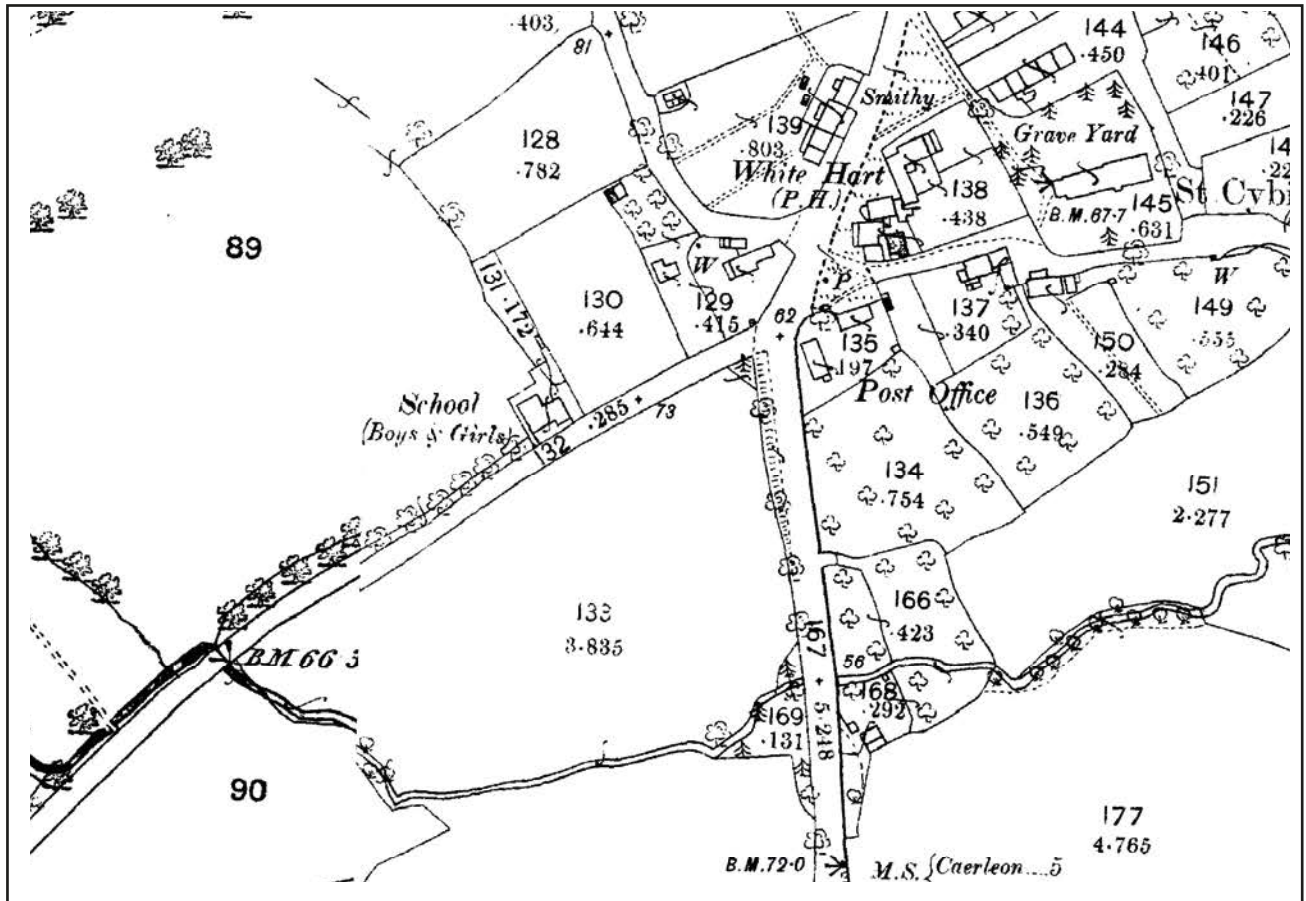


Archaeology Wales

Graigwen, Llangybi

Heritage Impact Assessment



By

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Report No . 1913

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SUMMARY

In September 2020, Archaeology Wales Ltd carried out a Heritage Impact Assessment associated with proposed developments to the Grade II Graigwen (LB 2673; PRN 02893; NPRN 36967). These changes are necessary to accommodate wheelchair use and access to the dwelling.

The building was originally constructed to function as a school sometime between the 1840-50s. Graigwen subsequently housed the post-office and was finally transformed into a cottage.

While the original style of the listed building appears nowadays masked by render, it is considered that it still retains much of its evidential and historic value. Furthermore, its aesthetic value is high particularly due to the unusual cast iron windows. The present report has assessed the impact of current development designs noting that the changes are sympathetic to the structure while presenting optimal solutions to the need for wheelchair access.

CRYNODEB

Ym mis Medi 2020, cynhaliodd Archaeology Cymru Cyf Asesiad o Effaith ar Dreftadaeth sy'n gysylltiedig â'r datblygiadau arfaethedig i Graigwen, adeilad Gradd II (LB 2673; PRN 02893; NPRN 36967). Mae'r newidiadau hyn yn angenrheidiol er mwyn hwyluso'r defnydd o gadeiriau olwyn a mynediad i'r eiddo.

Adeiladwyd yr adeilad yn wreiddiol i weithredu fel ysgol rhyw bryd yn yr 1840-50au. Yn dilyn hynny, roedd Graigwen yn lleoliad i swyddfa bost ac, yn olaf, fe'i newidiwyd yn fwthyn.

Er bod steil gwreiddiol yr adeilad rhestredig bellach wedi'i guddio gan waith rendro, ystyrir ei fod wedi cadw llawer o'i werth tystiolaethol a hanesyddol. Ymhellach, mae ei werth esthetig yn uchel yn arbennig oherwydd y ffenestri haearn bwrw anarferol, ymysg pethau eraill. Mae'r adroddiad presennol wedi asesu effaith y dyluniadau datblygu presennol gan nodi bod y newidiadau'n cydweddu â'r strwythur ac yn cyflwyno'r atebion gorau posibl ar gyfer yr angen am fynediad i gadeiriau olwyn.

STAGE I

1. Introduction

In September 2020, Archaeology Wales Ltd (AW) was commissioned by Peter Foden to carry out a Heritage Impact Assessment (HIA) associated with proposed developments to the Grade II Graigwen (LB 2673; PRN 02893; NPRN 36967), Ton Road, Llangybi Usk NP15 1PA (NGR ST 372 966).

The work was undertaken in accordance with best practice and ClfA Guidelines and works in conjunction with all documentation requested for listed building consent.

2. Site Description and geology

The listed structure is located close the junction between Ton Road and Kennett Grange, Llangybi (Figure 1). The structure was listed in August 1980 for its historic and architectural interest.

The underlying geology is defined by Ludlow Rocks – mudstone, siltstone and sandstone formed during the Silurian Period. No superficial soils are recorded for this area (BGS 2020).

3. Methodology, legislation and policy

The purpose of the Heritage Impact Assessment (HIA) is to understand the significance of a historic building, complex, area, monument or archaeological site, to be able to assess likely effect of a proposed development on the heritage asset (direct/indirect).

The HIA is a structured process which results with information of significant value for any design process which may affect the historic environment.

The present HIA has been produced following the guidelines provided in *Heritage Impact Assessment in Wales* (May 2017) and in accordance with the Listed Buildings and Conservation Areas Act 1990, Planning Policy Wales Chapter 6, Technical Advice Note 24. The report has also followed procedures detailed in *Standard and Guidance for Heritage Desk Based Assessment* (ClfA 2017 update).

The NPPF estates that:

Paragraph 189

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary.

Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 196

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

This assessment considers the following:

a) The nature, extent, and degree of survival of archaeological sites, structures, deposits and landscapes within the study area through assessment of various readily available primary sources:

- Collation and assessment of all relevant information held in the regional HER within 1km radius of the proposed development site.
- Collation and assessment of the impact on all designated archaeological sites within 1km radius.
- Assessment of all available excavation reports and archives including unpublished and unprocessed material affecting the site and its setting.
- Assessment of archive records held at the County Archive.
- Map regression analysis using all relevant cartographic sources e.g. all editions of the Ordnance Survey County Series, Tithe and early estate maps (as available).
- Place-name evidence.
- Historic documents (e.g. charters, registers, estate papers).

b) The significance of any remains in their context both regionally and nationally and in light of the findings of the Desk-Based study.

In assessing the value of archaeological assets, and the potential impacts upon them by the proposed development, the terms and guidance used in the Design Manual for Roads and Bridges, Volume 11, Section 3 (Highways England 2007) has been utilised. Values are given as:

- Very High (World Heritage Sites and other sites of international importance);
- High (Scheduled Monuments, undesignated assets of schedulable quality, assets of National importance that can contribute significantly to acknowledged national research objectives);
- Medium (Designated or undesignated assets of Regional importance that contribute to regional research objectives);
- Low (assets of local importance, assets compromised by poor preservation or poor survival of contextual associations);
- Negligible (assets with little or no surviving archaeological interest);
- Unknown (the importance of the resource has not been ascertained).

The magnitude of the potential impact on the archaeological assets (which can be either positive or negative), is given as:

- Major (change to most or all key archaeological materials, such that the resource is totally altered; comprehensive changes to setting);
- 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);
- Minor (changes to key archaeological materials, such that the asset is slightly altered; slight changes to setting);
- Negligible (very minor changes to archaeological materials, or setting);
- No Change

4. Development proposals (Figure 10)

The proposed development includes a series of alterations to the Grade II structure - Graigwen (LB 02893; PRN 2673; NPRN 36967). These changes are necessary to accommodate wheelchair use and access to the dwelling. A summary of the proposed changes is presented below. A detailed account regarding each of the proposed changes can be found in Stage 3 and 4 of the present report.

Changes to the exterior of the property include:

- i. Removal and rehung of rear elevation door to restore functionality.
- ii. Replacement of rear elevation window with bi-fold doors split into three segments
- iii. Re-opening of side elevation window which was previously covered over as part of previous internal refurbishment.
- iv. Increase height of paving at rear elevation adjoining the two affected openings to allow better access.
- v. Gradual incline pathway introduced to side of garden to allow access for wheelchair to all areas/levels.
- vi. Increased width and length of existing pathway to front elevation, to link driveway and side access.
- vii. Replacement of kitchen door.
- viii. Level access to the kitchen door provided using ramps.
- ix. Replacement of modern dormer window.
- x. Repair and rehung front elevation window.
- xi. Removal of modern addition steps from lower garden to highest tier of garden opposite external kitchen door, infill with stone to match the rest of the wall.
- xii. Installation of new stone steps from lower garden to highest tier of garden to rear of garage, constructed from stone to match rest of garden.

Changes to the interior of the property include:

- i. Demolition of modern addition wall separating studio from shower room.
- ii. Re-swinging bedroom door to open out into the hallway.
- iii. Installation of specialist equipment.

These changes are necessary to provide with suitable living conditions and to meet the need and statutory entitlements of a wheelchair user.

STAGE II

5. The results

The results presented in this section have considered all steps detailed in section 3 – methodology.

In this occasion, the data extracted from querying datasets have been presented in Appendix 1. Moreover, the results have been used in this section to produce a narrative of the history and development of Llangybi, and of Graigwen (LB 2673; PRN 02893; NPRN 36967) with the aim of establishing a statement of significance regarding the structure that, in turn, allow us to assess the impact that the proposed development may have on the listed building.

6. Llangiby– brief historic background (Figures 2 – 9; Appendix 1)

Narratives concerning the history of Llangybi define its origins in medieval times. Whilst this may be the case, human activity predating the aforementioned chronologies appear to have been revealed during aerial reconnaissance. The latter defined the outline of a possible farmstead or villa of possible Roman date in the area of Llangybi walks (see Landmap MNMTHHL062- 2017). Further evidence dating to Roman times is attested by the HER records that highlight the projected line of the Roman Road running from Caerleon to Brecon Gaer (RR62a-07). The latter is thought to follow the same trajectory as Usk Road, crossing the village on its eastern extent following a N/S direction. The HER also records an event in the form of a research project focused on the fortress of Caerleon and its surroundings (see Evans 2004 – PRN E001411). The research, though not touching upon the village itself, encompassed an area contained within the southernmost end of the applied search area for this report.

The village is thought to have been founded by the Saint Cybi. Written sources document that in the 6th century king Edelig gave the church of Llangybi to the missionary (see Landmap MNMTHHL062- 2017). Further references to the saint are recorded in the HER noting a written record which associated *Sancti Kebii* with *Lankepi* (see Evans 2004). Physical evidence dating to early medieval chronologies is confined to a series of plough down field boundaries located around the church (PRN 00351). The physical imprint of the medieval origins of the village can be found with the adjacent castle, the medieval deer park and the later gardens of Llangybi House, north of the village core.

Llangybi castle mound (SM MM110; PRN 11847g) is defined by the remains of a motte and surrounding ditch dating to the 11th to 16th centuries. The motte was the administrative centre of the lordship of Tregrug and was probably built by William d'Ecouis during the Norman Conquest. It is thought that the motte was the forerunner of the 13th century Llangybi Castle (MM109). By 1245, the lordship was help by Clare lords of Glamorgan which carried out a number of repairs to the structure. The castle was constructed on the hilltop surrounded by woodland and overlooking the deer park (PGW (Gt) 27 - PRN 03516; NPRN 265981) . Documentary evidence highlights that despite being used, the castle decline begun by the 15th and 16th centuries.

The nucleated settlement finds its positioning to the west of St Cybi's Church (LB 2669; PRN 00352). The religious structure may date to the 13th century however no testament of this has survived to date. The earliest elements found within the listed structure date to the 15th century though written sources first mention the church in 1100. Some alterations were carried out in the 17th century though its present form owes much to WH Dashwood Caple who restored the building between 1909-10. The HER records a churchyard (PRN 00352), a cross (PRN 00353) and a well (PRN 00354) associated with the Church of St Cybi. The well is located outside the south wall of the church and it is currently enclosed by cement patched with stone and mortar wellhouse with corbelled roof.

An examination of the development of the settlement during post-medieval times can be carried out during the analysis of cartographic sources dating to 1841 onwards.

The Tithe map of the Parish of Llangibby 1841 (Figure 6) documents the village core around St Cybi's Church (LB 2669; PRN 00352), with the main axes of movement and

communication already defined with Ton Road, Park Road and Usk Road. The church - located in plot 895 - and its surroundings – 890 to 893 including yards orchards and gardens – are property of Reverent William Charles Addams. Aside from this area, the village at this point has sparse settlement located to the immediate west of the church.

The White Hart Inn (LB 2688; PRN 00356; NPRN 21132), and associated land/structures is located immediately west of the church. The Inn is thought to date to the 17th century. The structure is defined by two abutting units which give the impression that they were initially two houses, however, it is known that it was a single structure since very early on. The building is defined by whitewashed local stone rubble with Welsh slate roofs.

In the Tithe map of 1841, the Inn appears surrounded by land and other structures associated with it, including an orchard and a stable all property of Peter Evershed and occupied by William Llewellyn. The Tithe map locates a number of cottages and a smith shop (plot 879); another two cottages are depicted south of plot 879. All other structures towards the south end of the village are also described as cottages. Interestingly, Graigwen (LB 02893; PRN 2673) is not depicted in this map edition despite tentatively dated in HER and Cadw listings to 1831. Plot 703 is owned by Leigh Capel Hanbury and occupied by Lewis Lewis.

The OS County Series Monmouthshire 1882 1.2,500 (Figure 7) documents a series of changes which occurred between the 1840s and the 1880s. While the area of the church and its surroundings remain virtually the same, the area occupied to the south has at this point a post office. Furthermore, the structure of White Hart (LB 2688; PRN 00356; NPRN 21132) appears to have been altered with an extension. The smithy previously documented in plot 879 is at this point clearly marked. The most significant change however is the depiction of the school (LB 2673; PRN 02893). The latter is best defined as an S-shape building in plan enclosed by a boundary wall adjacent to Ton Road.

The 1901 map edition (Figure 8) also documents changes mostly in the area of the school (LB 2673; PRN 02893). Three further associated buildings appear related to it. A rectangular building to the north and two squared structures (one of which might be a privy) to the southwest. Maps postdating the 1920s record the structure as a post-office (see section 8).

7. The listed structure (Plates 1 – 16)

Historic background

The origins of the structure are uncertain. The HER records note that:

[...] This village school was built in 1831 under the patronage of the Williams family of Llanybi Castle. The family had a concern for the education of their tenants and built and maintained the school privately which was thus a rarity, a mid C19 village school which belonged neither to the National Society nor to the parish. It probably became the teacher's house in 1894 when the wing was built, and this may well coincide with the building of the parish school next door [...]

The veracity of the above statement has not been questioned to date, and although it is not possible to do it at this point¹, it is reasonable to highlight that the information supplied does not completely match that obtained during the examination of cartographic sources and census records.

As already noted, the Tithe map does not document the school, yet it records the landowner, occupier and land use, and it is therefore unlikely that the absence of the structure is an error of the surveyor. It has also been confirmed that the survey took place during 1841, ten years after the school was allegedly founded.

While cartographic sources document the building for the first time in the late 1880s, census records highlight its existence from at least 1851. Taking the latter statement into consideration, it may therefore be possible to note that the first phase of the building belongs to the period between 1841 and 1851. Census records document Benjamin and Ann Matthews in the property alongside their descent and a servant in 1851. By 1861, the situation changes documenting Joseph and Catherine Webber and the family in the property. ² Finally, the census records of 1881 register the school as the Church of England School inhabited by William H Kennett and Annie Davies, school master and sewing mistress respectively.

The OS County Series of 1882 represent the building for the first time. At this point the main building has already been altered to the NE with the 1874 extension. The latter date is known as it is engraved on the front elevation of the extension, however, no documents have been found to date which may enhance our understanding its function.

¹ A comprehensive appraisal is not possible at the moment due to archive closures associated with COVID-19

² Benjamin Matthews and Joseph Webber are known to have been head teachers in Coedypaen before being transferred to the village.

By 1885, the Kelly's directory provides with more detail, documenting Mr and Mrs Kennett as well as 65 children registered in the school. The Kennets are also recorded in the census records of 1901. This is the first time that the structure is referred as Graigwen (Graig Veiw).

