	Low with altered C19th king post trusses, new steel beams, timber purlins and rafters	Traditional finish with precedent in the area and more aesthetically pleasing	None as work can be done without further loss of historic material	Reinstate slate roof
Extra parking bays added to Carmarthen Street (4)	Ease traffic congestion and improve access	Low as the roadside surface has been replaced	Balance achieved between gaining back public space and catering for vehicular access	None	Incorporate controlled parking bays with bollards along south west elevation



Proposed work	Your objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed solution
Sun pipes added to new market roof (5)	Create natural daylight	Low as insertion into new roof	Makes interior more attractive and good for wellbeing	None	Include sun pipes in new market roof
Rooftop condensers omitted (6)	Redundant addition to consented scheme	Low as insertion into new roof	Less impact aesthetically leaving siren main feature along coping level	None	Omit from new market roof
Opening hoppers added to new market glazed roof (7)	Control interior environment	Low as insertion into new roof	May help control temperature internally so users comfort improved	May make the roof slightly more visible from afar	Add 4no. hoppers to south west and north east elevations
Changes to market roof top extension (8)	Increase viability of the scheme	Low as new into new roof	Office space has helped bring about finance for the scheme	Lack of public space with panoramic views of surrounding area	Office space proposed but public access retained for lower ground floor
Changes to market upper ground floor (9)	Increase viability of the scheme	Low as interior already modernised	Office use helps increase viability for the future	More intensive office use	Still mixed use but with more office type accommodation
New staircase to SE corner of market (10)	Link upper and lower ground floors	Low as the floor has been replaced but tethering rings in the wall are of interest	Practical addition as no current link between floors	Potential loss to floor and wall finishes locally	Tethering rings to be retained



Proposed work	Your objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed solution
Relocation of louvre on market south west elevation (11)	Provide mechanical ventilation for plant room	Minor with rectangular window being later addition	Use of later window more appropriate than consented position	None	Louvre fitted to rectangular window. Consented opening up of small blind window fitted with window
Proposed market door opening to lower ground floor level omitted (12)	New layout works better with window	Low as opening remains as existing and has been previously altered	Window opening conserved	None	Window fitted to current opening
Vision panel added to door on market north east elevation (13)	Provide light and reduce risk of impact	Low as this is a consented replacement door	Improves internal function	Loss of earlier detail albeit late C20th door	Fit vision panel to door
Opening up of blind openings along market north west and south west elevations (14)	Create more pleasant experience internally with more natural light and make building more welcoming	Medium as believed to be largely unaltered C19 fabric although small windows already inserted in the C20th	Helps make the building more attractive and viable for the future	Opening up with loss of historic fabric but original stone coursing is retained and building character changes	Open up blind recesses
Replacement door to market south east elevation with new design (15)	Create engaging separate entrance to communal space	Low as late C20th opening	Makes the interior more inviting and adds natural light to interior	Loss of distinctive layer when building was used as a foundry	Retain hoist and new door design to have industrial character



Proposed work	Your objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed solution
Replacement windows to market and former slaughter house in steel instead of timber (16)	Reduce immediate maintenance burden of redecorating timber	Low as windows due for replacement and most C20th steel already	Windows continue C20th precedent for steel whilst providing traditional aesthetic. Few timber windows originally	Precise like for like metal profiles unlikely	New steel windows
Mechanical ventilation extract (17)	Quality indoor air	Low, affecting new or C20th fabric	Reduces moisture and pollutants from increased occupation and sanitation. Small discreet outlets with potential for heat recovery	May be visible externally	Small external outlets at roof level
External lighting (18)	Make the site safe and secure	Low, below ground trenches only with no lamps fixed to building	Makes the site more attractive and highlights important use near town centre	Possible disturbance to ecology	New fittings with controlled operational hours and light spill reduced by cap
Fall arrest system to new flat roof over market (19)	Safe means of roof maintenance	None as fitting to new roof	Easier access makes maintenance in the future more likely	May be visible externally	Small rooftop anchors with line
Alterations to car parking area (20)	Provide controlled access and parking	Low with derelict land of poor value. Although C19th stone wall, it has been altered	Improved connectivity to adjacent public building and streetscape with landscaping	Local loss of C19th wall and historic boundary	Modest extension into garden of Salutation Inn



Proposed work	Your objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed solution
Additional of photovoltaics to the market roof top extension (21)	Generate renewal energy	Negligible as panels located on new fabric	Part of a rescue package to help the building become more sustainable	Panels visible at high level and have some impact upon setting which has been minimised through design	Small array of photovoltaic panels located on the southern roof slope of the new extension
Rainwater harvesting (22)	Conserve water use	Low with vertical risers brought up through new floor slabs, trenches in previously disturbed ground, surface mounted control units located within internal area of low significance	Less demand on public sewers and water consumption	Possibility of uncovering archaeology although low risk	Install rainwater harvesting tank to car park area

