

HERITAGE IMPACT ASSESSMENT

Conversion of Redundant Building into 18 Apartments

DEVA, Marine Terrace, Aberystwyth



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Introduction and Objectives

This application has been prepared to complement a new application for the conversion of the building and extensions to develop 18 apartments.

Listed Building Consent has previously been granted for the refurbishment of the front of the Deva. This included re-roofing, re-rendering, works to the chimneys and repairing of windows. It also resulted in the need for new concrete lintels, rendering, refurbishment of the side quoins, new timber and steel floor joists to replace the rotting ones and to protect the structural integrity of the building and new steel joists to support the rafters which were damaged by works previously undertaken when under council ownership.

The property is Grade II Listed, designated as such in November 1987. The listed building description is referenced in detail further on in this report but as per a number of the terraces within the town, is listed for its group value and the importance of these properties along the street scene along the promenade.

The property is situated centrally within the Town's Conservation Area as defined within the LDP, adopted in April 2013.

The property is mid terraced, being dominant on the street scene, however, like most of the properties along this terrace they retain similar features in terms of their fenestration and decorative porches. The property is split over 4 floors, with additional, useful basement rooms which a future scheme will seek to take advantage of.

It is important to emphasise at this point that the external appearance of the property will remain as per the previously approved works in 2017 and 2018. The remainder of the works will continue as approved.

To be clear to some parties who constantly raise issues with this building, work is on-going and there must be appreciation in how COVID-19 has affected securing of materials and labour work force.

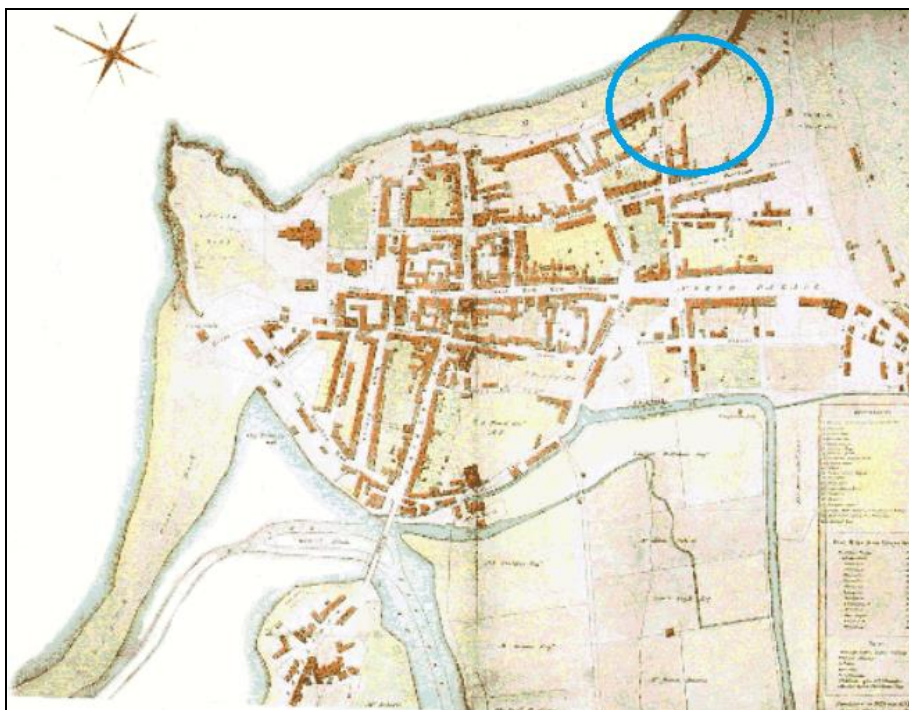
See the accompanying drawings for further information.

