

Heritage Impact Assessment Ty Fry Lodge, Pendoylan, Cowbridge, Vale of Glamorgan, CF71 7UJ



Report by: Trysor

For: RFP Architects Ltd

November 2023



Heritage Impact Assessment Ty Fry Lodge, Pendoylan, Cowbridge, Vale of Glamorgan, CF71 7UJ

By

Jenny Hall, MCIfA & Paul Sambrook, MCIfA
Trysor

Trysor Project No. 2023/915
HER Event Record PRN – GGAT E007537

For: RFP Architects Ltd

November 2023

38, New Road
Gwaun-cae-Gurwen
Ammanford
Carmarthenshire
SA18 1UN
www.trysor.net
enquiries@trysor.net



Cover photograph: The northwest side of Ty Fry Lodge, looking southeast

**Heritage Impact Assessment
Ty Fry Lodge, Pendoylan, Cowbridge,
Vale of Glamorgan, CF71 7UJ**

RHIF YR ADRODDIAD - REPORT NUMBER: Trysor 2023/915

EVENT RECORD HER PRN – GGAT E007537

DYDDIAD 2^{ail} Mis Tachwedd 2023 **DATE** 2nd November 2023

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

JENNY HALL MCIfA *Jenny Hall*

PAUL SAMBROOK MCIfA *Paul Sambrook*

Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

We welcome any comments on the content or structure of this report.

38, New Road,
Gwaun-cae-Gurwen
Ammanford
Carmarthenshire
SA18 1UN
01269 826397

82, Henfaes Road
Tonna
Neath
SA11 3EX
01639 412708

www.trysor.net

enquiries@trysor.net

Trysor is a Registered Organisation with the Chartered Institute for Archaeologists and both partners are Members of the Chartered Institute for Archaeologists, www.archaeologists.net

Jenny Hall (BSc Joint Hons., Geology and Archaeology, MCIfA) had 12 years excavation experience, which included undertaking watching briefs prior to becoming the Sites and Monuments Record Manager for a Welsh Archaeological Trust for 10 years. She has been an independent archaeologist since 2004 undertaking a variety of work that includes heritage impact assessments desk-based appraisals and assessments, upland survey, building recording, evaluations & excavations and watching briefs.

Paul Sambrook (BA Joint Hons., Archaeology and Welsh, MCIfA, PGCE) has extensive experience as a fieldworker in Wales. He was involved with Cadw's pan-Wales Deserted Rural Settlements Project for 7 years. He has been an independent archaeologist since 2004 undertaking a variety of work including heritage impact assessments desk-based appraisals and assessments, upland survey, building recording, evaluations & excavations and watching briefs.

Event Record PRN – GGAT HER

PRN	GGAT E007537
Name	Heritage Impact Assessment, Ty Fry Lodge, Pendoylan, Cowbridge, Vale of Glamorgan, CF71 7UJ
Type	HERITAGE ASSESSMENT
NGR	ST0489076364
Easting	304890
Northing	176364
Summary (English)	In 2023, Trysor carried out an assessment of the heritage impact of a proposed extension to Ty Fry Lodge, Pendoylan, Cowbridge, CF71 7UJ, at ST0489076364. © Trysor 2023
Crynodeb (Cymraeg)	Yn 2023, cynhaliodd Trysor asesiad o effaith treftadaeth estyniad arfaethedig i Tŷ Fry Lodge, Pendeulwyn, Y Bont-faen, CF71 7UJ, yn ST0489076364.© Trysor 2023
Description	In 2023, Trysor carried out an assessment of the heritage impact of a proposed extension to Ty Fry Lodge, Pendoylan, Cowbridge, CF71 7UJ, at ST0489076364. © Trysor 2023
Sources	Trysor, 2023, <i>Heritage Impact Assessment, Ty Fry Lodge, Pendoylan, Cowbridge, Vale of Glamorgan, CF71 7UJ</i>
Copyright	© Trysor 2023

Contents

	Summary	1
1.	Introduction	2
2.	Methodology	5
3.	Heritage Impact Assessment Stage 1	5
4.	Heritage Impact Assessment Stage 2	5
5.	Statement of Significance	10
6.	Heritage Impact Assessment Stage 3	10
7.	Heritage Impact Assessment Stage 4	11
8.	Bibliography	11
	Appendix A: Photographs	13

Summary

This report examines the significance of the Ty Fry Lodge, Pendoylan, Cowbridge, Vale of Glamorgan, CF71 7UJ (Listed Building 3027) at SO0400150951 and the impact of proposed changes upon that significance.