The function of the structure is known to have changed sometime between the 1910s and 1920s. The census records of 1911 document the Kennetts as living at Graigwen. However, interestingly, Mande is now listed as a postmistress and the sons as a post office cleck and a telegraph messenger. Furthermore, map editions dating to the 1920s document the actual structure as a post-office.

The history of development of Graigwen postdating the 1920s remains slightly unclear, however, some insights into it can be extracted from information collected by Peter Folden who has kindly shared them during the production of this report.

In the 1920s, Mr Kennett is known to have run Llangibby Reading Room. Whilst he is last listed in the census as inhabiting the White Hart Inn, he died in Collingwood (Peter Folden pers comm).

Little is known about Graigwen during subsequent decades. In 2002, Kay and Stuart Reynolds bought the structure from Llangibby Castle Estate. At the time, the structure is defined as a cottage in an advance state of disrepair. It is known that the Reynolds carried out a number of alterations to the building (see section below).

Architecture

The building is S-shape in plan, and it is constituted by the main structure and a wing constructed in 1874. The latter is one storey high while the main building is two storeys high. The building is currently rendered white and has a low-pitched roof.

Front elevation (Plate 1-4)

The front elevation is constituted by two main areas: the original structure and an extension gable end. The main structure is around 10m in length and contains five windows and a door. The windows are evenly distributed and each of them measure 1m x 1.5m. They are currently defined as cast iron windows with lattice pattern forming four lights. Unmoulded dripstones are located above each window.

The sixth window has clearly been altered to provide space for the main ledged door. The opening of this door is thought to be contemporary with the construction of the 1874 extension.

While the size and positioning of the windows might date to the original construction of the structure, their current design appears to postdate the rendering of the house. As suggested in plate 16, the structure appears to have been built using random rubble masonry. The extension gable end has also been rendered and has a window opening similar in style to all other windows though square in shape.

NW elevation (Plate 5-6)

The NE elevation of the wing contains two distinctive elements. A decorative element stating the date in which the extension was built as well as a rather small window. In close inspection it is possible to observe that half of the window has been blocked after its initial construction. This alteration appears to follow from the division of the internal space of the extension nowadays separating the studio and the shower room.

SE elevation (Plate 7)

Due to the narrow space existing between this elevation and the adjacent garage, it was difficult to obtain a detailed record of it. However, it is possible to note that this elevation contains two window openings of the same characteristics as all other windows discussed above.

NE facing elevation (Plate 9-11)

The slate roof runs to a lower position on this elevation creating a saltbox roof. It is known that the dormer was reconstructed after 2002 during the remodelling of the structure. However, judging from aerial photographs of the property, the dormer was in place since at least the 1950s. The lower part of the roof suggest that it also has been renovated when compared to the upper regions of the roof.

One window located in this elevation has been altered as suggested by the distinct cast iron pattern.

The Garden Store (Plate 12)

This structure appears in cartographic sources dating postdating 1900. It is possible that it was built at the same time as the NW wing.

The structure is made of brick painted white with two windows and a panelled door. The brick wall suggests that the door was originally placed toward the northernmost region of this elevation.

The ground floor interior 9(Plate 13-15)

The interior barely contains elements echoing the function of the building as a school or a post-office. It is however possible to suggest that the ground floor would have been an open plan allowing the necessary space for a classroom. The location and inclination of the window opening documented in Plate 13 might have functioned to provide light into the classroom. All other elements within the front room correspond postdate the function of the structure as a school or a post office.

As already noted, it has become apparent that the wall separating the shower room and the studio is a modern addition as suggested by the blocked window opening.

The attic (Plate 16)

As already noted, it is in this area where the original masonry is visible.

8. Statement of significance

The development of Graigwen has been contextualised within the known history of Llangybi in sections 6 and 7. As noted, there is a slight disparity with the results obtained and the text produced for the listing of the structure. Nevertheless, the reasons for listing - *Included as an attractive example of an early C19 village school with remarkable cast iron glazing and an interesting history* – are still applicable.

The history of development of Llangiby is clearly associated with Llangiby castle located to the north of the village core. The latter developed around the church (LB 2669, PRN 00352) and grew significantly during post-medieval chronologies.

It has been evidenced that the school was established sometime between 1841 and 1851 and functioned as a school since the 1920s. The structure subsequently functioned as a post-office and eventually was transformed into a cottage.

Architecturally the structure has three main phases of development. Phase 1 corresponds to the initial building of the structure with local rubble stone and a Welsh slate roof. Phase 2 dates to 1874 and it is represented by the construction of the NE wing, and the alteration of the front elevation window into a door. While it is uncertain at which point the building was either rendered white or defined by the characteristic windows, these changes appear to postdate 1874. Phase 3 is the most uncertain one as it comprises a number of changes including the transformation of the school into a post office and its subsequent use as a cottage. Most internal divisions appear to correspond with the use of the structure as a dwelling, however.

Evidential value

Physical evidence regarding its original design is still available in the very fabric of the building, however, the latter is masked by the characteristic white render wrapping the structure today. The original fabric can be observed in the attic interior composed of local rubble stone.

Its original function as a school and subsequent post-office is not evident in the internal layout as the latter has been heavily modified to function as a dwelling. Notwithstanding, the overall shape of the building still echoes the layout and aesthetics of a post-medieval village school. In summary, areas with most evidential value are composed by the external walls and the area of the attic.

Historical Value

Whilst the asset may be considered of low importance when assessing its value at a more regional level, it should be deemed of medium value when contextualising within the history of development of the village as, either functioning as a school or a post office, it would have been core to the social life of the inhabitants of Llangiby during the 19th century.

Aesthetic value

Despite its several transformations, the building has remained of high aesthetic value, particularly due to the unusual cast iron windows. This detail singles out the structure

when comparing it to properties nearby and should be of outmost importance to retain as much as possible its current character.

Communal value

While currently being a private dwelling, the building is known to have played a significant role in local life during post-medieval times.

9. Proposed changes and impact (Figure 10)

The key changes included in the current design have been summarised in section 4. In this section, a more detailed account of each element is included, taking into consideration the impact that these changes may have over the listed structure.

Front elevation

Research into the origins of the structure highlights that the main entrance to the school was not located in this elevation. Notwithstanding, it is the most important one today as it presents the main views toward the house.

Current designs do not contemplate substantial changes to the elevation itself, therefore promoting the conservation of its frontage. Two changes are proposed for this region of the house. The first one is in the form of an increased length of the existing pathway to link the driveway and the side access. In order to lessen the impact of this change over the listed structure and its curtilage, the extension of the pathway is to be made using blue/grey stone following the original pattern of the walkways. For this particular element, the significance of the impact is considered Neutral as it will not affect the value and character of the listed structure. A front elevation window (school extension) is in state of disrepair. Proposals include its restoration and rehung. This proposed change is considered beneficial for the property.

Rear elevation

Current designs propose a number of changes to this elevation which will directly affect the fabric of the building.

The first element consists of the removal, restoration and rehung of the rear elevation which is nowadays blocked. It is known that this door is historic value. Restoring it with the aim of re-establishing its function is deemed as a beneficial impact to the property insofar as the right craftsmanship is used in the process of restoration. The current design also foresees the replacement of the kitchen door. The latter is in advance state of disrepair. In doing so, the frame will be repaired and strengthened, and a new door will

be hung following the same style as all other doors of the property. Furthermore, the original knocked will be reused.

The second proposed change is slightly more complex than all others as it involves the transformation of a window to become an access door. When compared to all others, it becomes evident that changes to this opening have occurred during the history of the structure. Nevertheless, the proposed change will affect the fabric of the building triggering an impact considered Moderate. Whilst this may be the case however, current designs have taken into consideration a strategy which is rather sympathetic with the overall aesthetics of the building. This strategy considers the extension of the window hood to maintain the overall style of all window/door openings of the property. It is also suggested that the new door will be crafted out of timber and finished with the same decorative pattern characteristic of all windows in the property. Taking into consideration the proposed design and the fact that the change is on the rear of the property and within the extension rather than the region of the original building, it is possible to lessen the significance of the impact to Slight.

The third element considered is the increase height of paving at rear elevation adjoining the two affected openings to allow better access. This change will not affect the listed structure in so far as it matches all other walkways surrounding the building. Furthermore, access will be provided in the area of the kitchen door using ramps.

A final proposed change in this elevation concerns the replacement of the dormer window. It is known that this window is of modern date. Notwithstanding, the proposed new window will match the characteristic windows which constitute the aesthetic value of the property.

East elevation

The first element considered for this elevation is the re-opening of a partially blocked window. As noted during the report, this window was partially blocked in modern times coinciding with the internal division that created the space for the studio and the shower room. If its re-opening matches the outline of the original window and the materials used are sympathetic with those used in all other windows, this change is considered beneficial. Current designs highlight that the dripstone will remain untouched, and that

the chamfered return around the window with copy the depth and angle of that existing today.

The second element suggests the gradual incline pathway introduced to side of garden to allow access for wheelchair to all areas/levels. This change is not considered to adversely impact the structure in so far as it uses sympathetic materials. It is recommended that the works do not affect the existing boundary wall.

The interior

The first element to consider is the demolition of the modern addition wall separating the studio from the shower room; a proposed change which would happen alongside the opening of the blocked window of the east elevation. The modern date for this wall has been inferred taking into consideration a number of indications including the alteration of the side window. It appears clear that the wall does not respect the original layout of the extension. It is also known that the property did not have water supply since the 1910s (Foden pers comm). This change is not conceived as a problematic one for as long as efforts are placed to restore the window following its original layout and character. It is worth noting that the demolition of this wall will affect the structural integrity of the cupboard. The latter will be reinstated using timber.

The second proposed change to the interior design concerns the door linking the studio to the hallway. Several options have been put forward to create wheelchair access. The most optimal of which is to re-swing the door to open out into the hallway. This change is considered Slight and advantageous to create a functional space for a wheelchair user.

Finally, the proposed design requires the installation of a H-frame hoist in the bedroom and bathroom areas. Various options have been considered; however, it is noted that the current ceiling is in poor condition and therefore unsuitable for the installation of the hoist. Current designs foresee the removal of the ceiling and posterior reinstallation. This change is considered of outmost importance and should be supported at consent in so far as it is carried out with minimal disruption.

The exterior (garden)

The first proposed change to the garden at the rear of the property is the removal of the modern steps from the lower garden to highest tier of garden, which are located opposite the external kitchen door. This will then be infilled with stone to match the rest of the wall.

The second proposed change is the installation of new stone steps from the lower garden to highest tier of garden to rear of garage, which will be constructed from stone to match the rest of garden.

These changes are not considered to adversely impact the structure as it is removing modern steps located within the garden of the property, which will then be sympathetically infilled with stone that matches the rest of the current wall. Also, the construction of the new stone steps will use stone that matches the rest of the garden.

Overall Impact

Evidential value: none of the proposed changes triggers substantial disruption to the evidential value of the structure. Impacts over the fabric of the building are minimal and reduced to the rear of the property. The plan of the building will not be affected by any of the proposed changes.

Historical value: the historical value of the building will not be affected by the changes discussed above. It is worth noting that proposed groundworks may be monitored by an archaeologist (see Stage V). This work can reveal former features/finds relating to the use of the building as a school and it can enhance our understanding of the history of the building.

Aesthetic value: it has already been noted that the building is rather unique conforming to aesthetics largely defined by its characteristic windows. As noted during the discussion of the proposed changes, any changes to its elevations will put every effort to match the general aesthetics of the building. In one instance – restoration of blocked window – the change is considered beneficial for the overall appearance of the structure.

Communal value: the proposed changes will not influence the communal value of the property.

The overall impact of the proposed design is considered Neutral. Nevertheless, it is worth noting that that the changes proposed in the project design demonstrate a good balance

between the requirements of a listed property and those derived from making the structure accessible to wheelchair access. Considering all the elements, it is possible to highlight that the changes are considered Positive.

STAGE V

10. Summary and recommendations

In September 2020, Archaeology Wales Ltd (AW) was commissioned by Peter Foden to carry out a Heritage Impact Assessment (HIA) associated with proposed developments to the Grade II Graigwen (LB 2673; PRN 02893; NPRN 36967). These changes are necessary to accommodate wheelchair use and access to the dwelling.

The purpose of the HIA was to understand the significance of the building, to be able to assess likely effect of a proposed development on the heritage asset (direct/indirect). During the course of research, it was noted that the first records of the use of the building as a school date to around the 1840-50s. In 1874, the extension was constructed, triggering the overall plan of the structure evidenced today. The building became a post-office sometime between the 1910-1920s and was subsequently transformed into a cottage.

The original fabric of the building has been masked up with subsequent rendering, however it is still observable in the roof void. However, its aesthetic value owes much to this phase with the characteristic cast iron windows with lattice pattern, and the dripstones located above each window.

After a detailed consideration of all proposed changes to the building, it is possible to assert that they are sympathetic to the aesthetic, historic and evidential value of the building, while presenting optimal solutions to the need for wheelchair access.

During the course of research, a number of inaccuracies have been spotted in the existing listings for this property, particularly with concerns to its origin. It is recommended that these listings are amended taking into consideration the results obtained in the present report and inferred by Peter Foden in his own research. Finally, it is recommended that areas subjected to groundworks are monitored by a qualified archaeologist to record possible finds/features revealed and associated with the original function of the building.

11. Acknowledgements

I would like to acknowledge Peter Foden for kindly sharing the results obtained during his own research of the listed structure.

12. Sources

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Cof Cymru

<https://cadw.gov.wales/advice-support/cof-cymru>

Cartographic Sources

Plan of the parish of Llangibby in the County of Monmouth 1841

OS County Series Monmouthshire 1882 1:2,500

OS County Series Monmouthshire 1901, 1:2,500

OS Plan 1969, 1:2,500

OS Six-inch England and Wales, 1842-1952

Aerial photographs

1946 4650 RAF CPEUK_1828 3134

1947 4709 RAFCPEUK_1997 4245

1949 4901 RAF540_205 5044

1954 5449 MAL110_54 13885

1955 5511 MAL 131_55 17459

1967 6738 OS 67_089 159

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1972 7269 OS 72_353 067

1979 22 September 7940 OS79_129 052

1984 8402 ADAS208 232

1986 8620 OS86_245 865

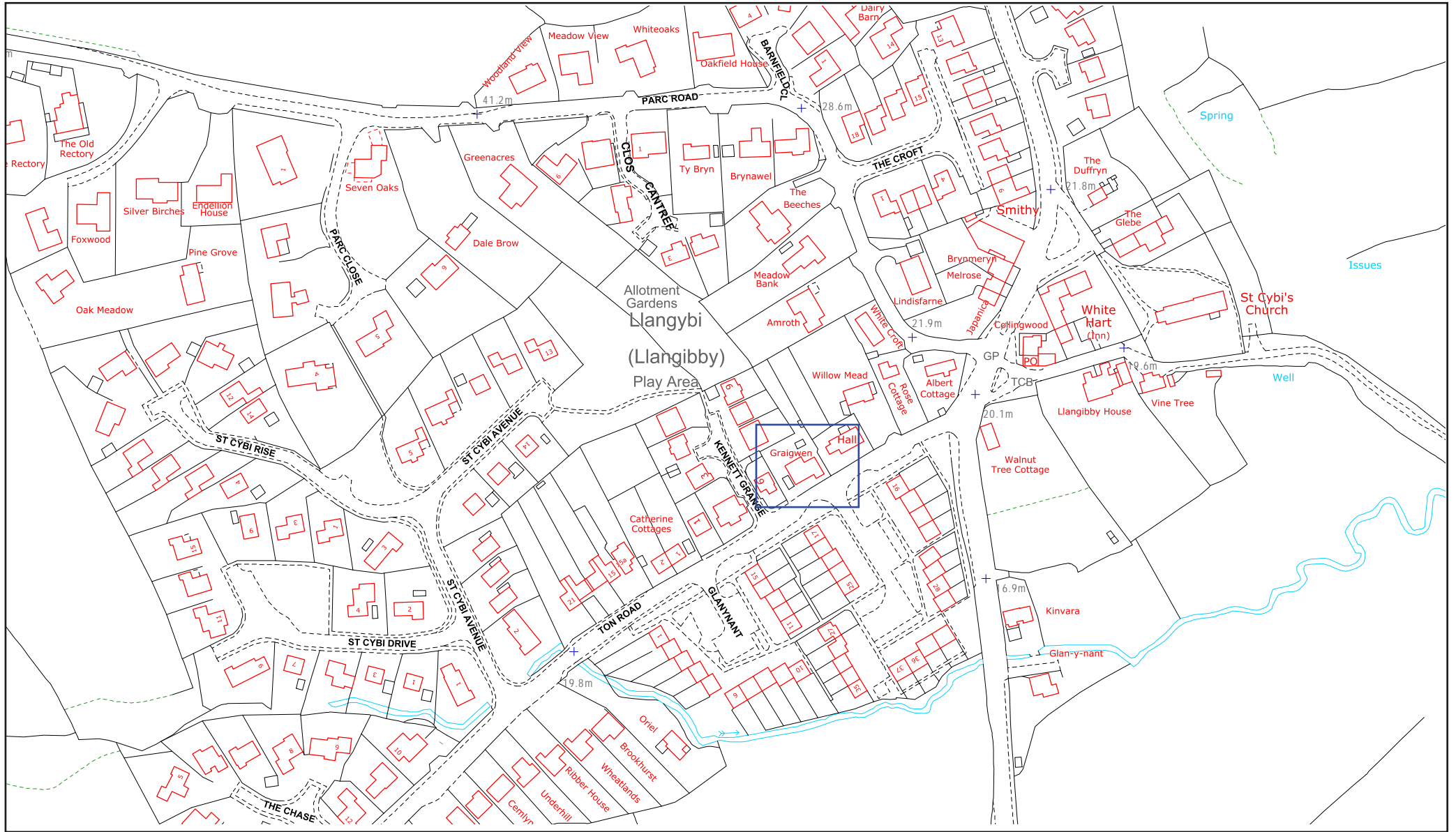
1991 Geonex7991 088

2000 Getmapping

2009 Nextperspectives

2013_14 Air Defence and Space

2017 Bluesky Getmapping



100m

Figure 1. Site Location.