Historical and Architectural Significance

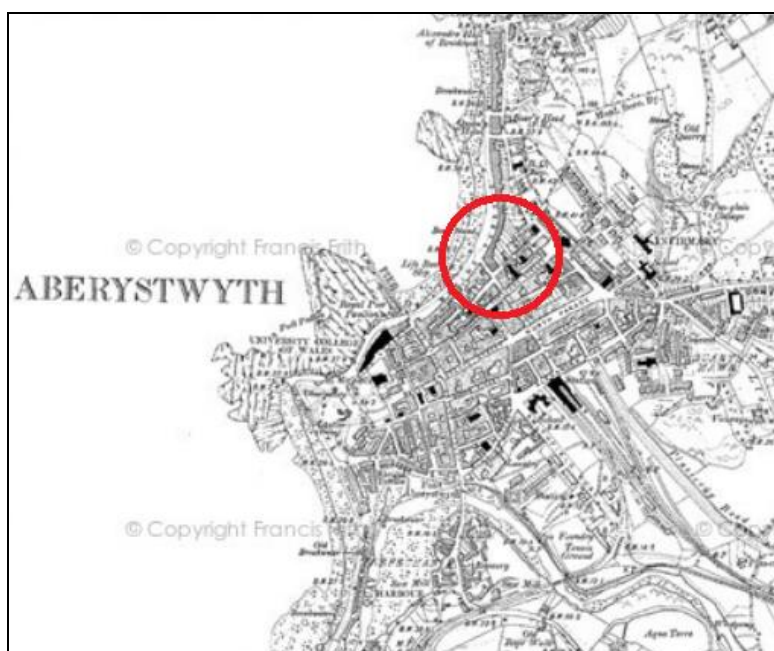
Historical Context.

Aberystwyth still retains evidence of its medieval castle and town walls, dating from 1277; this foundation was preceded by an earlier castle on a different site, by a Celtic Christian class at Llanbadarn Fawr and by prehistoric settlement.

The seafront has many Victorian and Edwardian buildings including the Old College which is located close to the ruins of the castle.



Aberystwyth Town Map 1834 (Marine Terrace circled)



Aberystwyth Town Map 1904

Along Marine Terrace the uses of many of the buildings have changed however the actual buildings themselves are thought to have remained as first designed with feature sash windows, decorative porches and dormer windows being a notable feature along with the attractive railings to the front of some of the properties.

Aesthetic Context. Deva, like so many of the similar town houses of Aberystwyth relies on simple and solid proportions, large-paned sashes and high level ridges on deep eaves typical of the period. The principal form includes a balanced and symmetrical elevation with the windows being at different proportions on the end of each individual building with smaller sash windows to the centre. A notable feature along this terrace are the positions of the main doors which tend to be central and in line with the windows above.



Deva Survey Elevation

Communal Value. The property is listed for its group value and the importance placed on protecting the street environment along Aberystwyth's promenade. At present, the buildings are attracting unwanted attention due to their condition and the previous listed building application sought to address this issue. Finalising the issues with the window would assist greatly.

Evidential Context. Like most historical properties along the frontage there are those with modern extensions existing to the rear of the buildings along the terrace but it has been widely accepted by the LPA and CADW that sympathetic and more modern alterations to the rear elevations do not detract from the main function of the reason for listing these properties.