Trysor undertook a Level 3 Building Recording of Ty Fry Lodge in 2023 as to fulfil a condition on a previously consented application. The record helped inform this impact assessment and guide the process.

An initial plan was to remodel the staircase, remove the understairs cupboard, block or remove three doorways on the ground floor and create a new one. However, these were all original features and their removal would have altered the understanding and flow of the lodge. After Trysor highlighted elements that would be affected, other solutions were looked for by the client and their architect and impacts reduced to the minimum direct physical impact whilst enabling an extension.

The proposal places the new building away from the lodge with a low impact walkway linking the two. Impact on the original fabric is reduced to a minimum and the lodge will be stand separate from the new building.

As a result of the heritage impact assessment process, the impacts of the proposals have been reduced and character of the building retained.

1. Introduction

1.1 This Heritage Impact Statement has been prepared for RFP Architects Ltd in relation to a proposed extension to Ty Fry Lodge, Pendoylan, Cowbridge, Vale of Glamorgan, CF71 7U (Listed Building number 3027), see Figures 1 & 2.

1.2 Ty Fry Lodge is a Grade II Listed Building which dates to the second half of the 19th century. It was built as a lodge at the main entrance to Ty Fry House which was a hunting lodge built on the land of Ty Fry Farm by the influential John Harvey Insole of The Court, Llandaff, probably during the early 1870s. The dwelling was one of two lodges built on access drives leading to Ty Fry House and Ty Fry Farm from the east. It is of high architectural quality but the architect responsible for the work has not been identified.

1.3 Since the Insole estate was broken up in the 1920s, the property has passed through a number of owners but has been maintained sympathetically and appears to have retained much of its original character, internally and externally, despite changes undoubtedly being made during the past 150 years.

1.4 This Heritage Impact Assessment (HIA) documents the objectives of the proposal, the significance of the building, the impact of the proposed refurbishment and the reasoning behind the preferred options. It follows the HIA methodology from Cadw (Cadw, 2017).

1.5 Trysor undertook a Level 3 building recording of Ty Fry Lodge in 2023 and that information has been used to inform this report (Trysor, 2023).