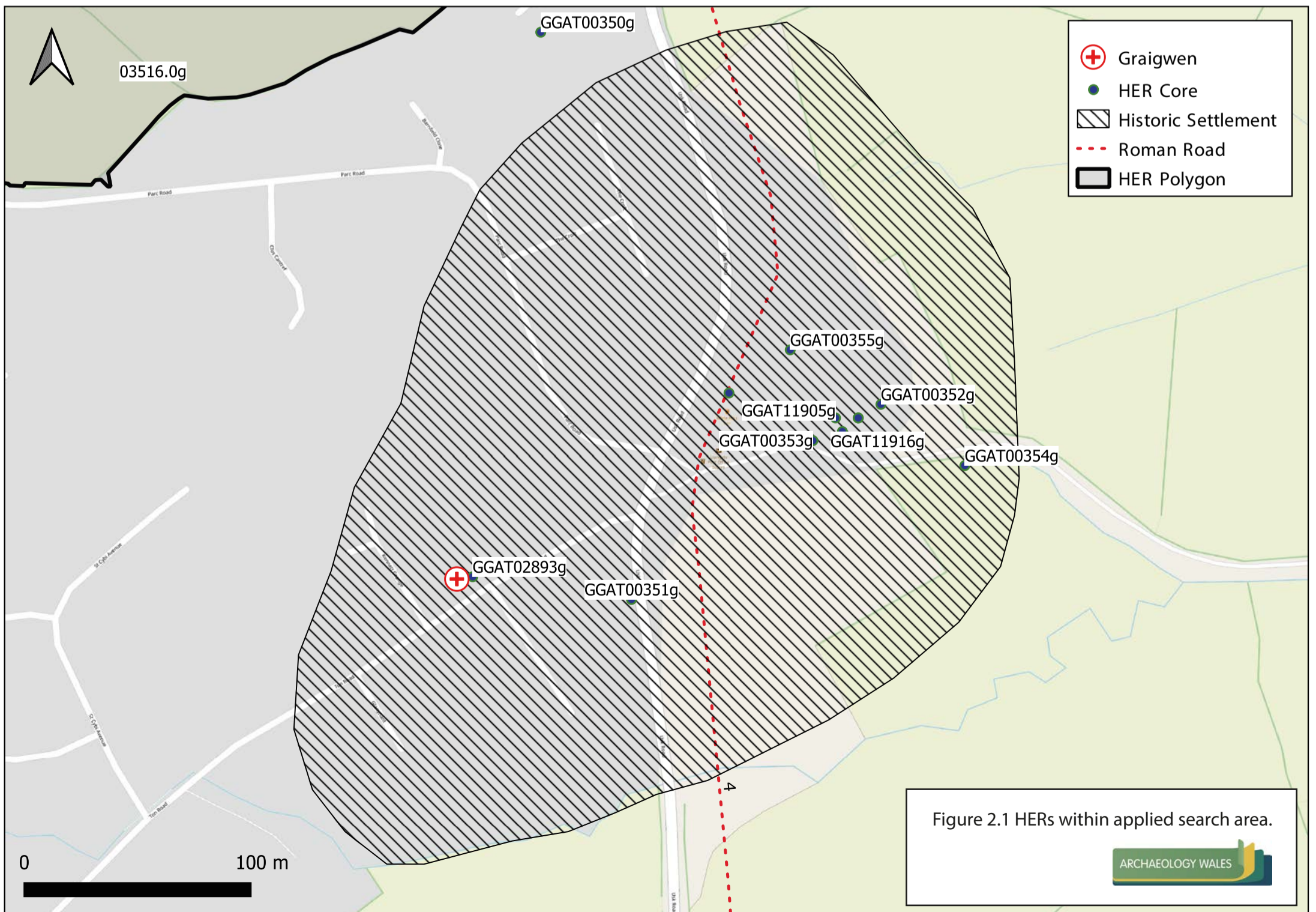
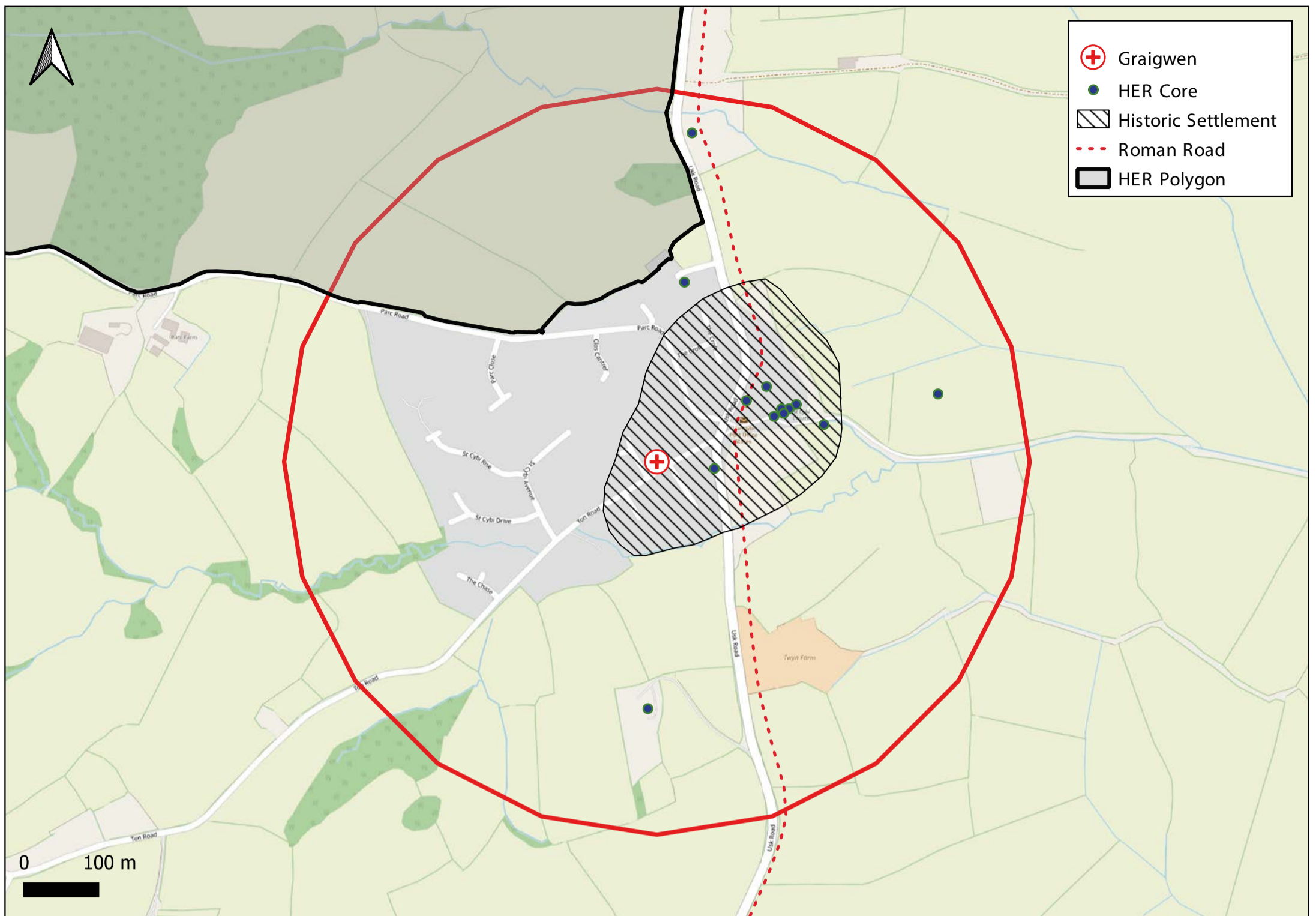


Figure 2.1 HERs within applied search area.

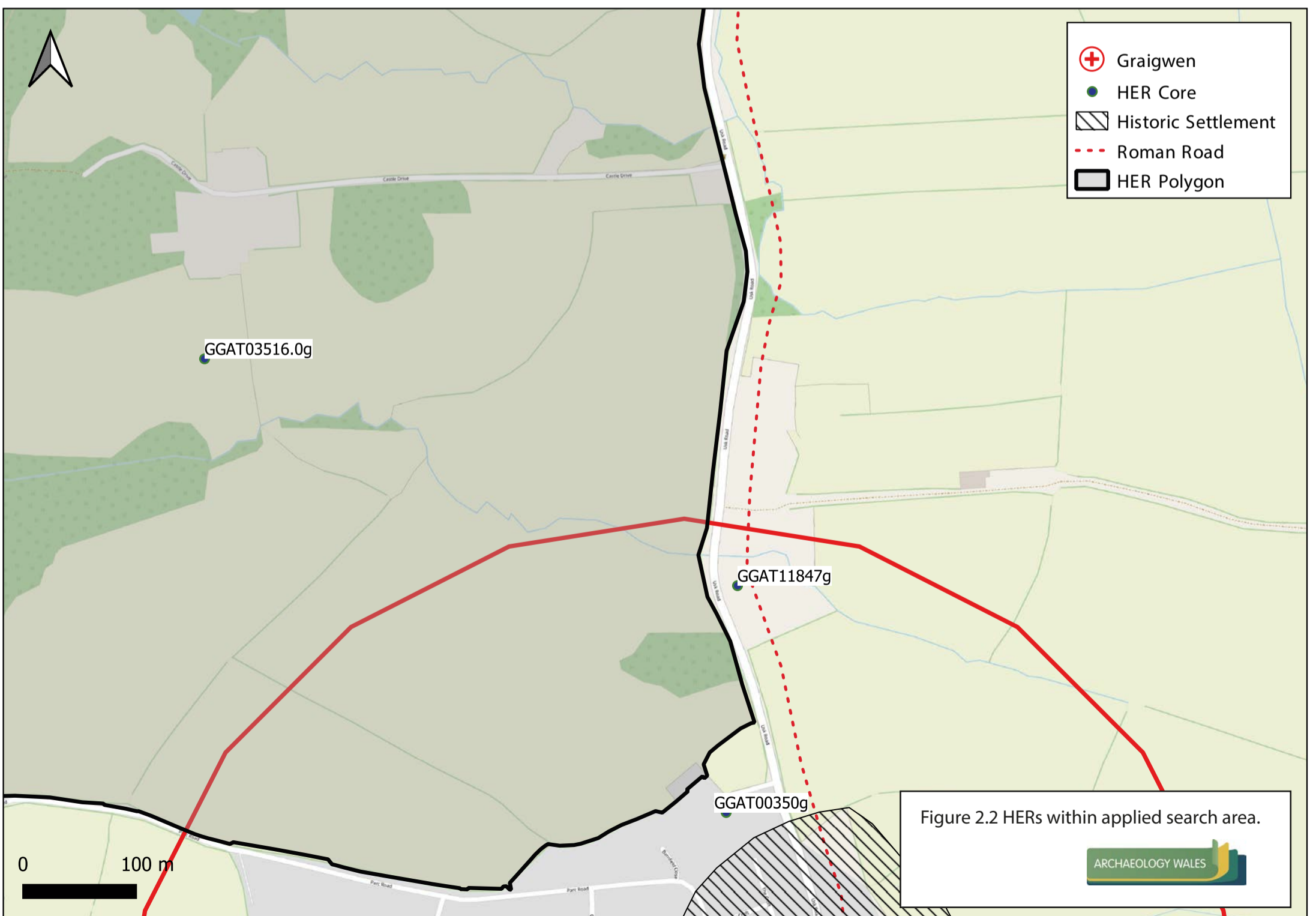
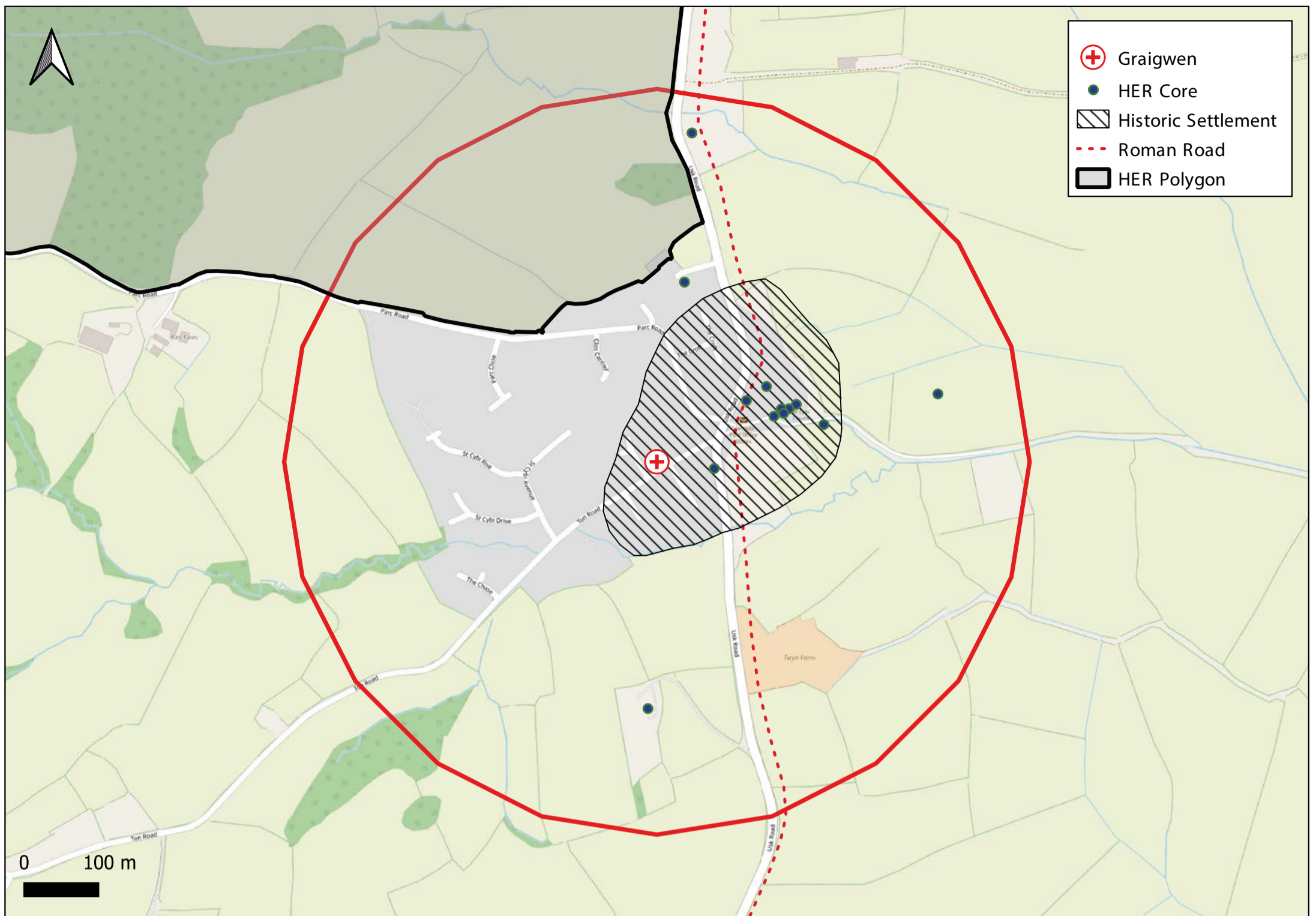


Figure 2.2 HERs within applied search area.