Justification for the Proposed Works

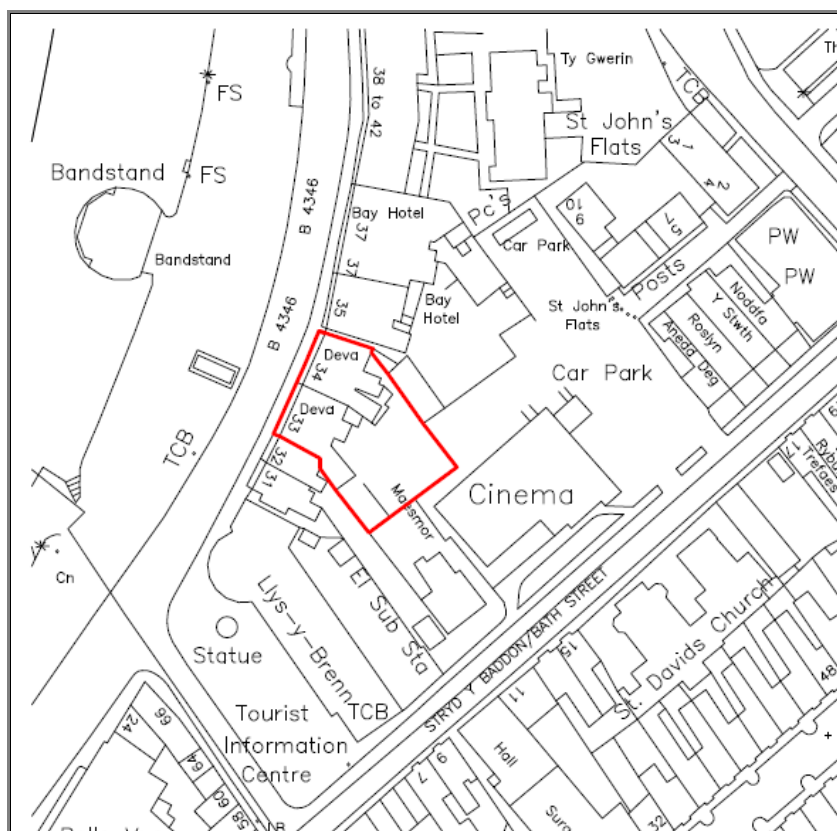
The building has been vacant for the best part of 6-8 years and due to the structural condition of the building there are no internal features left. We note that there is no reference to the internal features within the listed building description.

There are the occasional floor beams and joists but the dampness that has occurred through water penetration has meant that most internal features have been rotting over a lengthy period. This was evident in the last application where support was required for the bay windows to be structurally sound.

The application site is located in the heart of Aberystwyth. The property has previous planning permission and listed building consent for refurbishment works and conversion to residential use. The council argue that the consent for residential use has lapsed hence the submission of this latest proposal, however, it cannot be disputed whether the principle of development is acceptable.

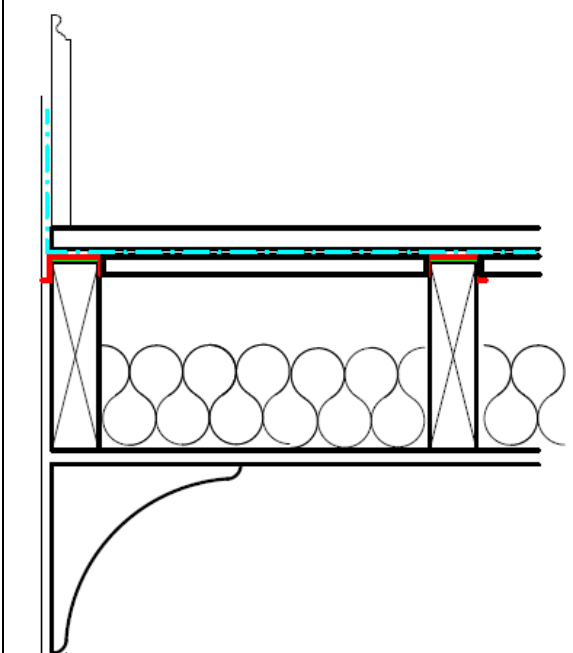
Listed Building Consent is in place for works to the front façade and roof and this work has commenced. The works to the roof have already been undertaken and the repair and replacement of windows and re-rendering of the front elevation are on-going, the structural stability of the windows was of previous of concern which increased the level of structural works required. Proposals to improve these concerns have been approved previously.

Set against an understanding of the site, its context, opportunities and constraints, this section sets out the details of the proposal.



The Existing site layout

To ensure the development meets fire regulations and protects the ceiling and floor finishes the applicant is willing to go to great lengths (and expense).



Carefully remove the existing skirtings and store on site for re-use,

Denotes Tecsound 50 insulating layer tucked up behind the skirting by 150mm.

FLOOR
Carefully remove the existing floor boards and store on site for re-use. Onto the existing joists lay Gypro Gypframe SIF2 channels complete with a resilient strip. Do not mechanically fix channels to joists.

19mm Gyproc plank laid between existing floor joist supported on Gypframe channels,

Onto Gyproc plank lay one layer of Tecsound 50 sound insulating layer in strict accordance with manufacturers recommendations.