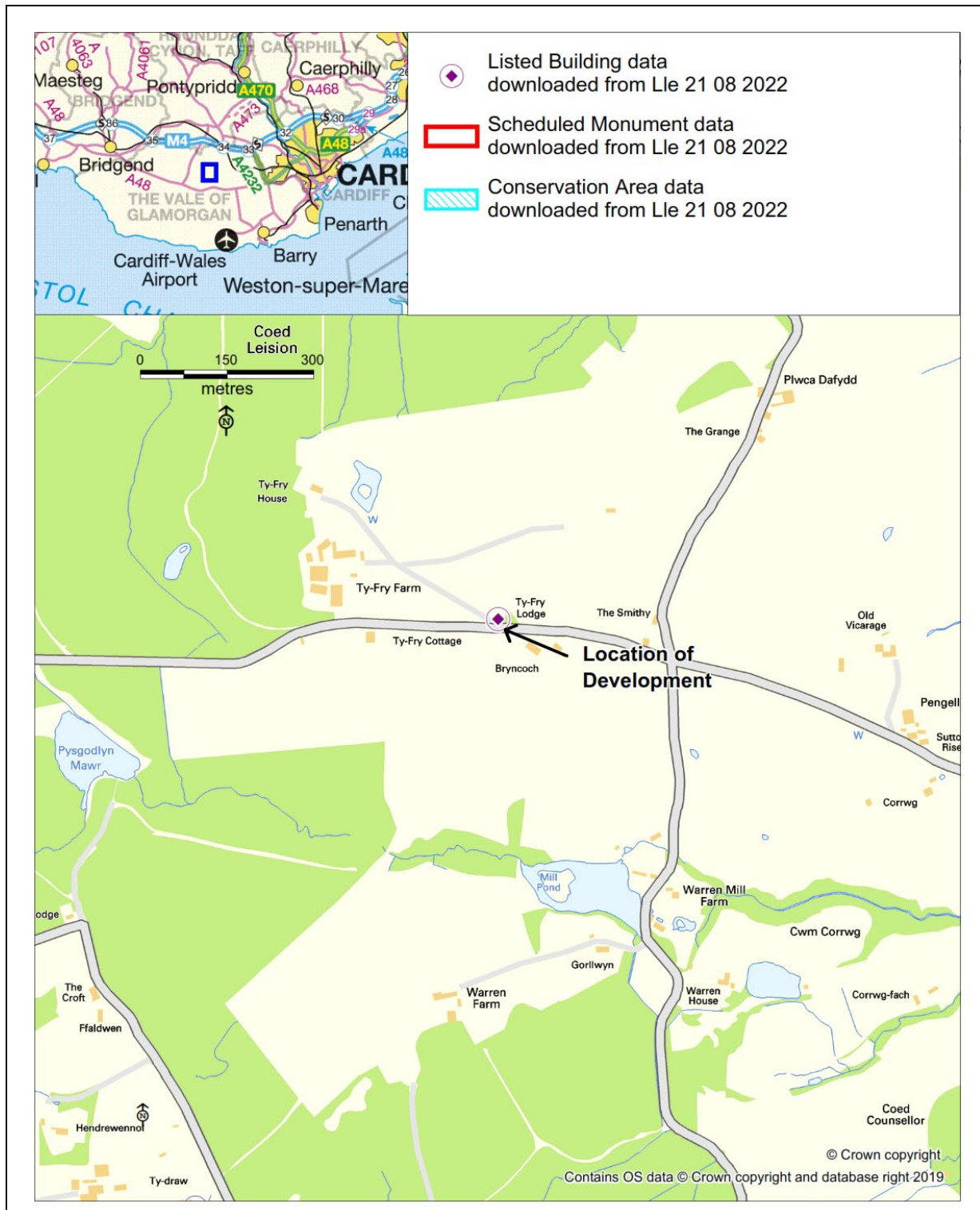


Figure 1: Location of Ty Fry Lodge, Pendoylan, Cowbridge, CF71 7UJ at ST0489076364.