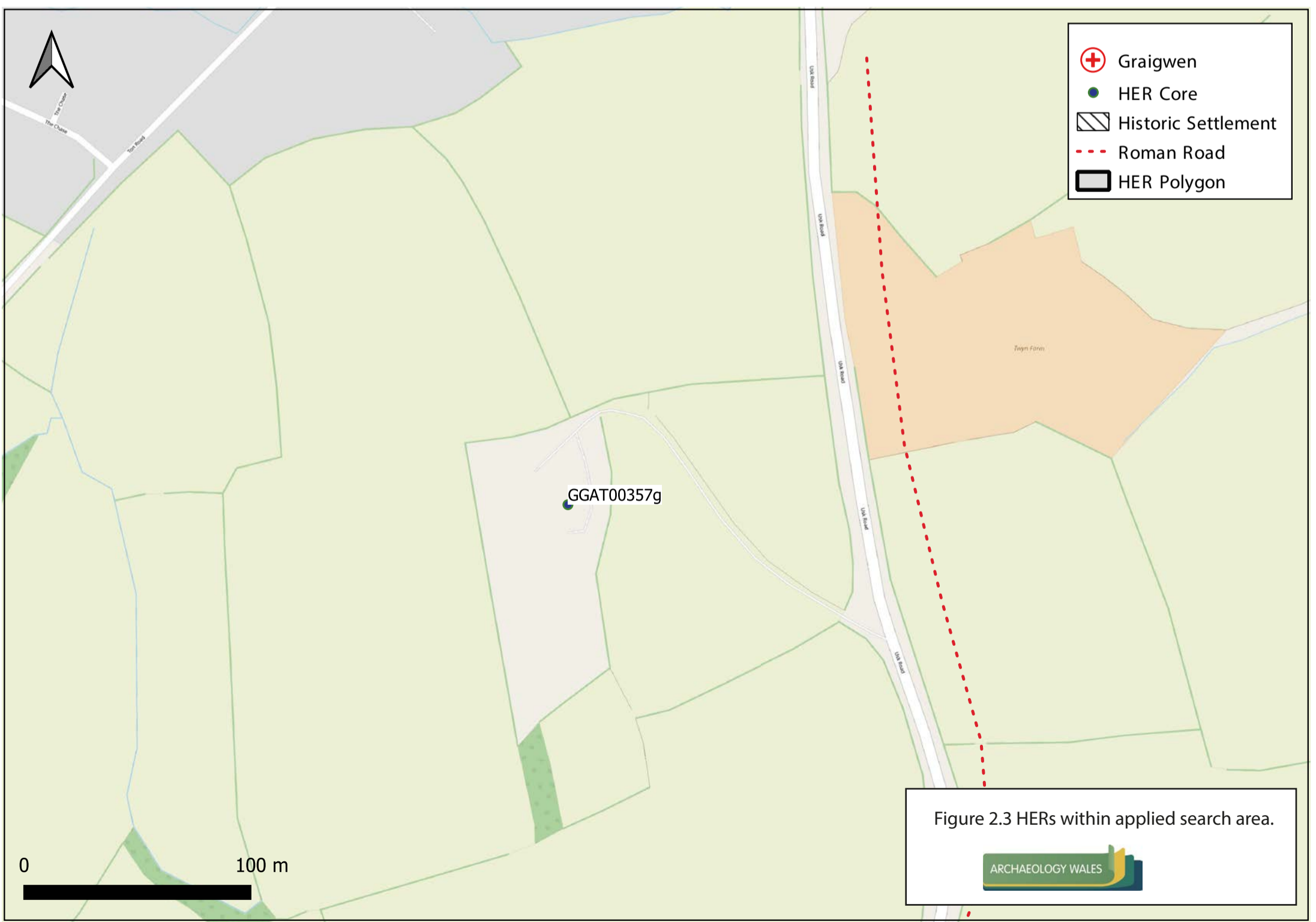
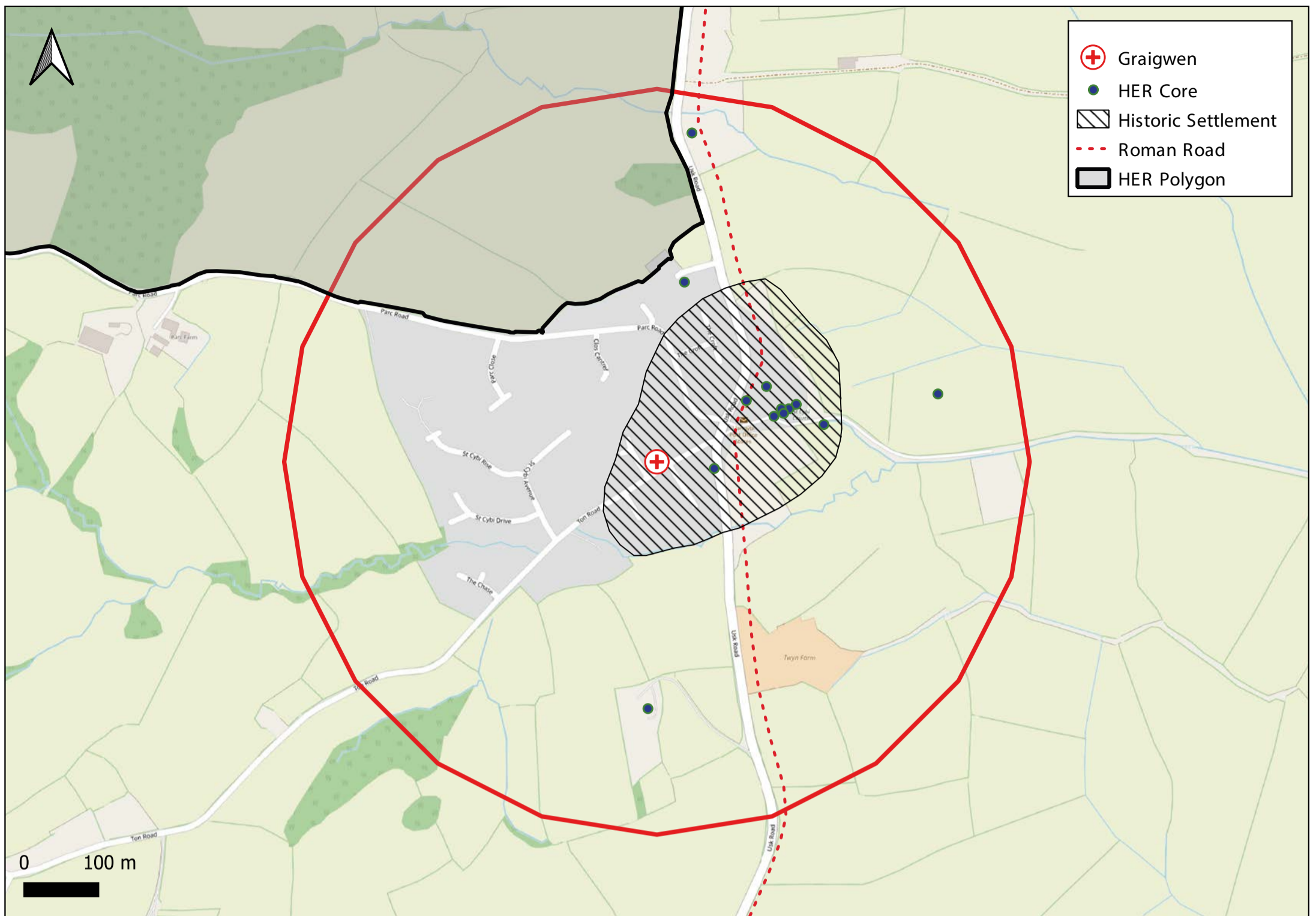


Figure 2.3 HERs within applied search area.

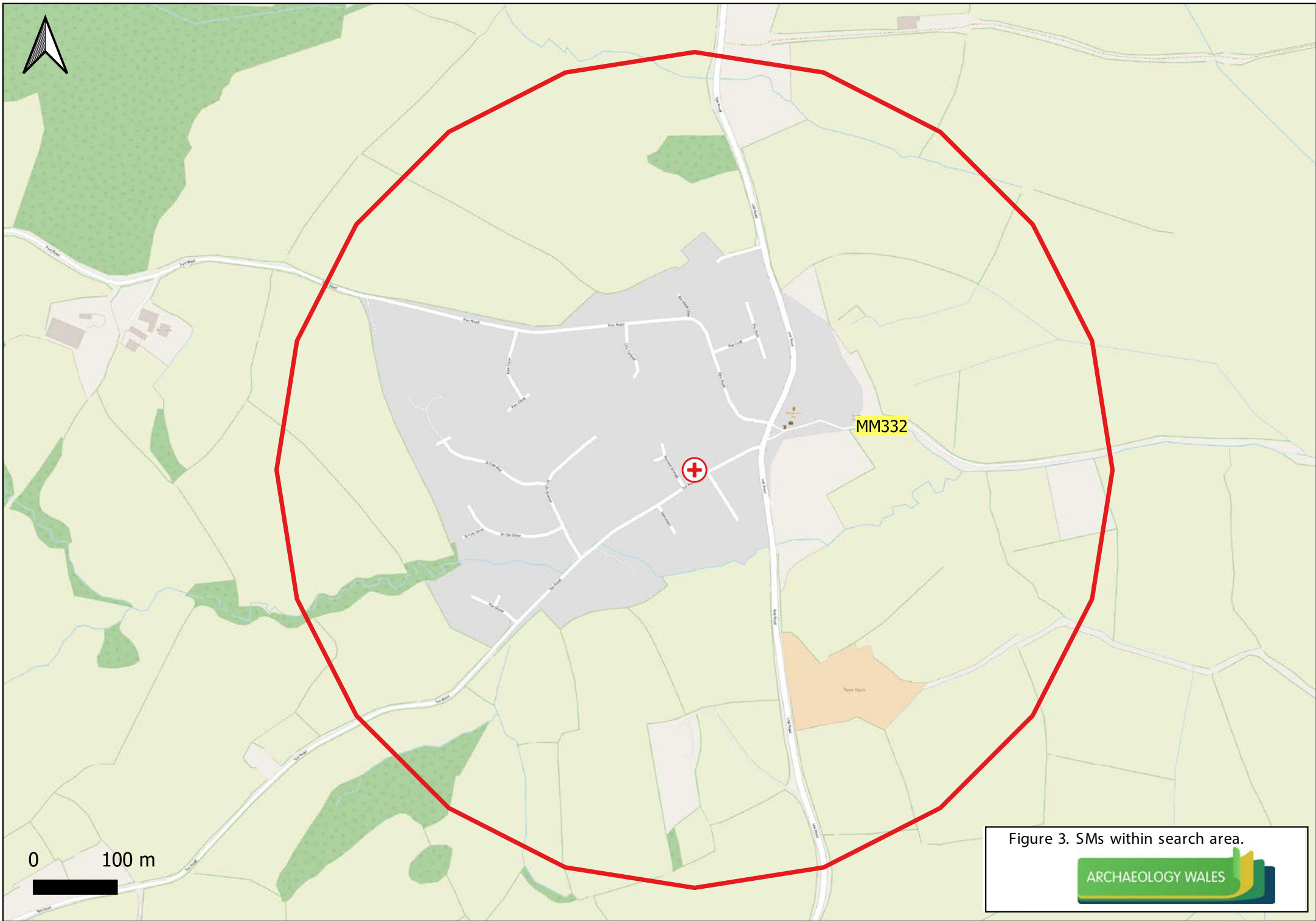


Figure 3. SMs within search area.



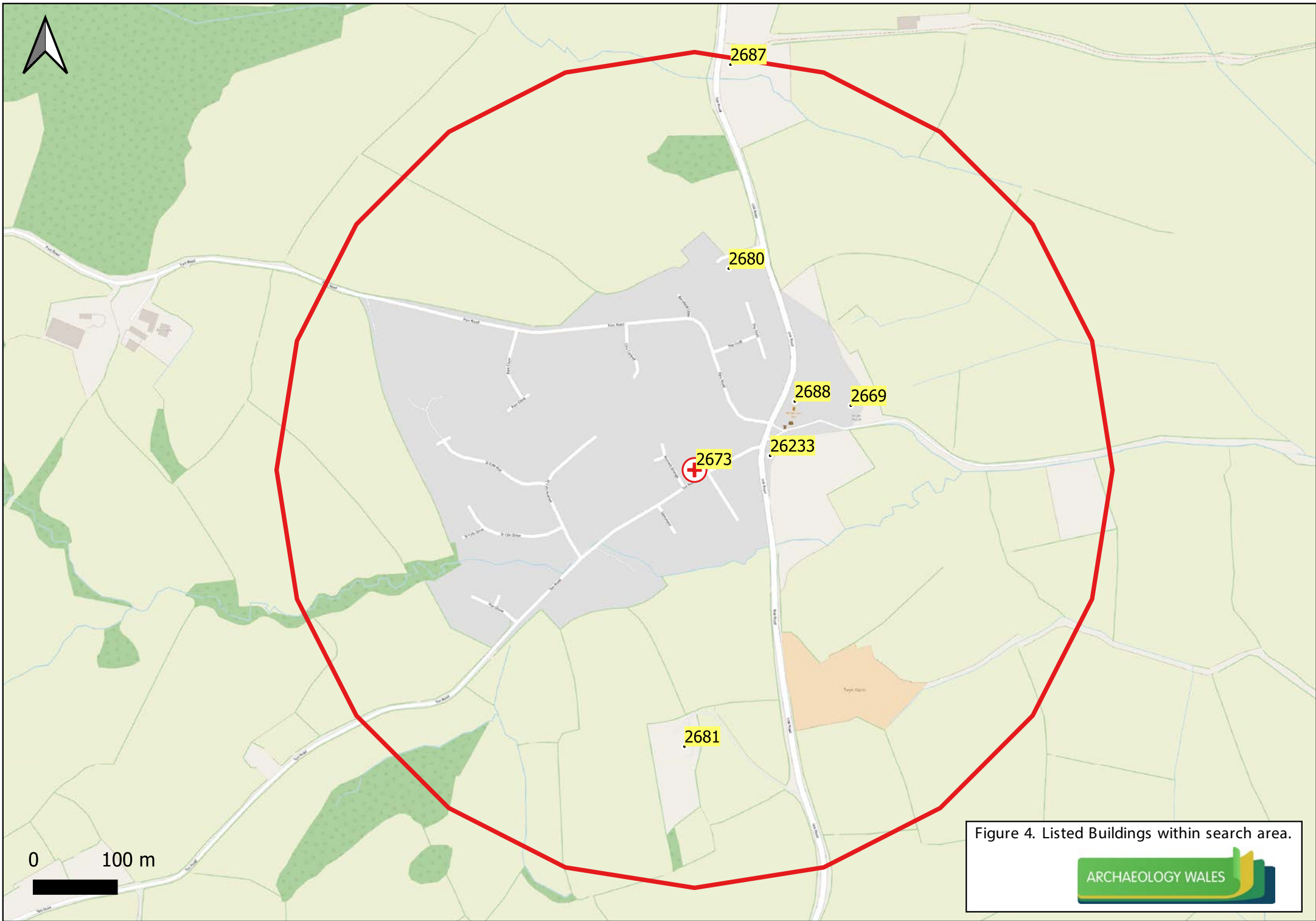
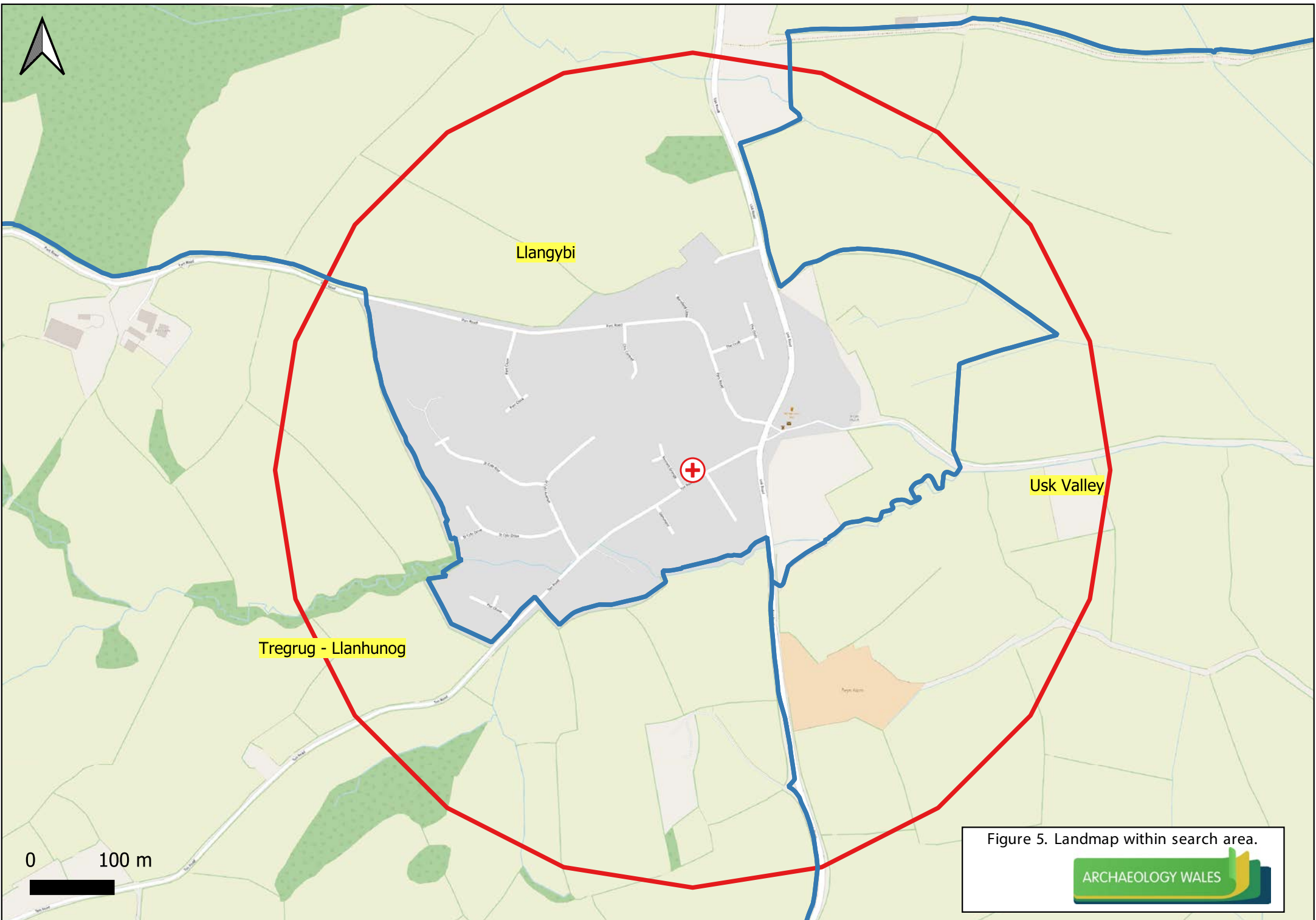


Figure 4. Listed Buildings within search area.





Llangybi

Usk Valley

Tregrug - Llanhunog

0 100 m

Figure 5. Landmap within search area.





Figure 6. Plan of the parish of Llangibby in the County of Monmouth 1841.