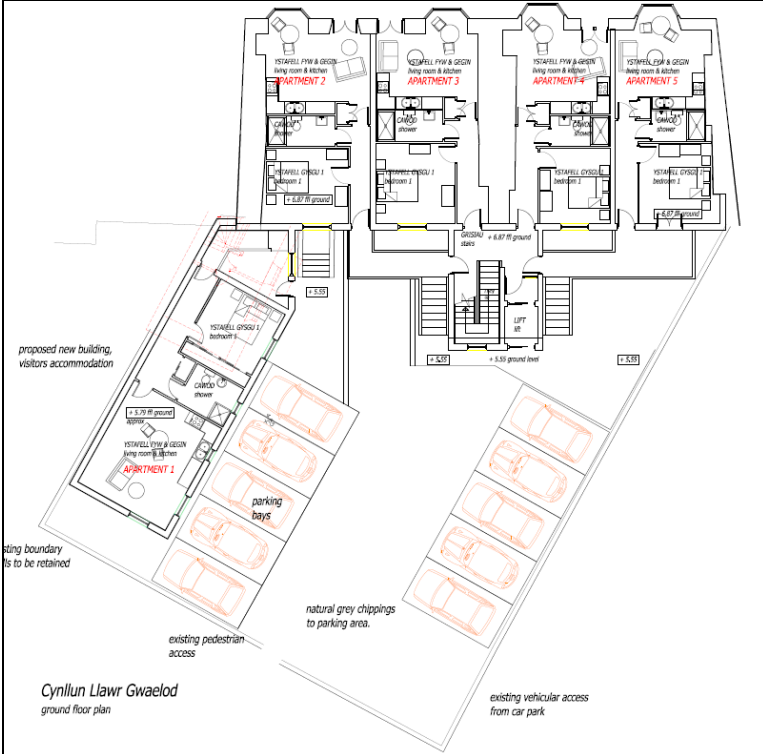
Between the existing joists lay one layer of 100mm mineral wool insulation of 60/kg per m3 density.

FIREPROOFING
This floor to have a 60 minute fire resistance using the following method,
All products are from the Envirograf product range.

Conversion & General Scope of Works

Ground Floor

The proposal is to develop 5 x 1 bed apartments, 4 of which are orientated to overlook Aberystwyth sea front.



proposed new building, visitors accommodation

existing boundary to be retained

existing pedestrian access

natural grey chippings to parking area.