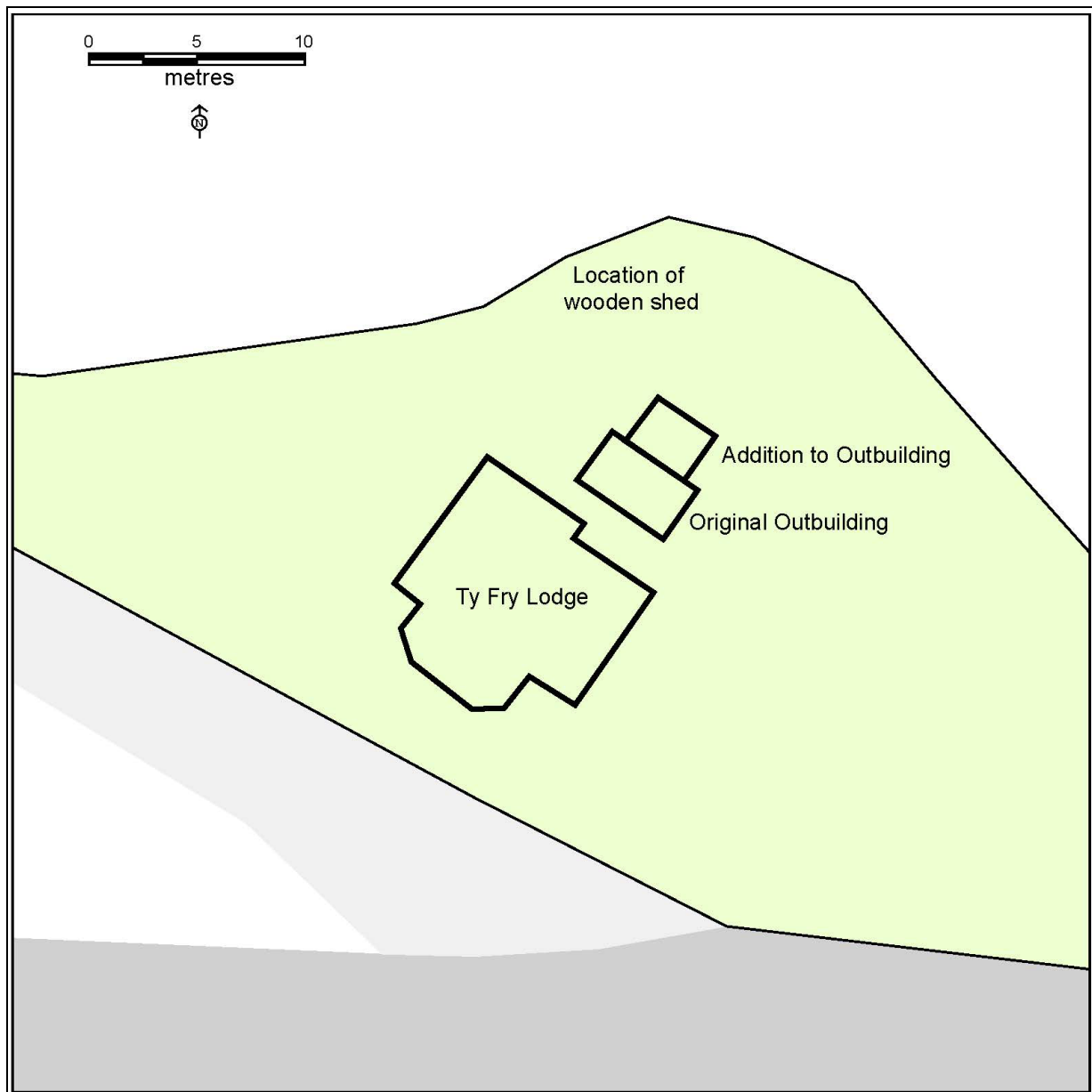


Figure 2: Detailed plan showing the layout of the lodge

2. Methodology

2.1 The process outlined in "*Heritage Impact Assessment in Wales*" (Cadw, 2017b) in order to assess the impacts on the historic asset has been followed.

This process has four stages;

Stage 1: Explain the objective and why changes are desirable or necessary

Stage 2: Understand the significance of the historic asset

Stage 3: Assess the impact of the proposals.

Stage 4: Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process

2.2 In order to inform this process, Trysor used the information gained from a Level 3 building recording undertaken in 2023 which included a site visit to examine the exterior and interior of Ty Fry Lodge at ST0489076364.

3. Heritage Impact Assessment Stage 1: *Explain the objective and why changes are desirable or necessary*

3.1 There was a previous consented planning application and Listed Building Consent to extend the current accommodation to make it into a family home, 2018/00693/LBC (Vale of Glamorgan). The Level 3 Building Recording was undertaken as part of the consent for that application. The client is exploring whether a better solution for the listed structure can be found with less impact on the original fabric.

3.2 The client identified a series of issues they wished to resolve. There are only two useable bedrooms, the third being no more than a small boxroom. The current layout of the lodge leaves no room for a utility area and the washing machine, freezer etc have been out in the detached outbuilding, which are difficult to access in bad weather. The current stairs are steep and not access-friendly and the client wished to provide a stair that was more useable.

