

BUILDING RECORD

SITE: FORMER PROVISIONS MARKET, CARMARTHEN STREET, LLANDEILO

FOR: PEMBROKE DESIGN LTD

DATE: JANUARY 2020





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INTRODUCTION

This building record has been commissioned to comply with the conditional consent under Planning Permission (ref: E/39454) and Listed Building Consent (ref: E/39445) validated in 11th September 2019 to convert former Provisions Market in Llandeilo into mixed commercial and community use.

The record follows guidance relating to a Level 2 building record as defined in Understanding Historic Buildings (Historic England 2016) and comprises this descriptive record, photographs and drawings of the interior and exterior. Further clarification was also sought from Dyfed Archaeological Trust – see emails to/from Caroline James and Mike Ings attached in the Appendix.

BUILDING NAME	Former Provisions Market
BUILDING ADDRESS	Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE.
NATIONAL GRID REFERENCE	SN62756 22448
PRIMARY REFERENCE NUMBER	26654
STATUTORY DESIGNATION	Conservation Area (Carmarthenshire County Council reference: Llandeilo) Grade 2 Listed Building (Cadw reference number: 11049)

This record was prepared in January 2020 by Caroline James BSc (Hons) BArch RIBA SCA.

Digital copies have been submitted to the following:

- 1) Dyfed Archaeological Trust
- 2) Royal Commission on the Ancient and Historical Monuments of Wales
- 3) Carmarthenshire County Council
- 4) Pembroke Design Ltd



SUMMARY STATEMENT

The Cadw list description is included in the Appendix.

A Statement of Significance was prepared as part of the Listed Building Consent application and can be found on pages 5 to 30 of the Heritage Impact Statement prepared by CJ consulting dated July 2019. A copy of this has therefore been included in the digital record with summary below.

The former Provisions Market is located on a corner plot between Carmarthen Street and New Road in Llandeilo on the outskirts of the town. It is a semi rural location with most urban development to the north, town centre to the south east with parkland from the Dinefwr estate to the south west. Land slopes down towards the north east creating a full storey below the market hall. The site essentially comprises four buildings namely the market hall, toilet block, former slaughter house and store shed with enclosed yard also covered with lean-to and duo pitched open fronted structures and electrical substation. Adjacent the site to the south east, there is a separate enclosed area partly used as parking and recycling amenities. The pavement along New Road is partially protected by bollards with a bus shelter but informal parking is possible along Carmarthen Street.

It was not until the C19th that the site was developed with the medieval town core located to the south east including Carmarthen Street. In c.1777 Lord Dynevor established a private route that bypassed the narrow streets and in 1837 this formed part of New Road linking new housing development as well as providing a bypass for east-west travel. The Llandeilo Provisions Market was financed by A.J. Gulston of the Derwydd estate and believed to have been built by their estate builder Williams Harries in 1838. It is possible that Edward Haycock, an Architect from Shrewsbury may have been involved with the design given his involvement with Llandeilo Bridge in 1846. Several open markets were already held in Llandeilo but this building is a symbol of investment into the town's future, intended to induce civic pride with a austere neoclassical exterior. The market building seems to have originally been conceived as a series of wings arranged around two courtyards with both store shed and former slaughter house footprints evident on late C19th maps. The map from 1906 suggests that the two courtyards had been partially roofed over but it was not until 1923 that significant improvements were undertaken by Llandeilo Urban Council. Masonry to the north east wall in particular shows several different materials with built up openings and perhaps this area was raised to the current flat roof level given the parapets generally were also altered. There is a strong suggestion that the lower ground floor and rear courtyard was initially used for livestock with tethering rings, grooved floors and slot vents - ideally located adjacent the former slaughter house. The flourishing market was in decline from the c.1960's and has since been used as a fire brigade station, auction room, operatic theatre and Brockington Scott foundry. Most internal finishes, window and door openings therefore appear to be C20th with mezzanine levels only introduced in the latter half. The building has been vacant since c.2002 despite attempts to attract funding for sustainable use and has fallen into serious disrepair.