existing vehicular access from car park

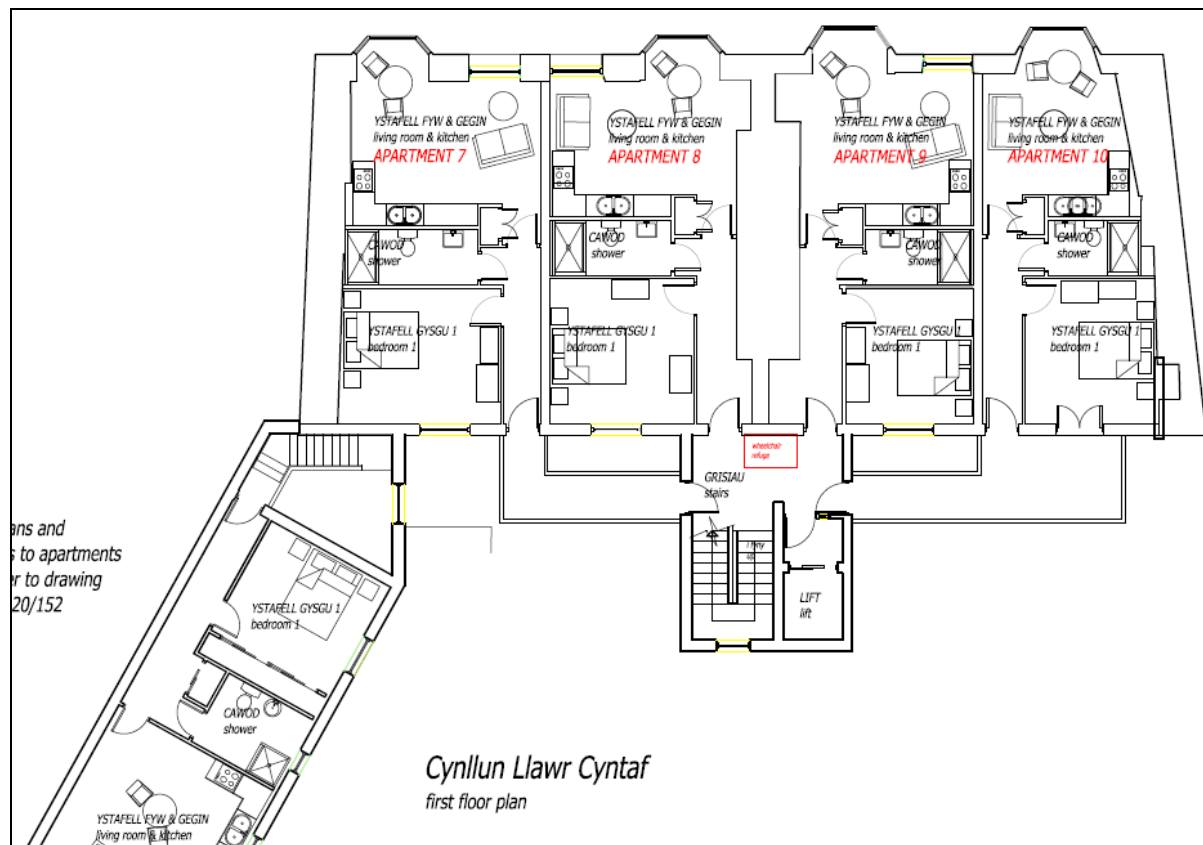
Ground Floor Plan

The works generally involved the lining of the walls with insulation and fireproof plaster board and then set out each apartment and rooms with internal partitions.

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| Internal Works | |
| Cornices/Covings | Introduce new ceiling Cornices/Covings to reflect the previous character of the building |
| External Plaster | Existing gypsum plaster to be removed where required. Re-plaster in lime mortar, thickness to match the existing. This is approved and on-going. |
| Fireproofing | <p>Each floor to have a 60 minute fire resistance using the following method. All products are from the Envirograf product range.</p> <p>Clean off any existing ceiling paper and scrape off any loose paint. If gloss paint rub down and coat with Product 93 ES/Stabond. Ensure that all distemper is removed from the ceilings.</p> <p>Seal off all cleaned ceilings with Product 93ES/Stabond to aid adhesive not to dry out due to ceiling absorbing moisture. Cut the Product 84 Envirograf S/Ceiling intumescent cloth to size and apply to ceiling, applying the adhesive using a comb float. Apply a coat of CA/N adhesive to the ceiling using a serrated edged application. Use a clean scraper and roll with a paper type roller the S/Ceiling paper onto the ceiling.</p> <p>Emulsion paint the ceiling after 2-3 hours. Note the white side of the S/Ceiling product to be fixed to the adhesive. Fix in strict accordance with manufacturers instructions. If in doubt call 01304 842555</p> |
| Separation Floors | <p>FLOOR</p> <p>Carefully remove the existing floor boards and store on site for re-use. Onto the existing joists lay Gyproc Gypframe SIF2 channels complete with a resilient strip. Do not mechanically fix channels to joists. 19mm Gyproc plank laid between existing floor joists supported on Gypframe channels.</p> <p>Onto Gyproc plank lay one layer of Tecsound 50 sound insulating layer in strict accordance with manufacturers recommendations. Between the existing joists lay one layer of 100mm mineral wool insulation of 60/kg per m3 density.</p> |
| Cornice Fire Protection | Any remaining cornices to the ground floor to be protected by infilling all cracks with Envirograph Intumescent cement Product 63 or mastic Product 58. Apply 2 coats of EP/CP intumecent coatings to the cornice. If it will not adhere apply a PVA adhesive coating at 50/50 ratio adhesive to water. Apply at a rate of 8m sq per litre. |
| Skirtings | Only to be removed if necessary for removal of floorboards. All skirtings to be rubbed down and repainted. |

First Floor

The proposal is to develop 5 x 1 bed apartments, 4 of which are orientated to overlook Aberystwyth sea front. These will be accessed via staircase or lift.