The applicant has followed the guidance contained within **Cadw Conservation Principles** as follows:

Principal 1 – Historic Assets will be managed to sustain their values

Within an historic environment, change is inevitable and must be carefully managed. By preparing this statement the applicant is revealing and sharing the significance of the building ensuring that its special qualities are understood by current and future generations. Heritage values vulnerable to change and the constraints needed to protect and sustain them in order to achieve balance and consistency in decision making has been undertaken. New work also respects the setting and significance of other historic assets, adding value for the future.

Principal 2 – Understanding the significance of historic assets is vital

With help from a Specialist Conservation Architect, the applicant has been able to assess the significance according to the four component values such as evidential, historical, aesthetical and communal. This understanding which will allow the articulation of the values necessary to inform decisions about its future.



Principal 3 – The historic environment is a shared resource

The applicant takes responsibility for shaping and sustaining the provisions market so that it can be enjoyed without compromise by future generations. They have sought advice and assistance to help them sustain the heritage under their stewardship.

Principal 4 – Everyone will be able to participate in sustaining the historic environment.

The works should provide opportunity to employ local craftsmen and providing experience and training to encourage and pass on traditional or craft based skills necessary to sustain the historic environment. They have also engaged other professionals with the appropriate skills and qualifications to undertake the work.

Principal 5 – Decisions about change must be reasonable, transparent and consistent

The applicant has sought advice in preparing proposals and outlined their intentions in an open and transparent manner throughout this process.

Principal 6 – Documenting and learning from decisions is essential

The information gathered and documented in understanding the significance will be accessible on the local authority planning database and is usually held by Dyfed Archaeological Trust.

Equally, the works are also accord with relevant policies within the **Carmarthenshire Local Development Plan** as follows:

Policy SP1 Sustainable Places and Spaces

Proposals respect and enhance local character and distinctiveness. They create safe, attractive and accessible environment which contributes to people's health and wellbeing as well as adhere to urban design best practice. The scheme integrates with the local community taking into account character and amenity as well as improve social and economic wellbeing.

Policy SP2 Climate Change, SP11 Energy and Energy Efficiency and Policy RE3 Non-wind Renewable Energy Installations

Proposals generate the supply of renewable energy through photovoltaics without unacceptable impact upon character of the setting or amenity.

Policy SP7 Employment. EMP1 Employment – Safeguarding of Employment Sites, SP8 Retail, RT1 Retail Hierarchy and SP9 Transportation

The scheme provides a mixed use, utilising vacant commercial property within Llandeilo which already has infrastructure for business and will help generate employment and reduce need to travel.

Policy SP13 Protection and Enhancement of the Built and Historic Environment

Works preserve and enhance the built historic environment and setting which reinforces local character



Policy SP13 Tourism and the Visitor Economy, SP16 Community Facilities and SP17 Infrastructure

Proposals do not adversely affect the area's landscape or built environment qualities and is consistent with the settlement scale

Policy EQ1 Protection of Buildings, Landscapes and Features of Historical Importance

Historic features have been retained and character respected. Due regard has been placed upon the impact of distinctiveness, integrity or setting of the building within its landscape.

Planning Policy Wales Chapter 6 The Historic Environment paragraph 6.5.11 states:

'...The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of development and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future.'

And

Welsh Government Guidance Managing Change to Listed Buildings in Wales paragraph 4.5 states:

'new work or alteration may sometimes be necessary or appropriate to keep a historic building in long-term viable use or to give it a lease of life'

The building has already undergone several transformations during its life, each adding another layer illustrating how this building has evolved to survive. The building is in a critical condition now having been vacant for years with risk to life and neglected state reflecting poorly on the town. Despite the substantial repairs required, a means to implement them has been found and unless the opportunity is taken, there is a real risk that an important part of the Llandeilo's heritage will be lost.

Planning Policy Wales Chapter 6 The Historic Environment paragraph 6.5.13 states:

'Applicants for listed building consent must be able to justify their proposals and show why the alteration or demolition of a listed building is desirable or necessary'

The change of use, proposed repairs and alterations have already been justified under the current consents. This application seeks to make modest changes to the scheme following detailed examination of the development and maintenance costs against the income likely to be generated by the end user. The consented scheme was not viable and proposed uses were unable to attract grant funding. The proposed changes make the whole proposition viable and this is likely to be the last chance of saving this building.