Physical descriptions of each building can be summarised as:



MARKET HALL

Layout	Large single storey space with smaller rooms and timber mezzanine levels arranged along the north west and north east walls. The main space is further subdivided by walls c.2.5m high wall with series of steel columns supporting the roof structure. Rooms along north east wall set above the main floor level with concrete steps and ramp. Principle entrance from Carmarthen Street but with secondary doorways on all elevations. External concrete steps to north west elevation. Additional basement level along the north east wall divided into a series of four rooms, each at slightly different levels accessed externally off rear yard only.
Exterior – roof and finishes	Asphalt flat roof with solar reflective coating over concrete slabs and steel beams. Roof punctured by glazed metal lanterns with fibre cement cladding, a variety of flues and two red clay chimney pots. Small structure for water tank and siren from fire brigade mounted onto rooftop. Hipped pitched roof over central area with corrugated and flat fibre cement/asbestos sheets and glass panels within metal framework. Lead lined outlets fall into cast iron hoppers, some dated 1927 draining into UPVC downpipes. UPVC soil and vent pipes and waste hoppers located on north east elevation only.
Exterior – walls and finishes	Exposed coursed squared stonework laid to banded diminishing courses with recessed panels, stone string and impost courses along principle south west and north west elevations. Less formal masonry along north east elevation 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. Several brick and block built up openings including vents along lower ground level of north east elevation. Numerous pointing patterns but the majority has been undertaken in cementitious raised ribbon style. Main entrance along the south west elevation has 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. Larger doorways inserted later into south west and south east sides. 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 with later rectangular window opening and concrete lintel within. Victorian post box built into southern corner with metal hoist to south east elevation.
Exterior – windows and doors	Painted metal fixed and opening casement windows fitted with plain and textured single glazing, some with arched heads. External doors are all painted timber with the large sliding ones folding into smaller leaf's with framed ledged and braced boarded panels. Timber doors along the north east elevation of similar construction but 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.

**MARKET HALL**

Interior - structure and finishes:	Largely modernised with painted and unpainted plastered walls, some drylined with plasterboard and plywood. Traces of limewash under some finishes and applied directly over stonework along lower ground floor. 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 suspended concrete floors and timber board mezzanine timber floors served by timber stairs. Lower ground floor solid concrete floors grooved with partial carpet covering to central area. 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, some infilled with timber boarding and modified with flues. Roller shutter galvanized door behind gate to south west elevation. Iron tethering rings to east end of lower floor level.
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FORMER SLAUGHTER HOUSE AND LEAN-TO STORE

Layout:	One roomed single storey space with doors in each wall and three windows on the south east and north west elevations. Steep ramp down from market level and down into rear yard. Step down into small lean-to structure on the north east side.
Exterior – roof and finishes	Powder coated metal sheet pitched roof covering with angled ridges and verge over cloak. Painted timber fascia and UVC rainwater goods.
Exterior – walls and finishes	Exposed random rubble stonework with partial limewash, paint and render finishes. Stone voussoir to round arched heads, concrete and stone cills. Carved stone date plaque 1914 within gable of north east elevation. Powder coated corrugated steel cladding to store room.
Exterior – windows and doors	Painted timber windows with plastic panes, mesh and horizontal iron bars. Painted timber framed, ledged and braced doors. Large sliding door to north east elevation partially boarded over.
Interior - structure and finishes:	Partly modified timber roof structure with king posts, timber purlins and steel beams added for hoists. 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. Lean-to timber framed, partly on concrete plinth with full height slatted shelving.

**STORE SHED**

Layout:	The two roomed single storey building with connecting internal door and slight change in floor level. Pair of double external doors to south east elevation with blocked single door to north east.
Exterior – roof and finishes	Duo pitched roof covered with natural Welsh slate and artificial slate. Mix of interlocking through coloured blue/black clay tiles and glazed terracotta butt jointed ridge tiles. Rendered barge, painted timber fascia with UPVC gutter. Mix of UPVC and painted cast iron downpipes.
Exterior – walls and finishes	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.
Exterior – windows and doors	Painted timber framed, ledged and braced doors. External double doors sliding on metal hangers. Blocked single external door has glass pane to upper half.
Interior - structure and finishes:	Partly modified timber roof structure with king post and steel beams added for hoists. Solid stone partition with painted plaster. Plinth at eaves level to western side. Painted hardboard and plaster ceilings with plywood hood to eastern gable. Painted timber ledged and braced boarded internal door and frame. Concrete floor with metal grids over pits, gully and Belfast sink.