First Floor Layout Plan

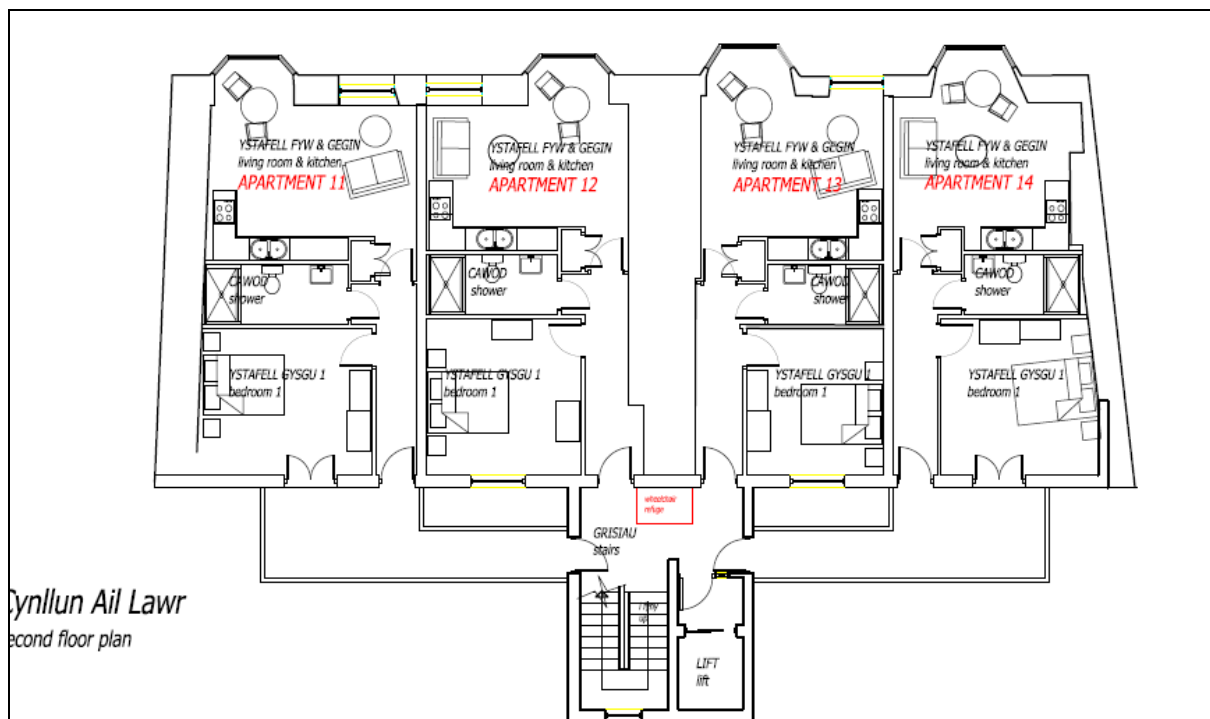
| Internal Works | |
|----------------|---|
| Doors | <p>All door stiles with a thickness of less than 36mm must have stiles, rails and beads coated with Envirograf Intumescent coating system. Doors in excess of 36mm need only have the beads coated.</p> <p>Rub all panels with coarse glass paper and dust off and remove all flaking varnish and ensure that all corners are given a good key. Apply one coat of Envirograf Product 93 (stabond).</p> <p>Coat all beads and if necessary all rails and styles with Envirograf Product 42 (HWAP adhesion primer) at 12m² per litre, allow drying time of around 30 minutes.</p> <p>When dry apply two coats of Envirograph Product 42 HW02E intumescent coating at 8m² per litre per coat. This should dry within 1 to 1.5 hours. Cut the</p> |