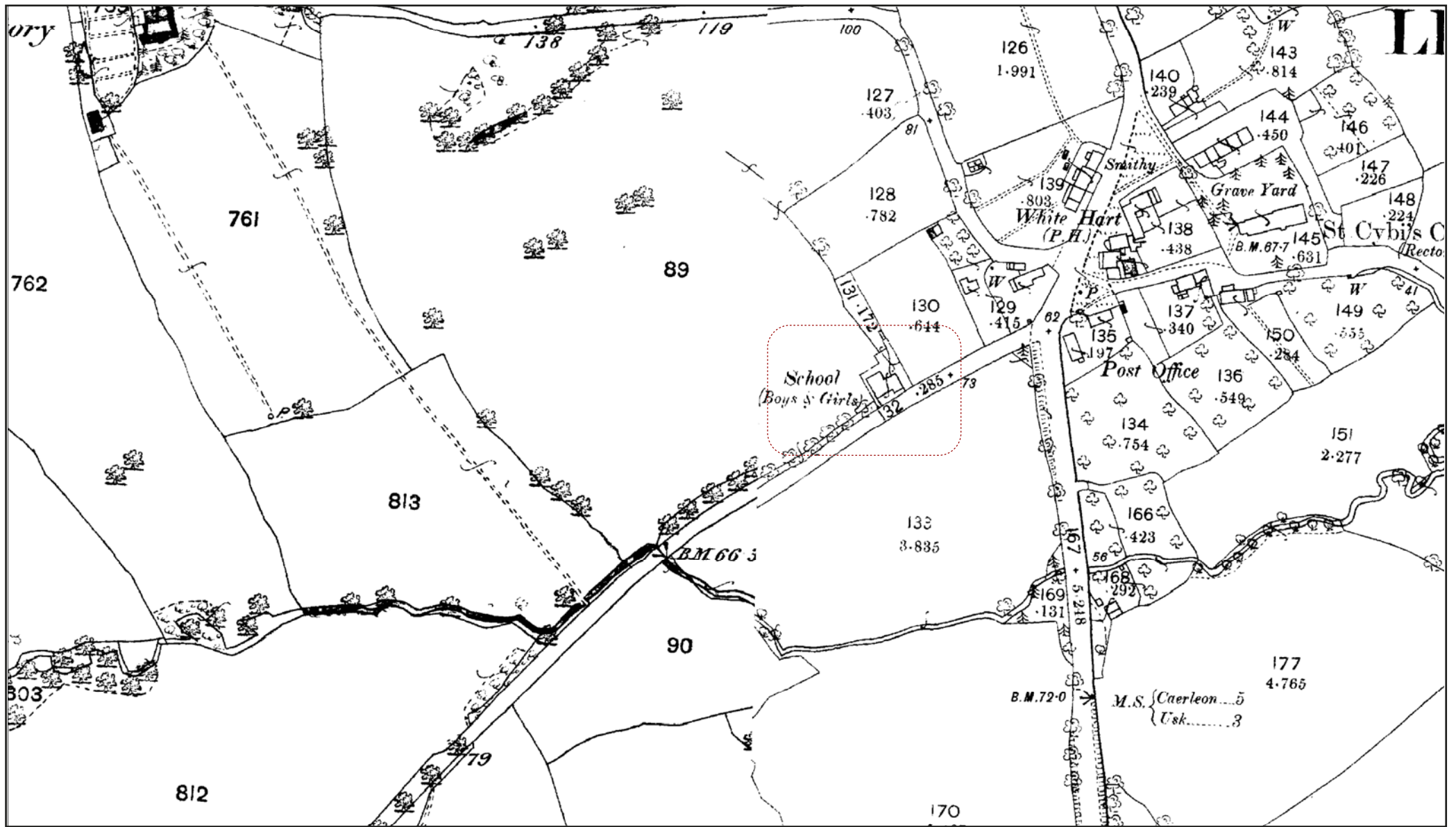
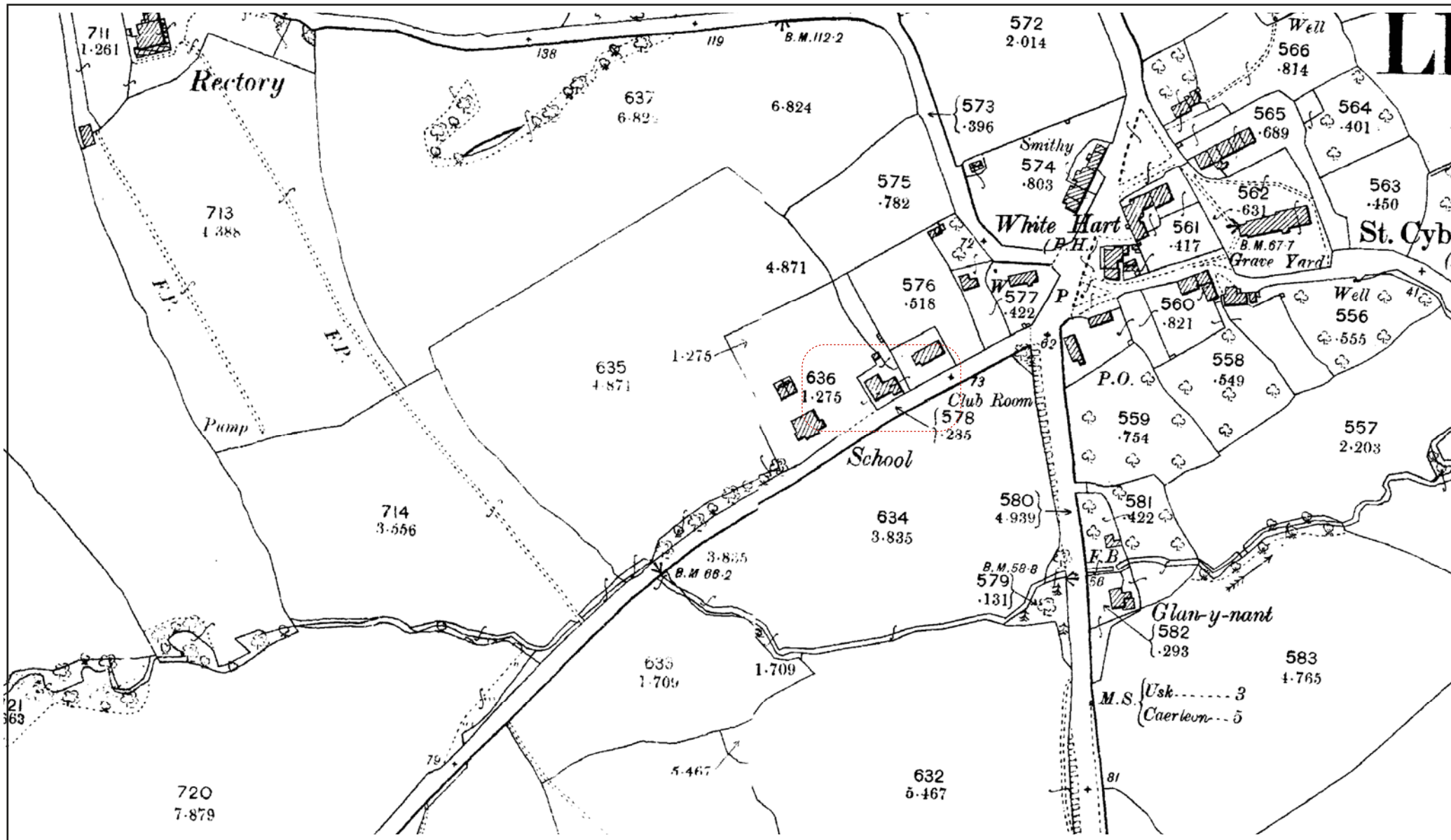
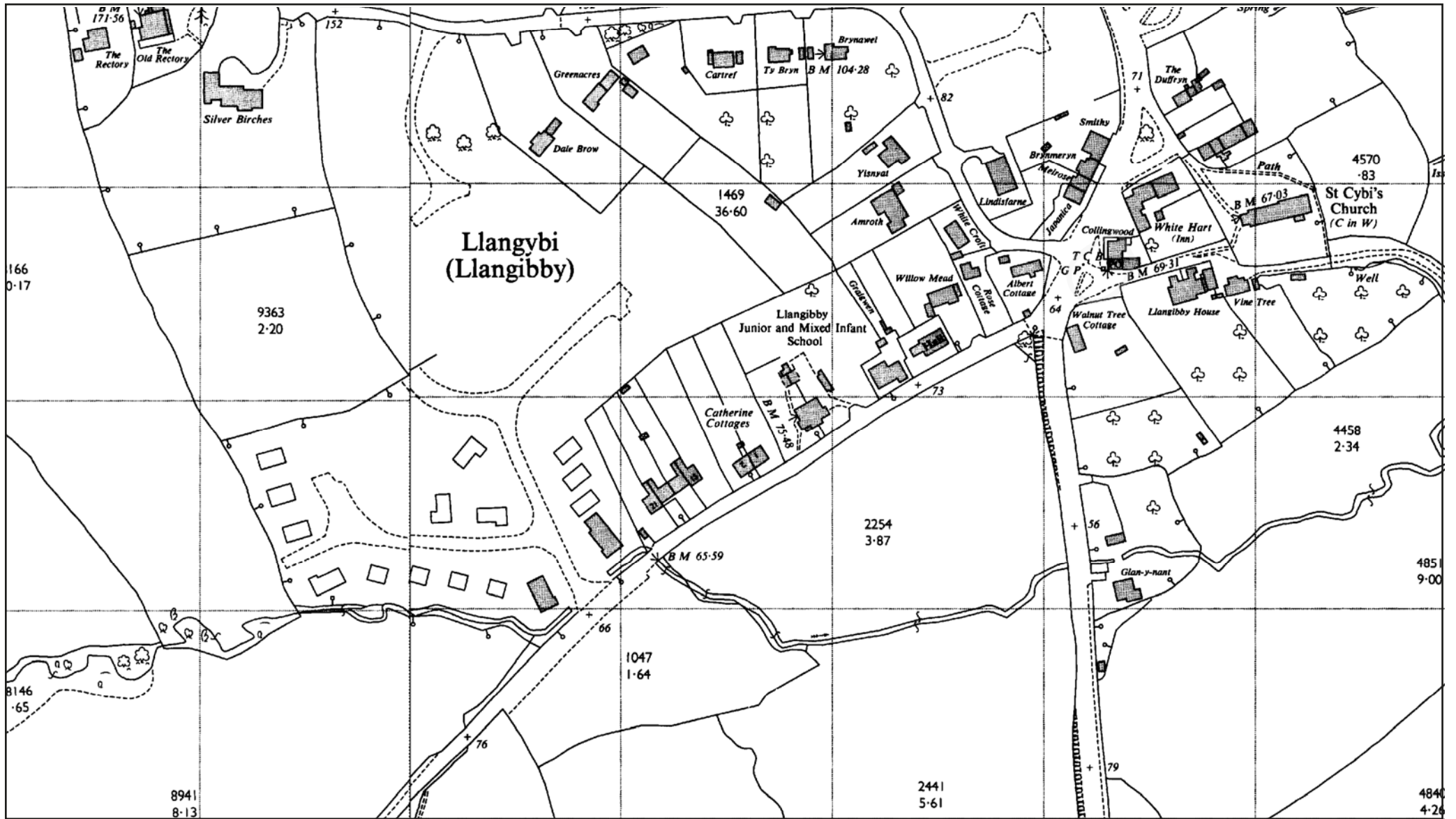


Figure 7. OS County Series Monmouthshire 1882 1:2,500.



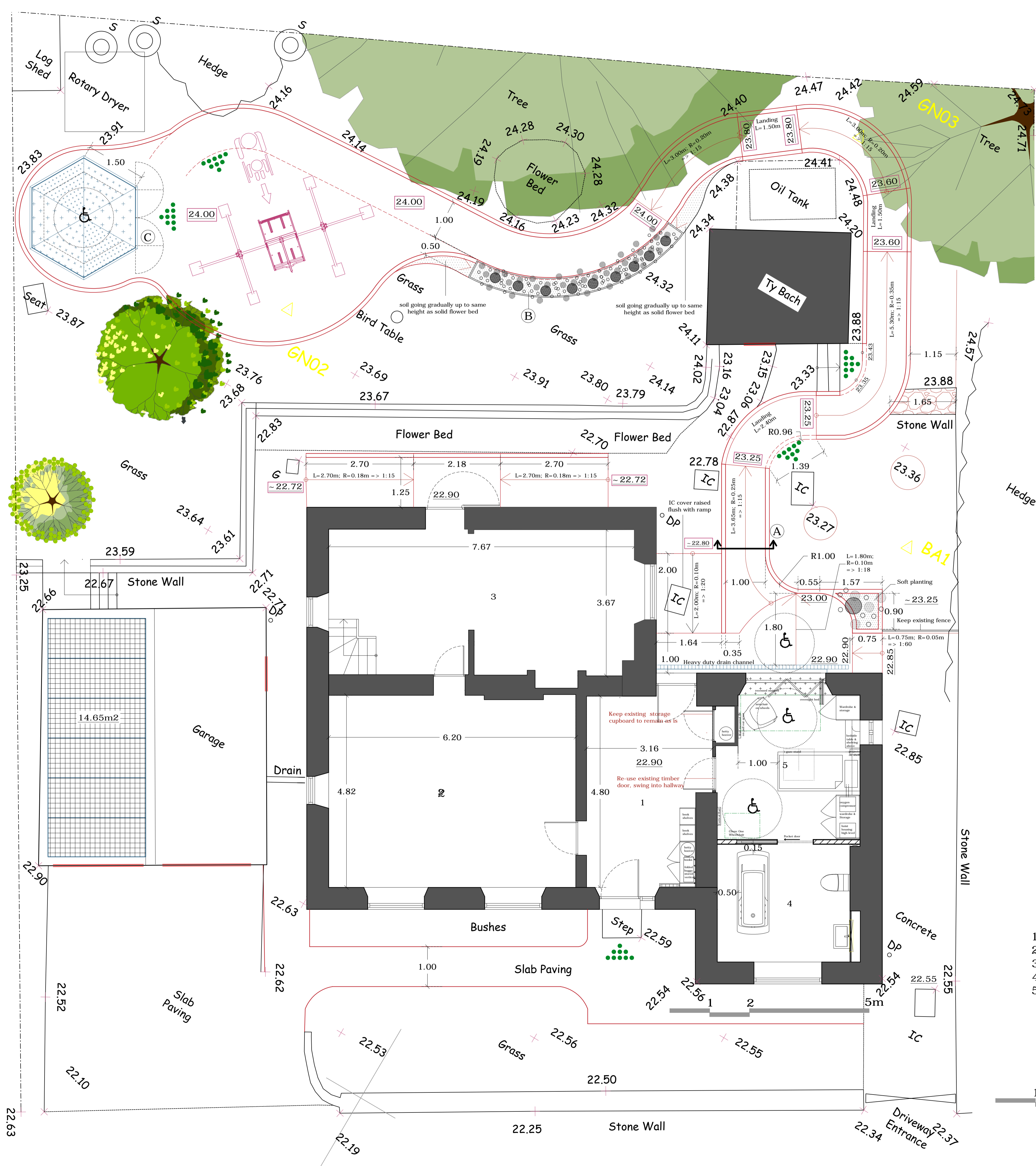
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 Figure 8. OS County Series Monmouthshire 1901, 1:2,500.



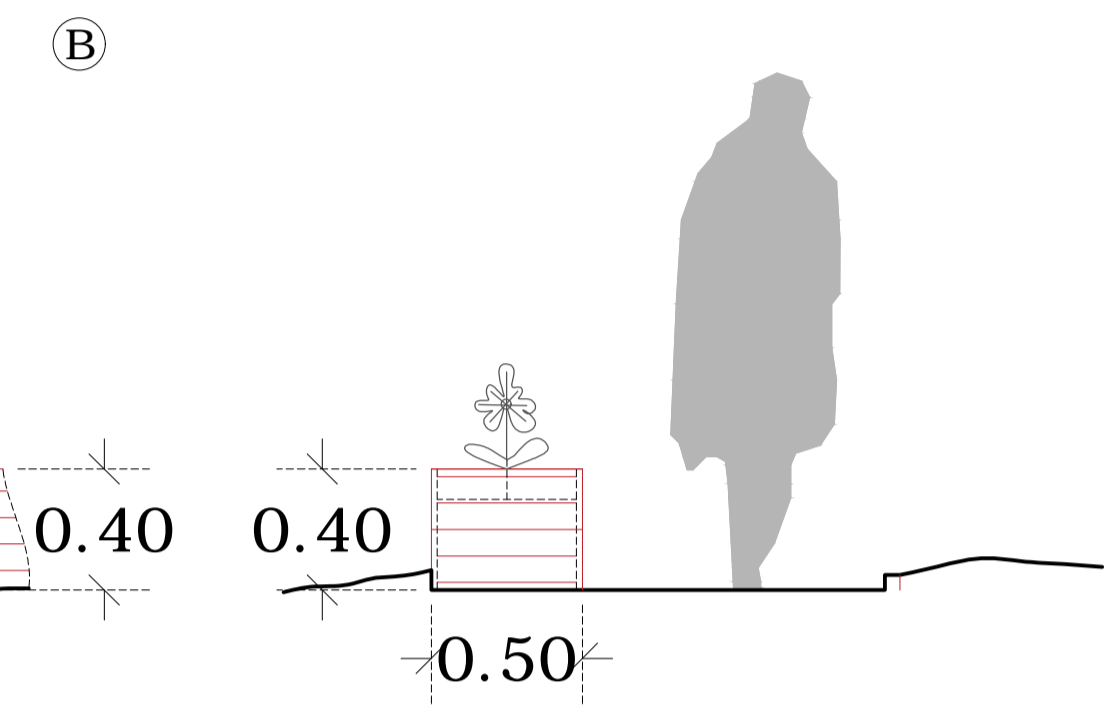
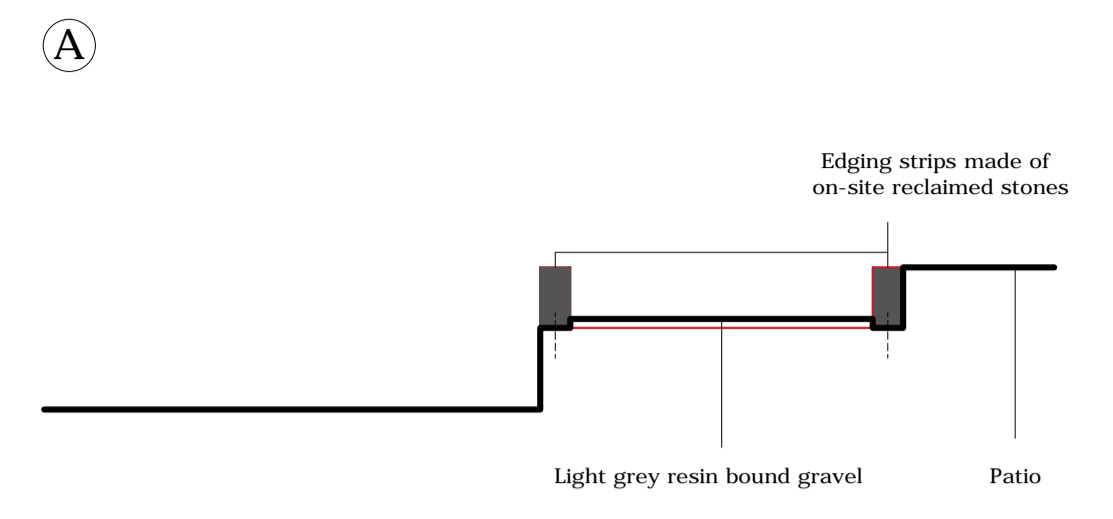
100m
 Figure 9. OS Plan 1969, 1:2,500



 EXISTING GROUND FLOOR PLAN & GARDEN LAYOUT			
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CLIENT	Peter & Bethan Foden Graigwen, Ton Road, Llangybi, Usk NP15 1PA		
PROJECT	Adaptation of property to make accessible		
STAGE	DRAWN BY:	PAPER	SCALE
Planning	E.B.K.	A1	1/50
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- 1 HALLWAY
- 2 LIVING ROOM
- 3 KITCHEN
- 4 BATHROOM
- 5 BEDROOM