4. Heritage Impact Assessment Stage 2: *Understand the significance of the historic asset*

4.1 Ty Fry Lodge is a former lodge to Ty Fry House and farm, at Pendoylan, Cowbridge. The dwelling is recorded as an historic asset in the regional Historic Environment Record (HER) as PRN 06148s. It is also recorded in the National Monuments Record (NMR) for Wales as NPRN 305968. In 1995, Ty Fry Lodge was designated as a Grade II listed building (Listed Building No. 3027).

4.2 The origins of Ty Fry Lodge are not clear, but available evidence points to the building being erected in the early 1870s. The lodge does not appear on the

Pendoylan parish tithe map of 1847, nor is it mentioned on the 1871 parish census returns. It does appear on the First Edition 1:10560 scale Ordnance Survey map which was surveyed between 1874 and 1878.

4.3 The lodge takes its name from nearby Ty Fry Farm, which was a well-established holding long before the lodge and Ty Fry House appeared. The name Ty Fry, or more correctly *Ty Fri*, means the High House, indicating that it stood in a relatively elevated position in the local landscape. The farmstead itself lies at circa 123 metres above sea level and has good views over much of the lower farmland to the northeast from its elevated position.

4.4 Ty Fry Farm is mentioned in newspaper advert of 1866, when the tenant farmer, Thomas Griffiths, had decided to retire and to dispose of his stock and implements (*Cardiff & Merthyr Guardian*, 2nd November, 1866). Shortly after this date Ty Fry Farm was purchased by John Harvey Insole of The Court, Llandaff, Cardiff.

4.4.1 Insole was a wealthy and influential shipping entrepreneur and colliery owner who played an important role in the development of Cardiff. Having made a great fortune from his commercial activities, by the 1870s he was seeking to establish himself as a member of the landed gentry, having built a splendid mansion for himself and his family at The Court and acquired additional land holdings in south Wales and southwest England.

4.4.2 It was during this period that Ty Fry Lodge was constructed, contemporary with the appearance of Ty Fry House and its park and gardens, created on the land of Ty Fry Farm. Ty Fry Lodge was one of two lodges built on access drives leading from the east into the heart of the estate. Ty Fry House stands 375 metres to the northwest of Ty Fry Lodge. The second lodge, Plwcca Lodge, stands some 600 metres to the northeast of Ty Fry Lodge and was built on a second carriageway leading into the estate. The farm itself continued to be farmed, but now served as a home farm to the new Insole country estate.

4.5 Ty Fry lodge is of high architectural quality but the architect responsible for the work has not been identified. It is possible that the renowned Cardiff architect Edwin Sewell was involved in the design of Ty Fry House and its lodges. He was active in Cardiff and the surrounding districts from the late 1860s onwards and was certainly responsible for adding a significant extension to Ely Court for J.H. Insole in 1875. He was also involved in the design of lodge buildings at other country estates, such as the East and West Lodges at Crossways, Llanblethian, Cowbridge at the end of the 19th century. Famed for his Gothic Revival designs he is remembered as "The man who built Cardiff".

4.6 The 1st edition 1:2500 scale Ordnance Survey 1st edition map of 1880 (surveyed in 1877) provides a first detailed view of Ty Fry Lodge (see Figures 3 and 4). This map shows the house set in its triangular garden plot, with a single outbuilding to the north.