TOILET BLOCK

Layout:	Main space not accessible but presume single storey triangular space subdivided in half with further toilet cubicles. Single aspect with four window and three door openings (one leading into the market) concentrated along south west elevation
External – roof and finishes:	Felted flat roof covered with bitumen and solar reflective coverings with UPVC rainwater goods.
External – walls and finishes	Facing brickwork with concrete lintels, cills quoins and plinth course.
External - windows and doors:	Assumed metal windows and timber doors - boarded over.
Interior structure and finishes:	Not accessible.



YARD	
Layout:	'L' shaped fully enclosed yard accessed from three gateways (two off New Road and one from Carmarthen Street). Metal and timber metal gates are set within brick and rendered pillars.
Exterior:	Southern wall constructed from rubble stonework, blockwork patch repair with approximately 60% of the entire length under the lean-to structure with western gable in brick. Eastern walls mix of stone and concrete block, partially rendered. Yard surfaces concreted over throughout with gullies and inspection chambers evident.
Northern lean-to:	Corrugated powder coated metal and plastic sheeting roof covering supported on timber structure bearing onto market and three metal square hollow section posts. Narrow gables with unpainted vertical timber boarding.
Central covered area:	Duo pitched roof and lean-to roof spanning between the market, former slaughter house and store shed. Corrugated fibre cement/asbestos and plastic sheeting roof covering supported on timber purlins and king post trusses bearing onto square hollow section steel posts. Metal flue along southern side. UPVC gutters to valleys discharging into UPVC downpipes. Gables to eastern side clad with unpainted vertical timber boarding.
Southern lean-to:	Corrugated metal sheeting roof covering with timber purlins bearing onto steel angle section posts. Painted timber fascia with mortar fillet at junction with stone wall. Open fronted and also to eastern side. Enclosed west side with brick infill above brick western wall.

APPENDIX



Cadw 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.



Dyfed Archaeological Trust clarification

From: Mike Ings M.Ings@DYFEDARCHAEOLOGY.ORG.UK
Subject: RE: Former Provisions Market, Llandeilo
Date: 10 December 2019 at 10:32
To: Caroline James info@cjconsulting.online

MI

Hi Caroline

Thanks for your email – I confirm that we're happy with all the points you raise, including sending pdfs and jpegs on a disc.

With best wishes
Mike

From: Caroline James [<mailto:info@cjconsulting.online>]
Sent: 09 December 2019 17:06
To: Mike Ings
Subject: Former Provisions Market, Llandeilo

Hi Mike

I've been asked to look at recording the above building as per your consultation response (copy attached) and wanted to clarify a few things as follows:

1. Do you need any hard copies or will PDF format drawings and JPEG photographs on a DVD be acceptable ?
2. Pembroke Design Ltd already have a comprehensive set of photographs from c.2016 (good quality although not 10MP) and I hope to use these given the building has since been sectioned off with reduced visibility. Is that OK ?
3. Believe the existing drawings prepared by Pembroke Design Ltd should suffice although I need to add some missing built up openings and other minor features with annotation. The HE guide refers to CAD drawings set out with specific layering conventions and drawings styles however but assume you do not need the actual CAD drawings or this level of detail ?
4. Windows and doors are already illustrated in the 1:100 scale elevational drawings but do not plan to pick up finer details such as profiles/sections at this stage. As most of the openings are boarded over, it would make sense to leave this until the site is under the responsibility of a contractor next year. There is another condition under LBC ref: E/33250 requiring submission of detailed (1:10 scale with mouldings at 1:1) drawings of the existing windows and doors anyway. Hope this is OK ?

Regards,

Caroline James BSc (Hons) BArch RIBA SCA
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