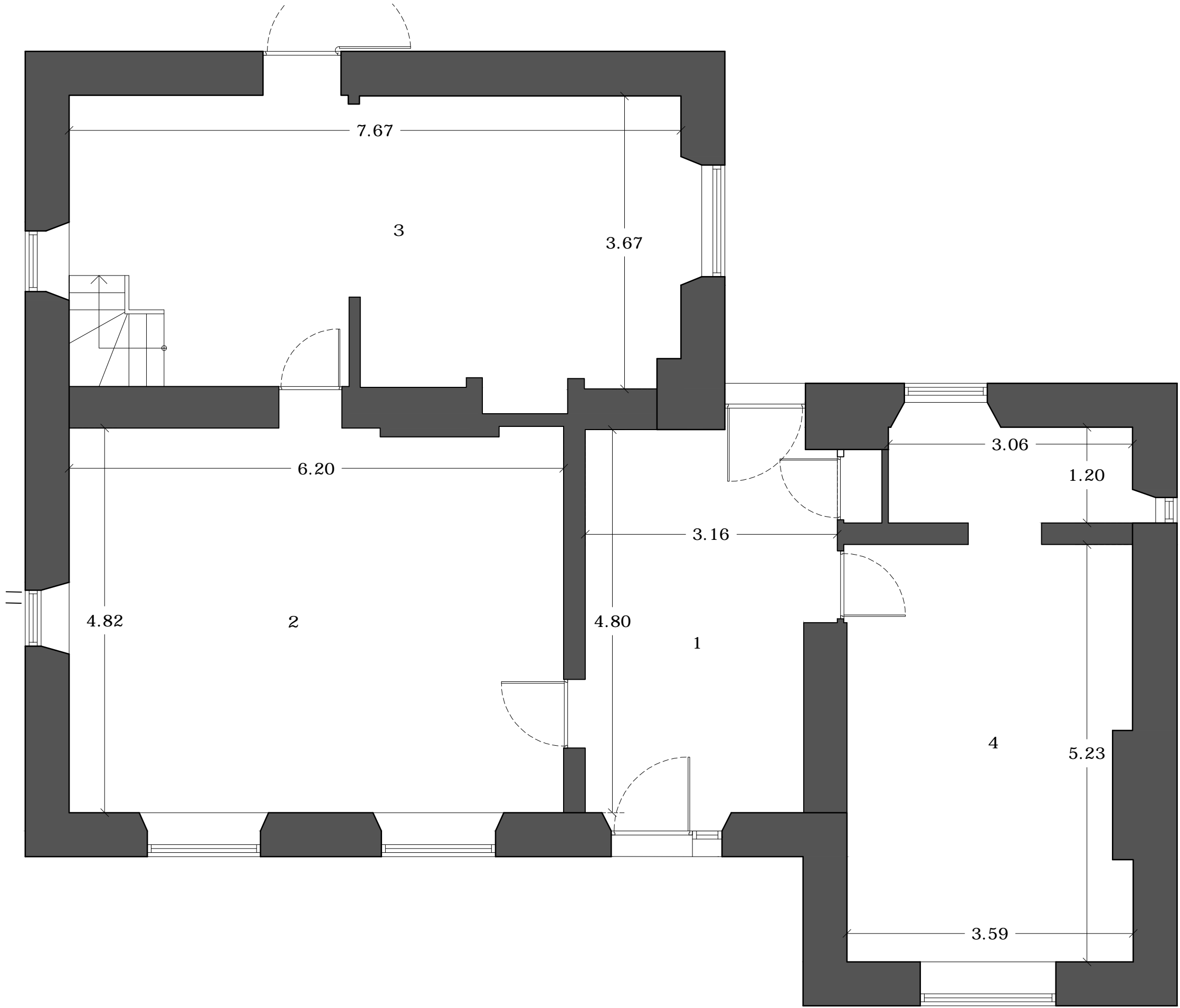
PROPOSED GROUND FLOOR PLAN & GARDEN LAYOUT

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Existing Room Plan 5m



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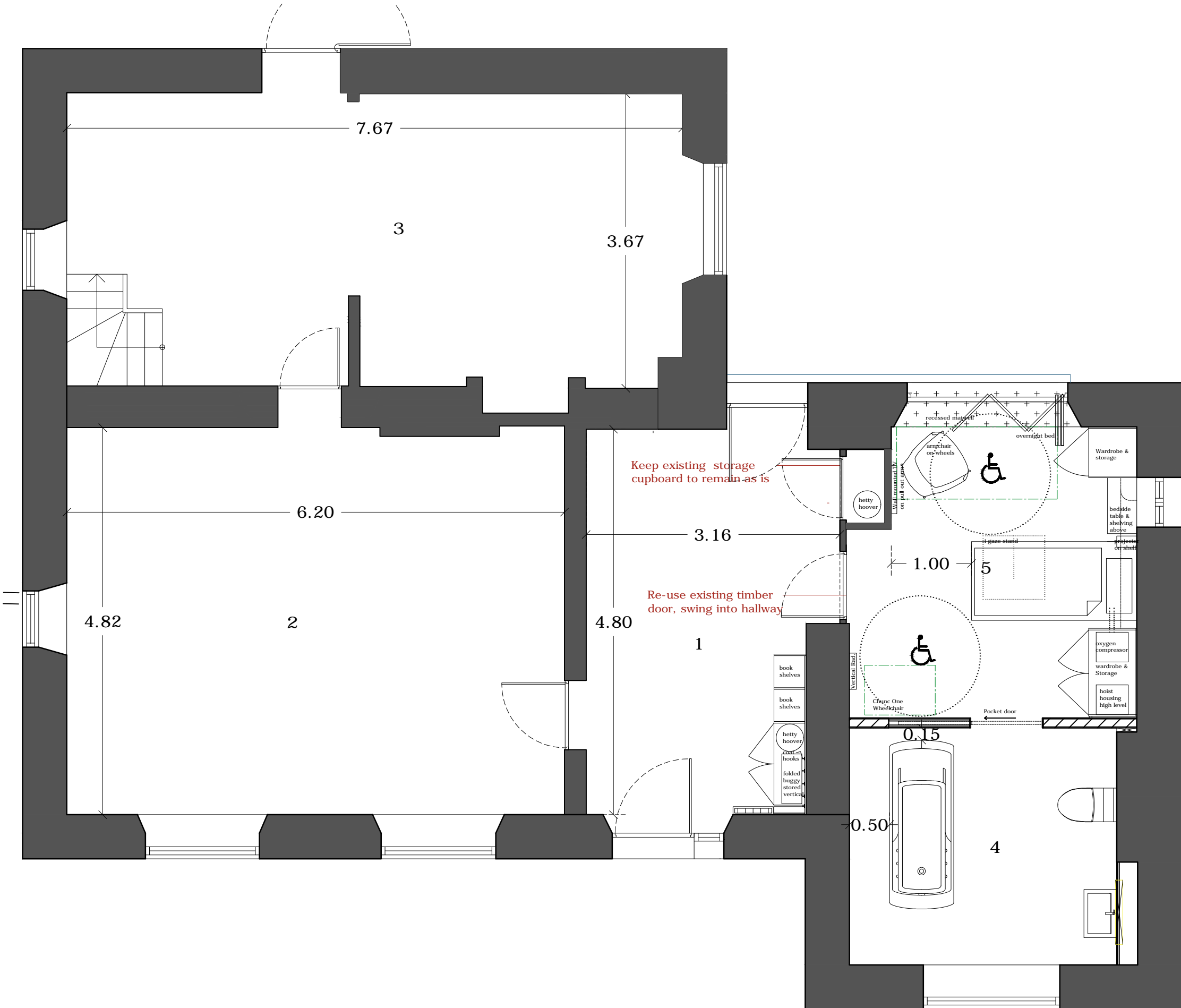
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STAGE: Planning

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Proposed Room Plan



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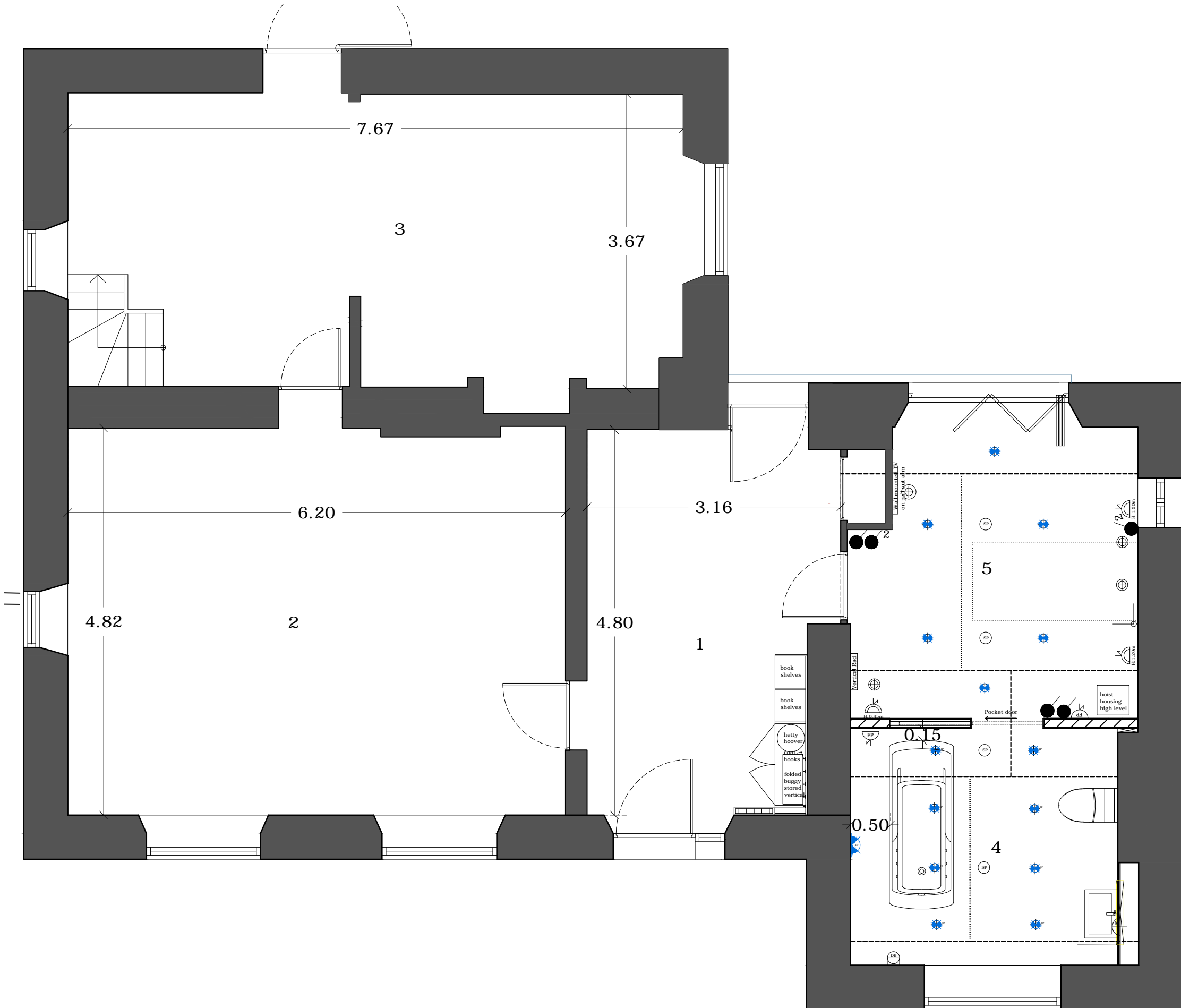
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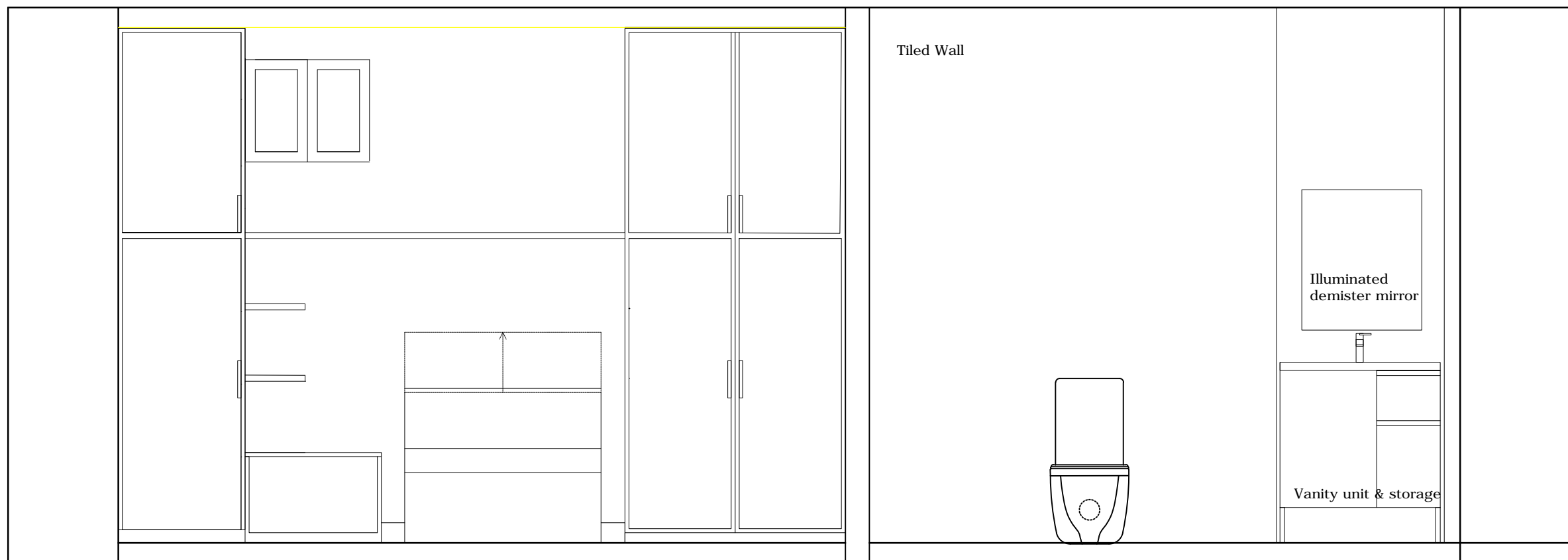
ELECTRICAL LEGEND:

Plan View

- Low energy led downlights
- Low energy led moodlighting
- Apollo floor lamp
- IP rated low energy downlights
- IP rated wall light
- Illuminated demister mirror
- Slimline ceiling speaker
- Wall mounted disco ball (remote controlled)
- Tv outlet and power sockets
- Switched twin socket outlet 45mm from floor
- Switched twin socket outlet 1.2m from floor
- One gang one way switch
- One gang two way switch
- Fuse spur for Hoist and/or Bath
- Hoist recharge housing
Ceiling hoist track
- moveable horizontal track
Refer to INNOVA hoist drawings
- Electrically operated blind

NOTE ALL CEILING FITTINGS TO BE SLIMLINE DUE TO HOIST SYSTEM.

1 2 5m
**Proposed Room Plan
 ELECTRICAL PLAN**



BEDROOM STORAGE

ENSUITE

ELEVATION A-A - front view



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DATE: 06/10/2020

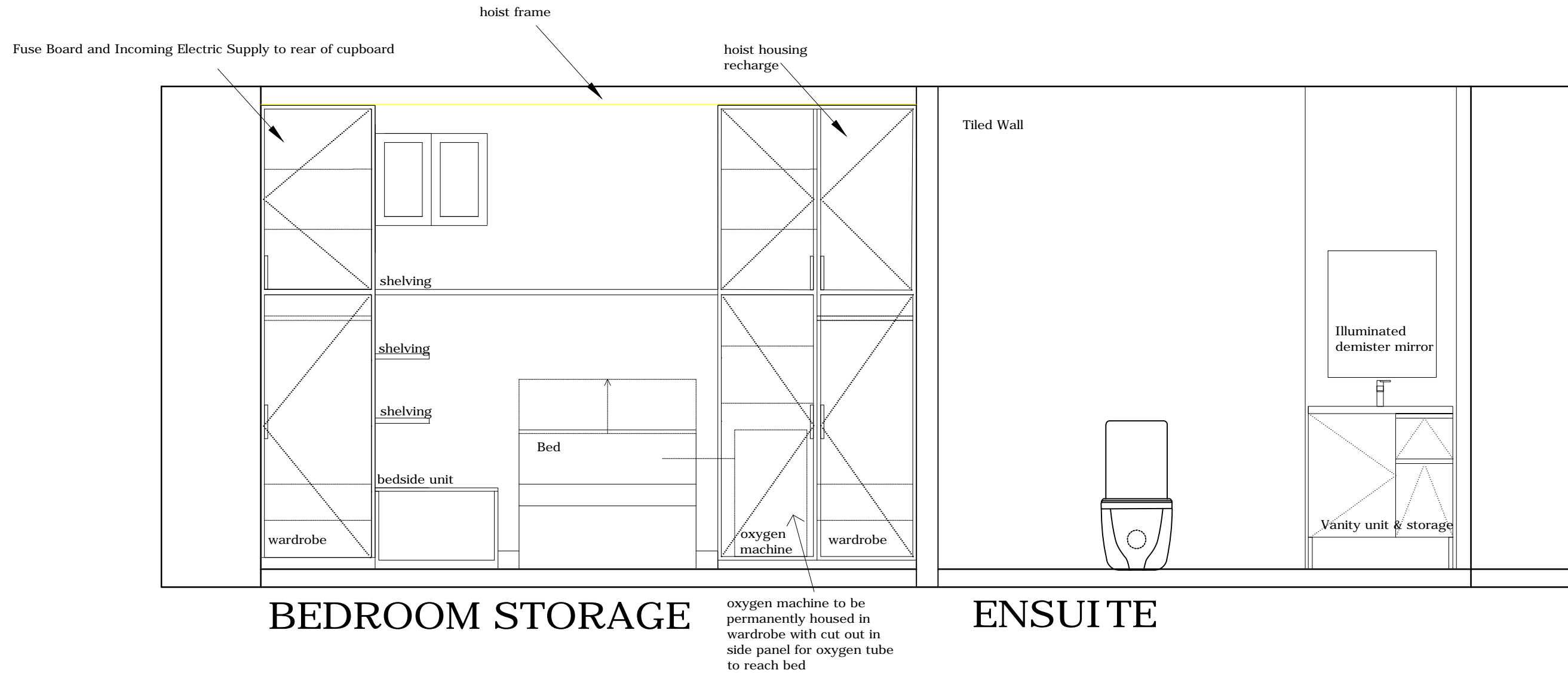
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ELEVATION A-A - showing internal wardrobe layout