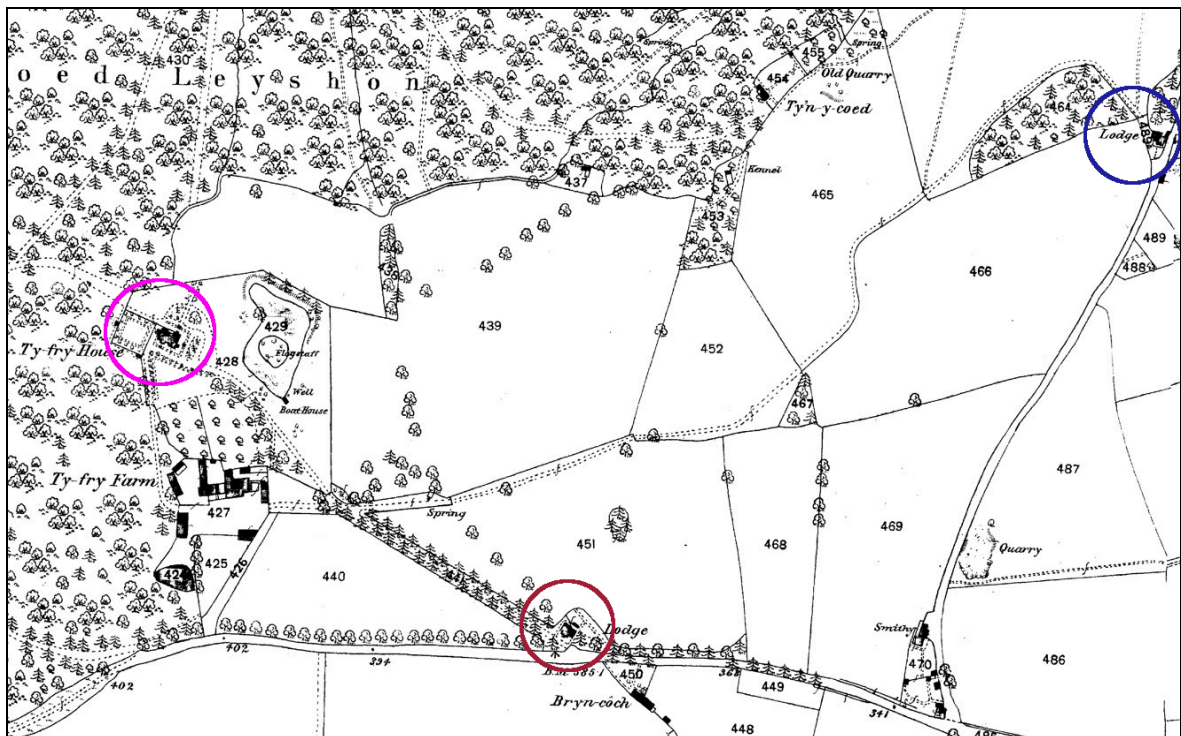


Figure 3: The 1880 Ordnance Survey 1:2500 scale map shows the position of Ty Fry Lodge, circled in red, in the context of the Insole's Ty Fry holding. Also shown are Plwcca Lodge (blue circle) and Ty Fry House (pink circle). Reproduced with the permission of the National Library of Scotland

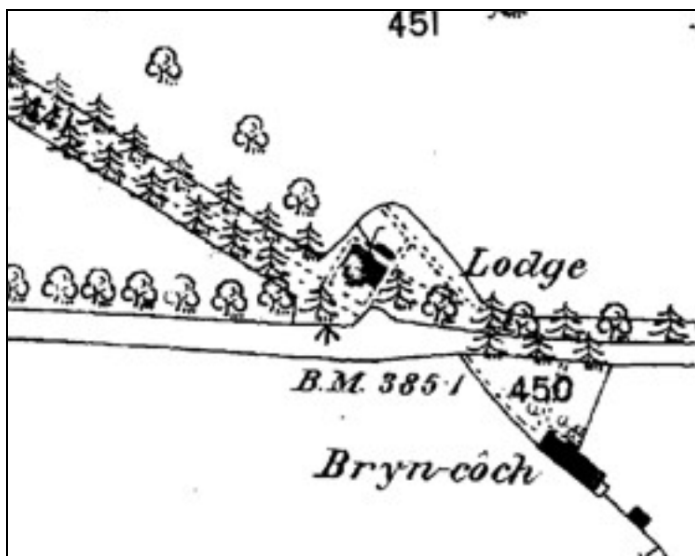


Figure 4: A more detailed look at the 1880 Ordnance Survey 1:2500 scale map. It shows that the footprint of the house has not changed noticeably in the past century and a half, though the outbuilding to the north side of the house is seen to be much narrower than it is at present. Reproduced with the permission of the National Library of Scotland

4.7 John Harvey Insole died in 1901. By 1925, the fortunes of the once influential Insole family had waned and their country house and estate at Pendoylan was sold. It was to become part of the Radcliffe Estate. The Radcliffes were also a successful Cardiff shipping family and partners in the Evan Thomas Radcliffe company. Henry Radcliffe (1857-1921) was an original partner in the firm and had acquired considerable estate in the Vale of Glamorgan.