Technical Advice Note 24: The Historic Environment:

Paragraph 5.13 requires consideration of a number of issues when determining a listed building application. These include:



- *'The importance and grade of the building and its intrinsic architectural or historic interest.*
- *The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.*
- *The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.*
- *The impact of the proposed works on the significance of the building.*
- *The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.'*

The applicant has endeavoured to address each of the above in the proposals.

Paragraph 5.14 also acknowledges that:

'Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring'

The applicant has carefully considered all the layers of history on this site and strived to conserve the evolution of the building as well as providing a sympathetic new layer by employing a team with experience and skill in working with similar historic buildings.



SOURCES

www.coflein.gov.uk

www.archwilio.org.uk

www.landmap-maps.naturalresources.wales

www.lle.gov.wales

www.historicwales.gov.uk

Cof Cymru

Llandeilo and District Civic Society

Carmarthen Journal

Western Mail

www.llandeilo.org/buildings.html

www.geograph.org.uk

www.mapping-llandeilo.org

www.genuki.org.uk

Carmarthenshire and Ceredigion (Pevsner Architectural Guides: Buildings of Wales) by Thomas Lloyd, Julian Orbach, Robert Scourfield 2006

www.en.wikipedia.org

www.cassinimaps.co.uk

www.old-maps.co.uk

www.nls.uk

www.pastellists.com

Annals and Antiquities of the Counties and County Families of Wales by Thomas Nicholas 1872

www.peoplescollection.wales

Cynefin

APPENDIX

**Table 1: Value of heritage asset (adapted from ICOMOS Guidance on Heritage Impact Assessments 2011)**

Grade	Archaeology	Built heritage or urban historic landscape	Historic landscape	Intangible cultural heritage or associations
Very High	Sites of acknowledged international importance inscribed as World Heritage property. Individual attributes that convey Outstanding Universal Value of the World Heritage property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as World Heritage property. Individual attributes that convey Outstanding Universal Value of the World Heritage property. Other buildings or urban landscapes of recognised international importance.	Landscapes of acknowledged international importance inscribed as World Heritage property. Individual attributes that convey Outstanding Universal Value of the World Heritage property. Historic landscapes of international value, whether designated or not. Extremely well- preserved historic landscapes with exceptional coherence, time- depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance
High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.	Nationally- designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time- depth or other critical factors.	Nationally- designated areas or activities associated with globally- important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance
Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time- depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance
Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	"Locally Listed" buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or Intangible Cultural Heritage vestiges surviving
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (i.e. inaccessible) potential for historic significance.	n/a	Little is known or recorded about Intangible Cultural Heritage of the area



Table 2: Guide for assessing magnitude or impact (adapted from ICOMOS Guidance on Heritage Impact Assessments 2011)

Grade	Archaeology	Built heritage or urban historic landscape	Historic landscape	Intangible cultural heritage or associations
Major	Changes to attributes that convey Outstanding Universal Value of World Heritage properties Most or all key archaeological materials, including those that contribute to Outstanding Universal Value such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to Outstanding Universal Value, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of Outstanding Universal Value.	Major changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.
No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change



List description

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
11049		II	Designated	24/06/1991	24/06/1991

Name of Property

Former Provision Market (Premises of Brockington & Scott LTD)

Address

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Carmarthenshire	Llandeilo		Carmarthen Street	262761	222446

Street Side

Location

Prominently sited on the corner of Carmarthen Street with New Road.

Description

Broad Class	Period
Industrial	

History

1838. Built at the expense of A J Gulston of Derwydd as a covered market for local provisions. Later used as fire station, currently a foundry.

Exterior

Single storey. Coursed, squared rubble masonry. Sunk panelled parapet with niche for tablet over doorway to centre, string course. Red sandstone doorcase. Moulded label over depressed arched doorway, keystone, stressed spandrels. Iron double gates. 2 round arched windows, part blocked, flank entrance. Impost band. Further arched recesses in advanced bay to right - modern doorway. Narrower round arched recess to extreme right. Inset VR letter-box. Advanced bay to left, end cut through by later fire station doorway. Narrow round arched recess to extreme left. Similar detail to New Road elevation. Sunk panelled parapet, string course. Advanced centre bay. Lugged architrave to doorway, stone staircase to street. Flanked by part blocked round arched windows, impost band. Similar to advanced bays beyond with narrower shallow round arched recesses to extreme left and right. Later rear portion. Inferior masonry technique, stressed quoins. Blocked cambered brick arch to New Road. 8 window elevation to rear. C20 steel framed windows.

Interior

Reason for designation

Group value.