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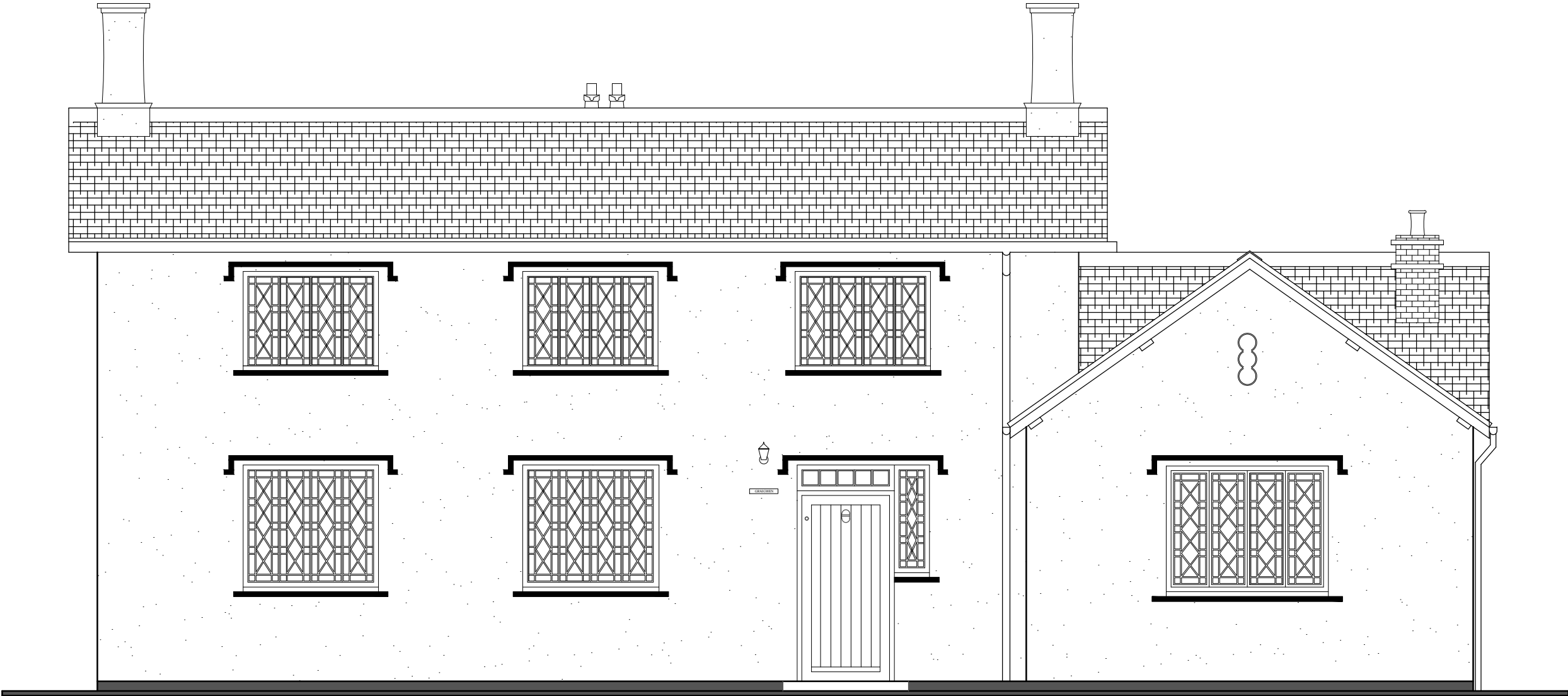
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South Elevation



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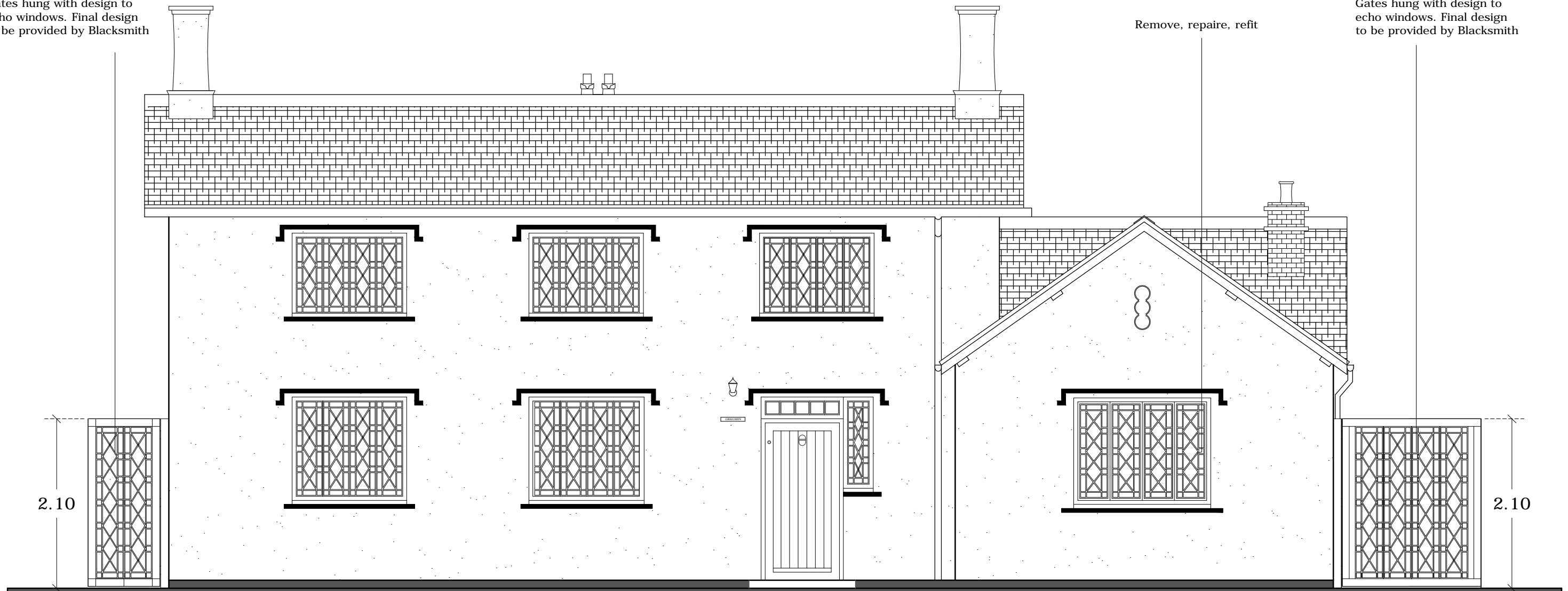
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PROPOSED

Gates hung with design to echo windows. Final design to be provided by Blacksmith

Remove, repair, refit

Gates hung with design to echo windows. Final design to be provided by Blacksmith



South Elevation



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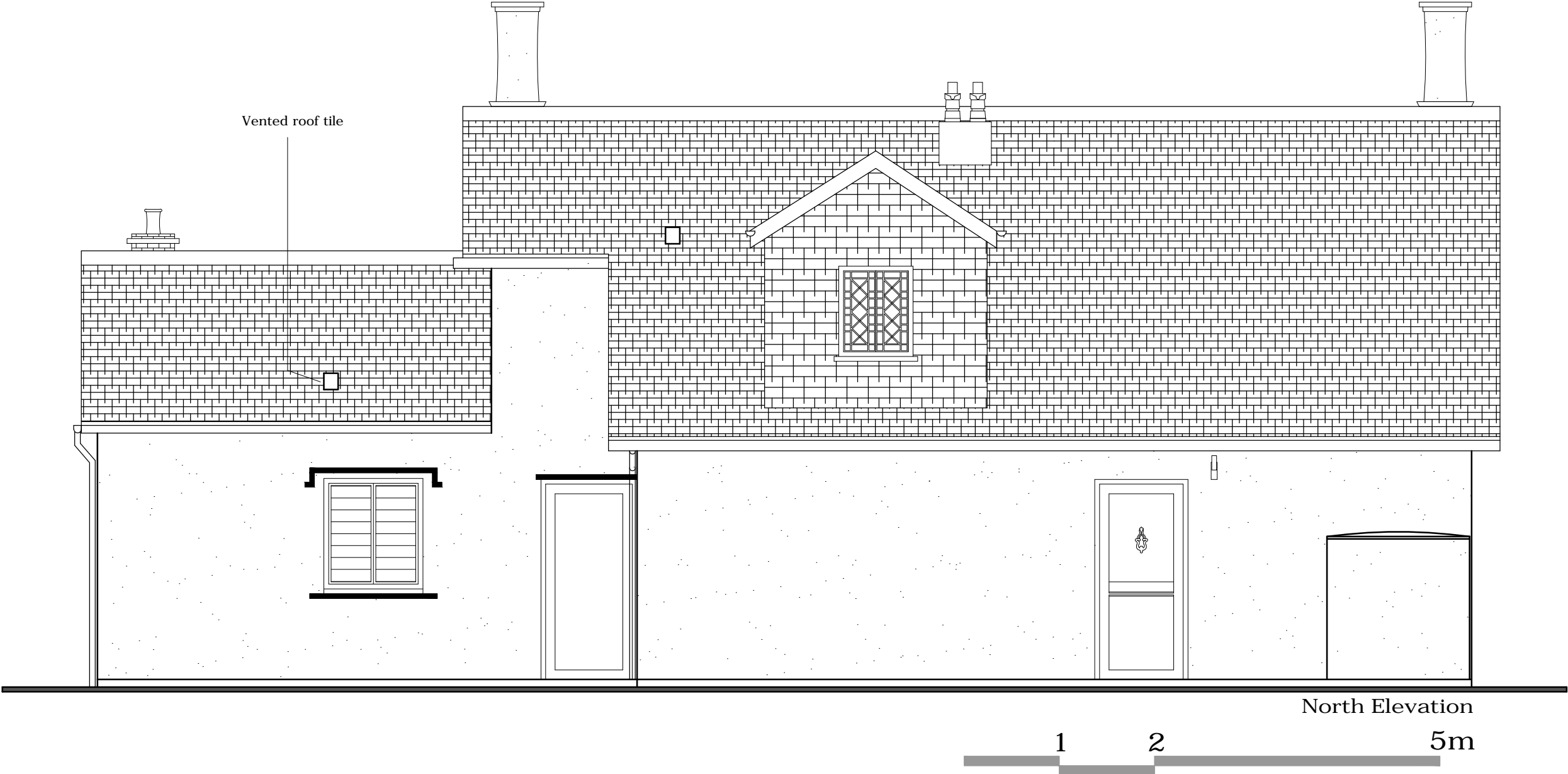
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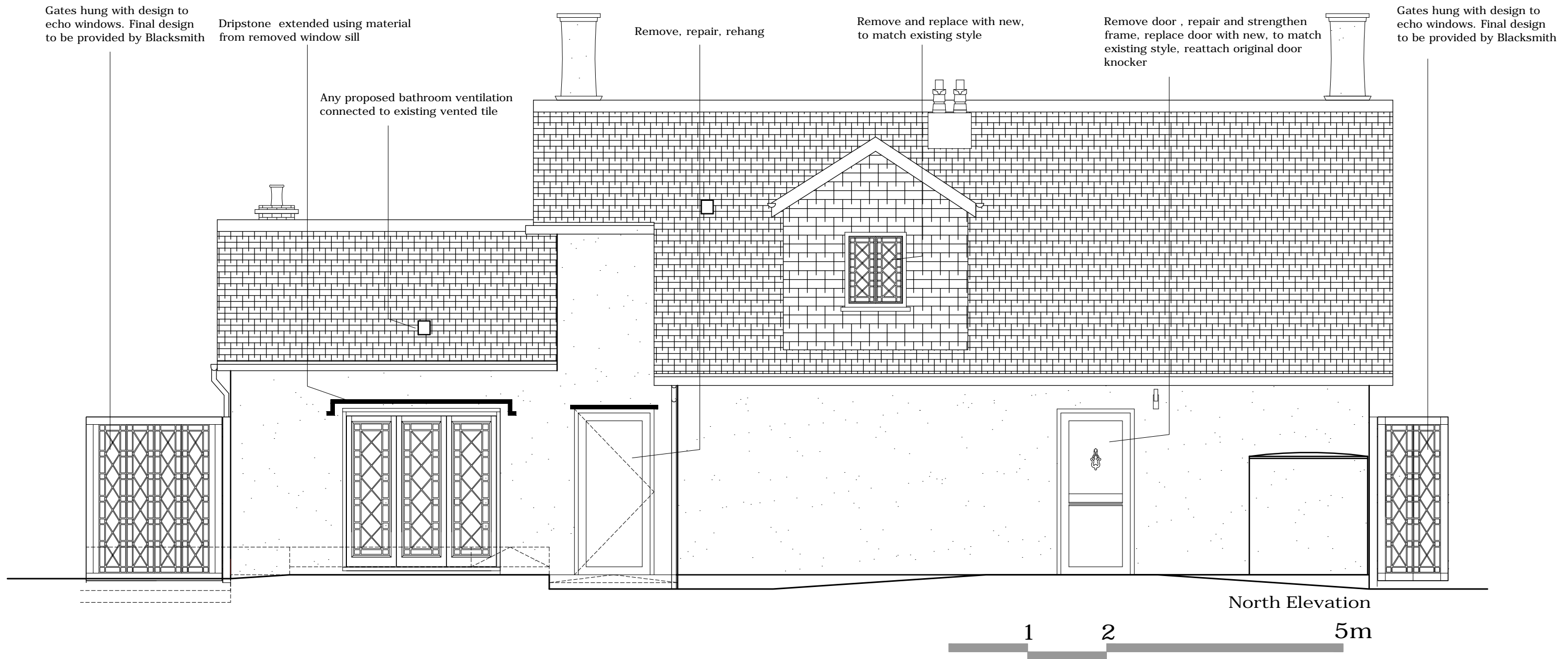
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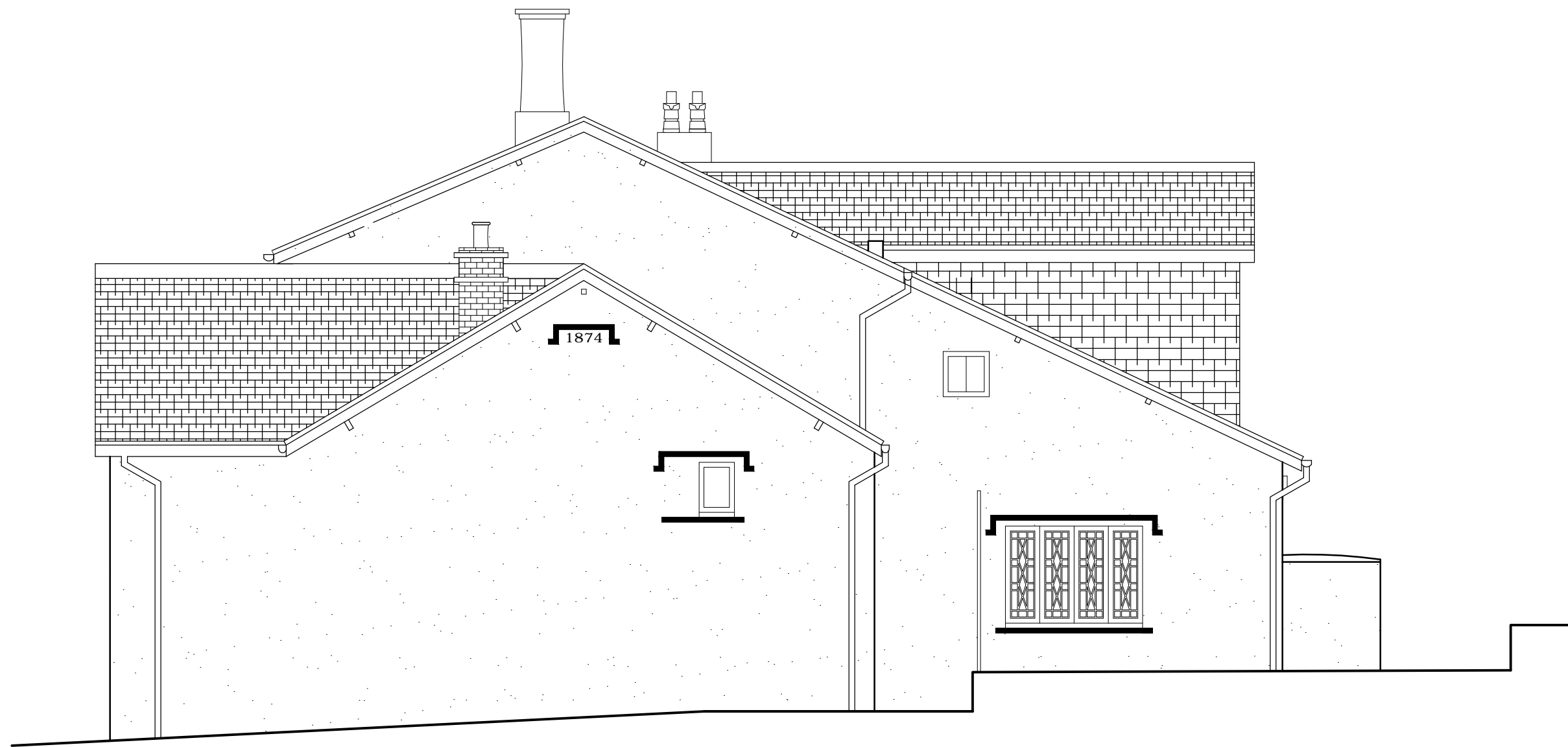
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East Elevation