4.7.1 The estate was put up for sale in 1961 after the death of his son Wyndham Radcliffe in 1957. The sale included Ty Fry Lodge, which is described in some detail in the auction catalogue of 1961. This description appears to capture the property in a condition much as it would have been when originally built.

4.7.2 Described as “an attractive detached house”, the Lodge was at the time being rented to a Miss A.W. Hellier. Its appearance is said in the catalogue to be “of similar design and quality as Plwcca Lodge” which is itself described as being “of pleasing architectural design and... well constructed of stone with decorative tile roof and dressed stone windows and mullions.” These characteristics are seen at Ty Fry Lodge to the present day.

4.7.3 The catalogue description of Ty Fry Lodge also states that it stands “in a parkland setting and with superb view towards the Welsh mountains...”. The building comprised the following rooms “Front Porch, Sitting Room, Dining Room, Kitchen and Larder. Three Bedrooms, Bathroom and W.C.” Most of these are identifiable today. In 1961 Ty Fry Lodge also had a central heating system and mains water and electricity, with cesspool drainage. Externally the property had outbuildings comprising a “Coal Shed, Wood Shed and Two Stores.”



Figure 5: The first clear aerial photograph of Ty Fry Lodge dates to 1967 and shows the property much as it is today. Earlier photographs are less distinct but do reveal that as recently as 1960 there was no drive to the side of the house and that the Ty Fry Farm lane which passes the front of the house had not been tarmacadamed until the mid-20th century. (Welsh Aerial Photography Unit, 1967, 6713 MAL 70_67 147).

4.8 The Ty Fry Lodge appears to be essentially of one build, with no evidence of phasing. There have been some internal changes over time, including the conversion of the original kitchen and larder to a modern kitchen, the bathroom

and WC to a modern bathroom, and the replacement of the front door with a modern copy of the original, but the changes have not altered the character.

4.9 As far as could be determined during examination of the building both internally and externally, the house has not undergone significant structural changes since it was constructed (Trysor, 2023).

5. Statement of Significance

5.1 Ty Fry Lodge is an excellent example of a Victorian lodge house on the country estate of a wealthy entrepreneur of the period. Its architectural importance is reflected in its nationally important status as a grade II listed building.

5.2 The listing, made in 1995, was based on the external details of the building, but the building record undertaken by Trysor in 2023 demonstrated that the architectural excellence is also reflected internally and that much of the original fabric and detail of the building remains intact.

6. Heritage Impact Assessment Stage 3: *Assess the impact of the proposals.*

6.1 The final plans for the proposed development in this planning application have been informed by the heritage impact assessment process. Initial plans would have had an impact on the internal design and layout of the lodge with the loss of several original features, including the staircase and the internal flow of the rooms. Trysor worked through the assessment process with the client and their architect who introduced changes to the proposals so that the final plans reduce the impacts on the heritage, ensure the lodge is usable into the 21st century and are an acceptable solution to meet the client's needs.

6.2 The interior design and layout of the existing lodge building will be retained other than a connecting walkway to a new building to the rear. This will require two new openings and alter the way the immediately adjacent areas are used.

6.2.1 On the ground floor a new doorway will replace the rear window in the current kitchen area. This new doorway will access the glass walkway leading to the new building to the rear. The original window fabric will be removed.

6.2.2 On the first floor, a new doorway will be created through a blank section of wall to access the upper part of the new glass walkway to the building at the rear. There will be a loss of original wall fabric but no detailing or decoration.

6.2.3 Overall, these are an acceptable change to create a habitable larger space whilst protecting the overall character of the lodge.

6.3 Externally the existing stone outbuilding will be replaced by a larger, two storey structure connected to the main lodge by a two-storey glass and aluminium connecting walkway. The walkway will allow access and flow between the old and new elements whilst keeping the new building separated from the old.

6.3.1 The materials used for the new building will be modern and a contrast to the lodge. The ridgeline of the new building is lower than the ridgelines of the lodge and will be subservient to it. The complex, angled, roof lines of the lodge contrast with the horizontal lines of the new building. The lodge building will still be the main focus of attention and the new building will not compete with it.

7. Heritage Impact Assessment Stage 4: *Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process*

7.1 The initial plan for this proposal was to remodel the staircase, remove the understairs cupboard, block or remove three doorways on the ground floor and the create a new one. These were all original features and their removal would have altered the understanding and flow of the lodge. After Trysor highlighted elements that would be affected, other solutions were looked for by the client and their architect and impacts reduced to the minimum direct physical impact whilst enabling an extension.

7.2 The proposal places the new building away from the lodge with a low impact walkway linking the two. The lodge will be visible as a discrete entity.

7.3 As a result of the heritage impact assessment process, the impacts of the proposals have been reduced and character of the building is retained.

8. Bibliography

Cadw, 2011, *Conservation Principles*.

Cadw, 2017a, *Managing Setting of Historic Assets in Wales*.

Cadw, 2017b, *Managing Heritage Impact Assessment in Wales*

Historic England, 2016, *Understanding Historic Buildings: A Guide to Good Recording Practice*

Trysor, 2023, *Level 3 Building Recording of Ty Fry Lodge, Pendoylan, Cowbridge, Vale of Glamorgan, CF71 7UJ, Listed Building Consent: 2018/00693/LBC*

8.1 Maps

Ordnance Survey, 1811, *Original Surveyors' Drawings, Llantrisant, Sheet 177*

Ordnance Survey, 1833, *First Series Map, Sheet 36*

Ordnance Survey, 1885, 1:2500

Ordnance Survey, 1900, 1:2500

Ordnance Survey, 1921, 1:2500

Pendoylan Parish Tithe Map, 1847

8.3 Online Resources

British Newspaper Archive <https://www.britishnewspaperarchive.co.uk/>

Welsh Newspapers Online <https://newspapers.library.wales/>

Ancestry online <https://www.ancestry.co.uk/>

Appendix A: Photographs



Plate 1: TFR2023_001. An external view of Ty-fry Lodge. Looking north-northeast, the proposed extension would not be visible in this view.



Plate 2: TFR2023_002. An external view of Ty-fry Lodge. Looking north-northeast, the proposed extension would not be visible in this view.



Plate 3: TFR2023_021. A view of the west-facing elevation of Ty-fry Lodge. Looking east-southeast. The new extension would be to the left of the building but set back away from this face of the building.



Plate 4: TFR2023_030. A view of the western end of the north-facing or rear elevation of Ty-fry Lodge. Looking southeast. This part of the north wall will still be accessible and visible after the extension is built.



Plate 5: TFR2023_031. A view of the ground floor window in the western end of the north-facing or rear elevation. Looking south-southwest.



Plate 6: TFR2023_032. A view of the eastern end of the north-facing or rear elevation. Looking southwest. This is the area which will be physically impact by the glass linking walkway between the lodge and the new extension. The larger window will become a door way and the wall above it removed with an insert into the roof.



Plate 7: TFR2023_035. A view of the east-facing elevation of Ty-fry Lodge. Looking west-northwest. The linking glass walkway will be on the right of the lodge with the new extension beyond.



Plate 8: TFR2023_036. A view of the east-facing elevation, seen from the east end of the garden. Looking west-northwest. The new extension will be to the right of the lodge but will be subservient to it.



Plate 9: TFR2023_077. A view inside the box room on the first floor, showing roof timbers in the ceiling. Looking northwest. The new walkway linking the old and new elements will cut the far wall removing the wall and part of the roof line.



Plate 10: TFR2023_106. A view of the north-facing kitchen window, with the outbuilding visible outside. Looking north-northeast. This window will be removed by the proposal and replaced with a doorway.