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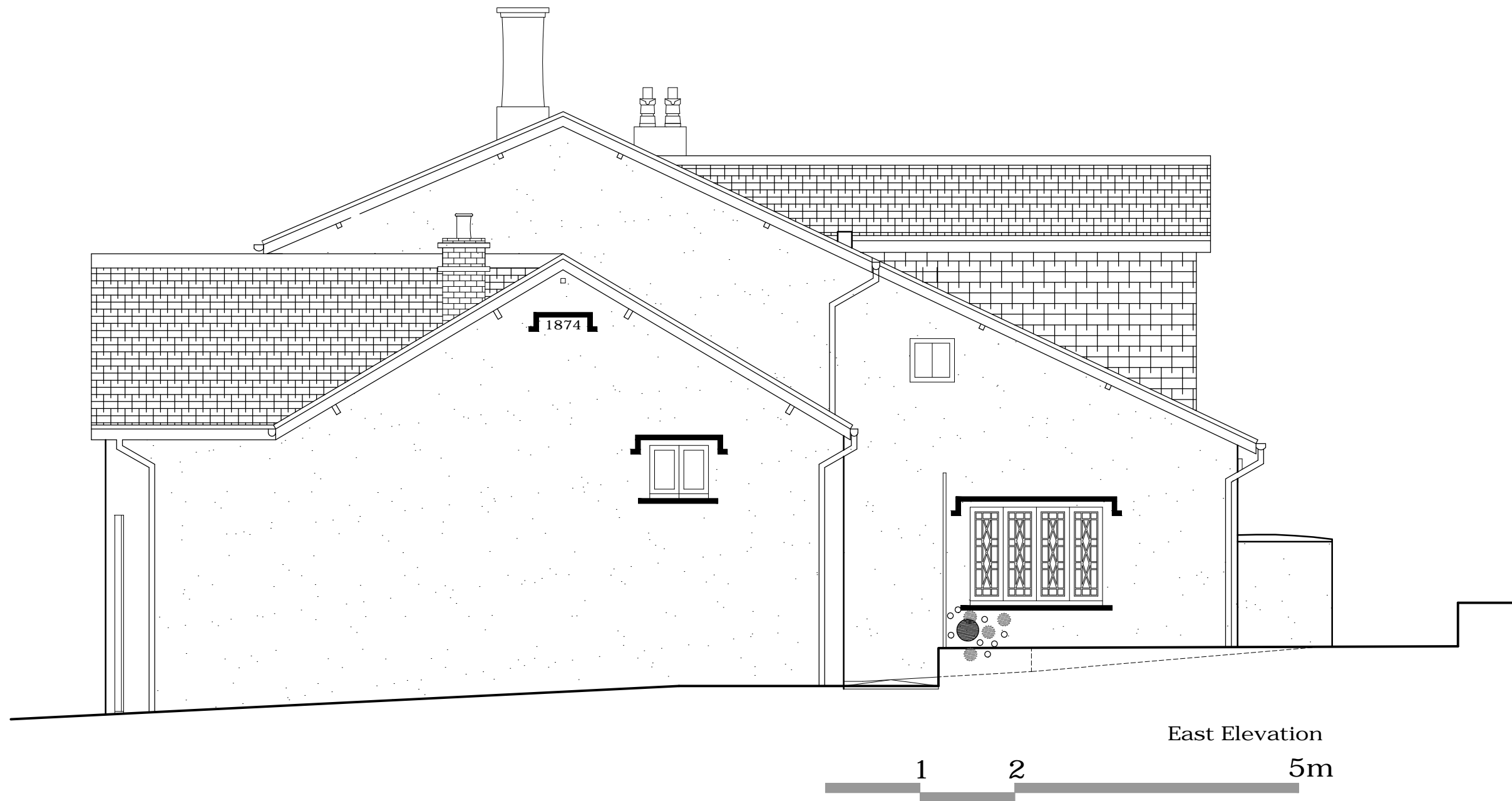
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STAGE: Planning

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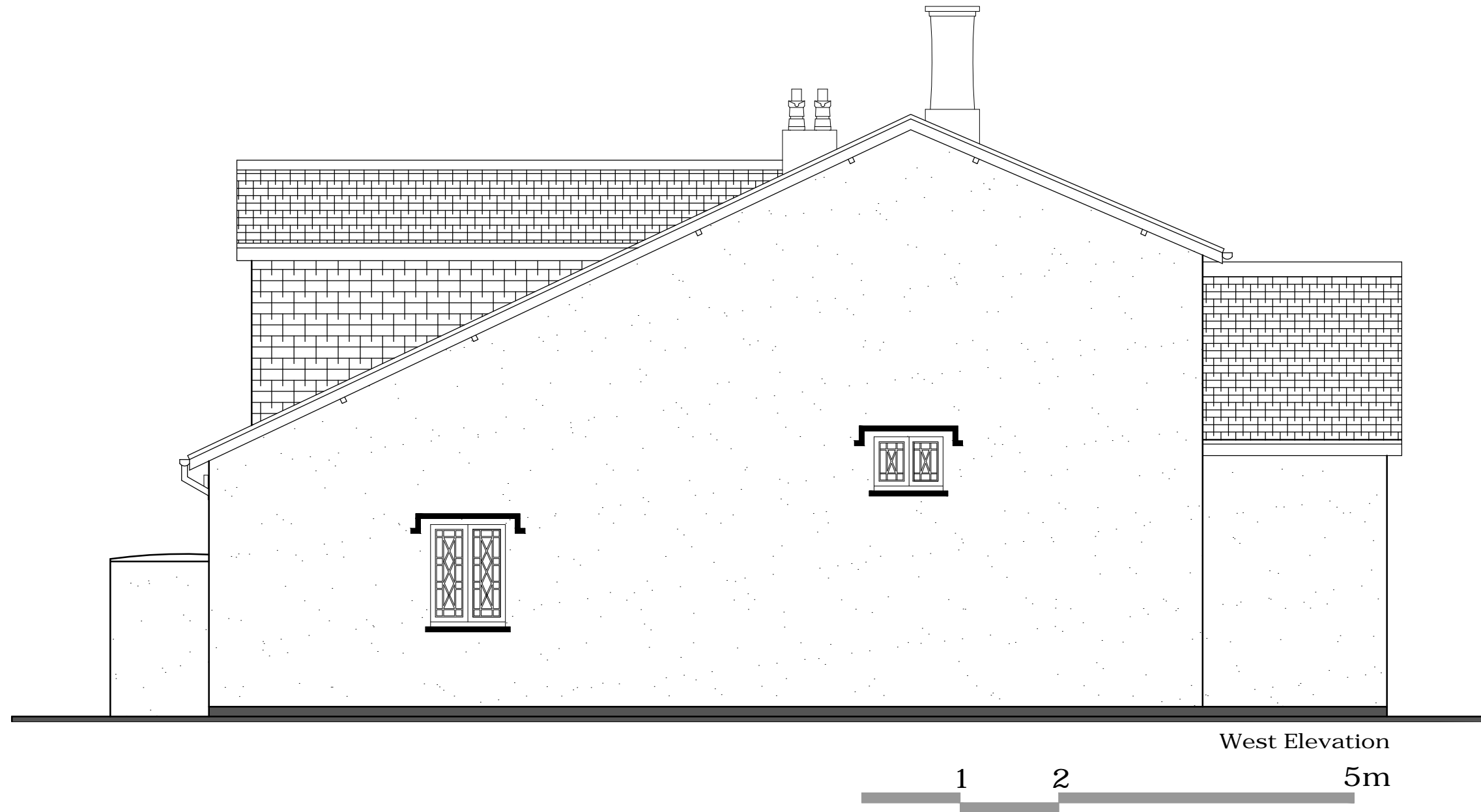
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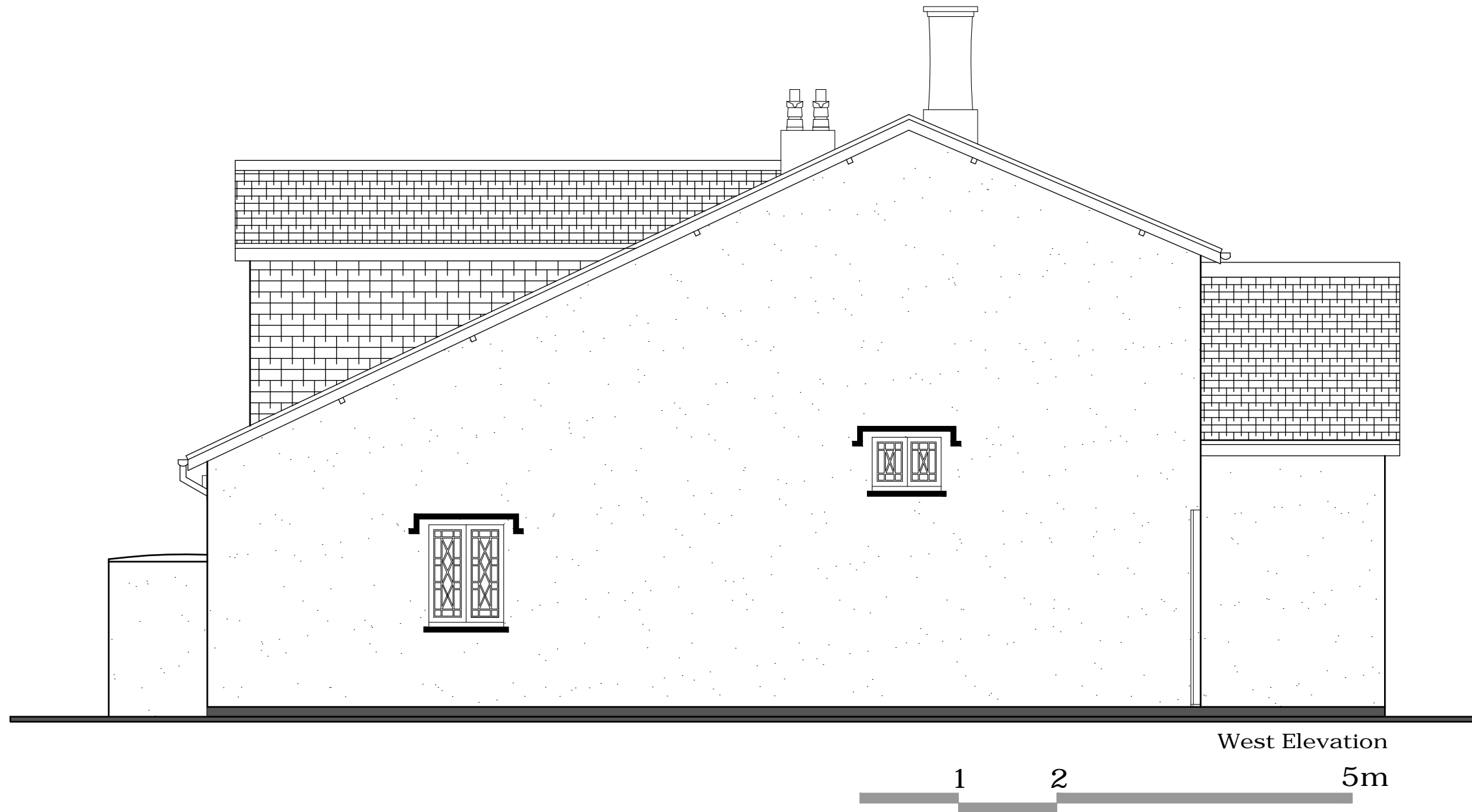
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PROJECT: Adaptation of property to make accessible

STAGE: Planning

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PAPER: A3

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Plate 1. Front elevation looking NW.



Plate 2. Front elevation looking NW.



Plate 3. Detail of cast iron window.



Plate 4. Detail of alteration, front elevation - probably dating to 1874.



Plate 5. NE extension looking SW.



Plate 6. Detail of window alteration.



Plate 7. SE elevation looking SW.



Plate 8. NW elevation looking SE.



Plate 9. Detail NW elevation.



Plate 10. Extension looking SE.



Plate 11. Extension looking SE.



Plate 12. View of outbuilding.



Plate 13. Ground floor, front room looking SW.

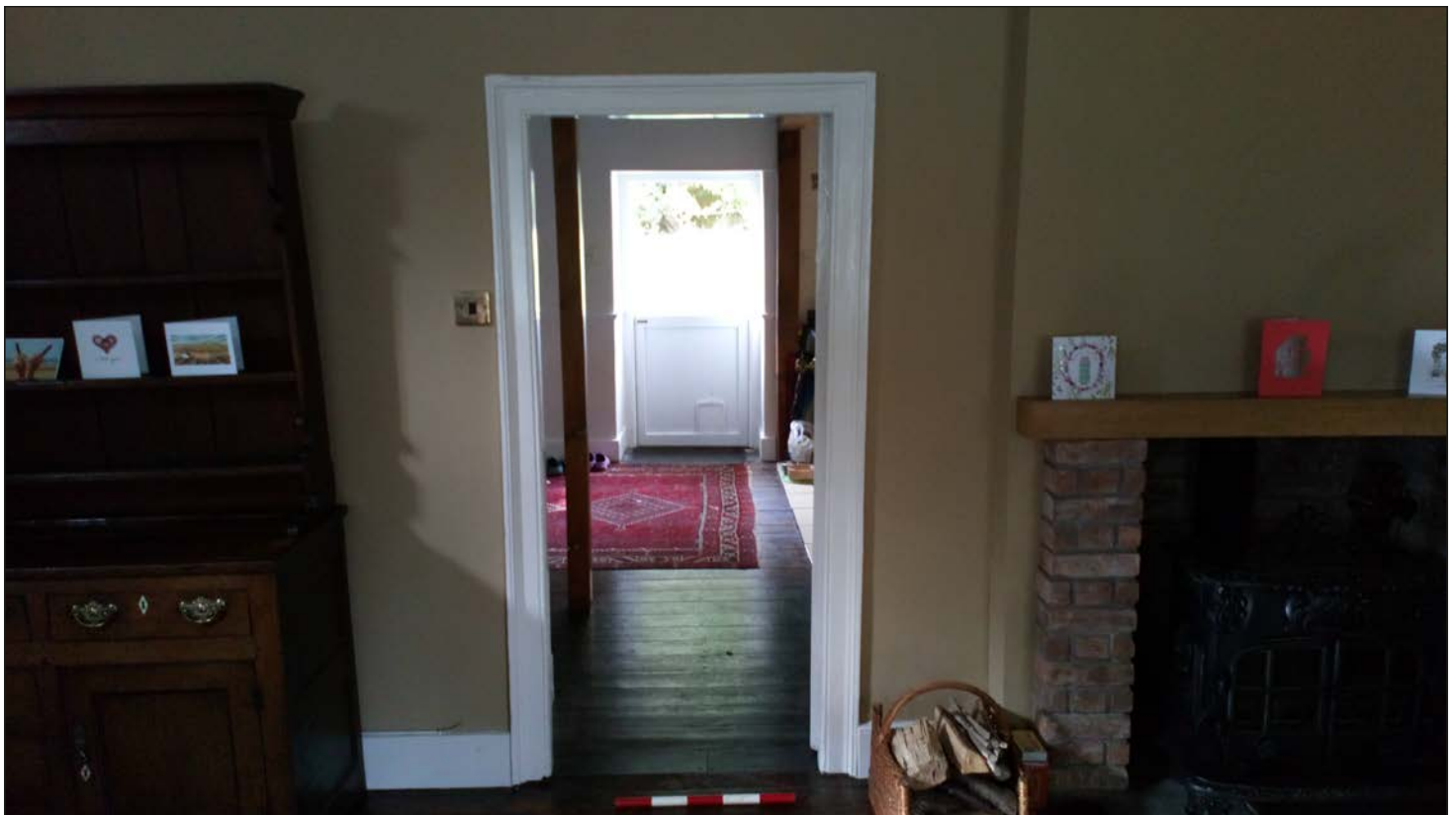


Plate 14. Ground floor, front room looking NE.



Plate 15. View of main door from interior.



Plate 16. Remnants of original masonry.

Appendix 1

The Historic Environment Records – HER (Figure 2)

A search into the HERs within the applied search area has retrieved sixteen records. One record – PRN 02893 – records the listed structure under proposed development.

The table below summarised the results obtained:

PRN	Name	Period
GGAT08386g	LLAN KEPI	Early Medieval
GGAT00351g	Shrunken village, Llangybi	Medieval
GGAT00352g	ST CYBI'S CHURCH AT LLANGYBI	Medieval
GGAT00354g	FFYNNON GYBI (ST CYBI'S WELL)	Medieval
GGAT03516.0g	Deer Park, Llangibby Park, Llangybi	Medieval
GGAT08199g	LLANGYBI CHURCHYARD	Medieval
GGAT11847g	Castle, Llangybi Fawr	Medieval
GGAT00350g	NEW HOUSE	Post-medieval
GGAT00355g	GLEBE COTTAGE	Post-medieval
GGAT00356g	White Hart Inn, Llangybi	Post-medieval
GGAT00357g	PENARTH HOUSE	Post-medieval
GGAT02893g	GRAIGWEN SCHOOL	Post-medieval
GGAT11905g	Llangybby War Memorial	Modern
GGAT11916g	Llangibby War Memorial, Llangibby, Monmouthshire	Modern
GGAT00353g	LLANGYBI CHURCHYARD CROSS	Unknown
GGAT01965g	Tower, Llangybi	Unknown

The Scheduled Monuments - SMs (Figure 3)

A search into the SMs within the applied search area has retrieved one record: MM332 Ffynnon Cybi (St. Cybi's Well); a well of medieval origins. The well is located to the north of the Church of St Cybi (PRN 00352).

The Listed Buildings – LBs (Figure 4)

A search into the LBs within the applied search area has retrieved seven records. One record – LB 2673 – records the listed structure under proposed development.

The table below summarised the results obtained:

NUMBER	NAME	GRADE
26233	Walnut Tree Cottage	II
2669	Church of St Cybi	II*

2673	Graigwen	II
2680	New House	II*
2681	Penarth House	II
2687	Tregrug Barn, including attached stable and cart-shed	II
2688	The White Hart P.H.	II*

The Landscape (Figure 5)

No Registered Parks and Gardens are located within the applied search area. However, it is noted that the Registered Park and Garden (PGW (Gt) 27) associated with Llangiby is located to the north of the village.

No Registered Historic Landscapes are located within applied search area. Landmap records the area of Llangiby - MNMTHHL062- 2017. The information obtained from the entry has been used to produce better understandings of the history of development of the area.

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