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| | <p>Envirograph veneer or plywood panels to the size of each door panel, then evenly apply with a comb applicator Envirograf Product 46 (IA water based intumescent adhesive) to both the grey flecked side and to each door panel to ensure a perfect bond.</p> <p>Once the adhesive has been applied to both surfaces insert the Envirograf veneer or plywood panels on the door panel. Once everything is dry, apply the Envirograph plywood panels on the door panel. Once everything is dry apply the Envirograf clear top coat to the whole door.</p> <p>Important only the risk side (ie the room side) of the door needs to be upgraded. If the door is at the top of stairs or is separating from a corridor, then both sides of the door must be treated.</p> |
| Wall | <p>Install Knauf Independent I stud lining IWLC3/13 at 600mm centres set 10mm off face of existing external wall. Between studs supply and fix 70mm thick Celotex RS5000 insulation board. Onto face of studs Knauf PIR insulated vapour control plasterboard of 65mm thickness. the above to give an U value of 0.20 W/m²k. To all bathrooms/shower/kitchen areas use moisture resistant vapour control PIR plasterboard. Allow for re-fixing the existing skirtings on completion. Supply and fix new MDF window boards with timber edging to receive a paint.</p> |
| Floor | <p>Carefully remove the existing floor boards and store on site for re-use. Onto the existing joists lay Gyproc Gypframe SIF2 channels complete with a resilient strip. Do not mechanically fix channels to joists. Lay 19mm Gyproc plank laid between existing floor joists supported on Gypframe channels. Onto Gyproc plank lay one layer of Tecsound 50 sound insulating layer in strict accordance with manufacturers recommendations. Tuck Tecsound 50 insulating layer up behind the skirting by 150mm. Between the existing joists lay one layer of 100mm mineral wool insulation of 60/kg per m³ density</p> |
| Fire Doors | <p>FIRE DOORS</p> <p>All doors indicated with FD30S to be of 30 minute fire resisting doors complete with intumescent fire and smoke seals. FD20 doors to be 30 minumte doors fitted with intumescent strips only. All doors to be hung in suitable door linings using 1 ½ pairs of 100mm steel hinges, with centre hinge positioned as recommended by fire door manufacturer. Glue and screw 19 x 32mm softwood door stops to linings with bullnosed edge architraves. All fire doors to have 'Fire Door – Keep Shut ' notice fitted except for cupboard doors which should have 'Fire Door - Keep Locked' notice fitted.</p> <p>Fix overhead door closers to all doors with 'SC' lettering and all doors noted VP to have vision panel of georgian wired clear glazing to be factory fitted and</p> |

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| | <p>ensure that a zone of visibility from a height of 900mm to 1500mm (Min. zone) from finished floor level is achieved. All glazing to achieve the required fire resistance and safety requirements.</p> <p>Provide and fix 70x15mm thick hardwood threshold strips to all doors with chamfered edges to suit floor finish.</p> |
| <p>Fire Proofing</p> | <p>This floor to have a 60 minute fire resistance using the following method.</p> <p>All products are from the Envirograf product range. Clean off any existing ceiling paper and scrape off any loose paint. If gloss paint rub down and coat with Product 93 ES/Stabond. Ensure that all distemper is removed from the ceilings.</p> <p>Seal off all cleaned ceilings with Product 93ES/Stabond to aid adhesive not to dry out due to ceiling absorbing moisture.</p> <p>Cut the Product 84 Envirograf S/Ceiling intumescent cloth to size and apply to ceiling, applying the adhesive using a comb float.</p> <p>Apply a coat of CA/N adhesive to the ceiling using a serrated edged application. Use a clean scraper and roll with a paper type roller the S/Ceiling paper onto the ceiling.</p> <p>Emulsion paint the ceiling after 2-3 hours. Note the white side of the S/Ceiling product to be fixed to the adhesive.</p> <p>Fix in strict accordance with manufacturers instructions. If in doubt call 01304 842555</p> |

Second Floor

The intention is to develop 4 x 1 bed apartments overlooking the coastline. They will be accessed via the stairwell or lift. Apartments 11 and 14 will be accessed via

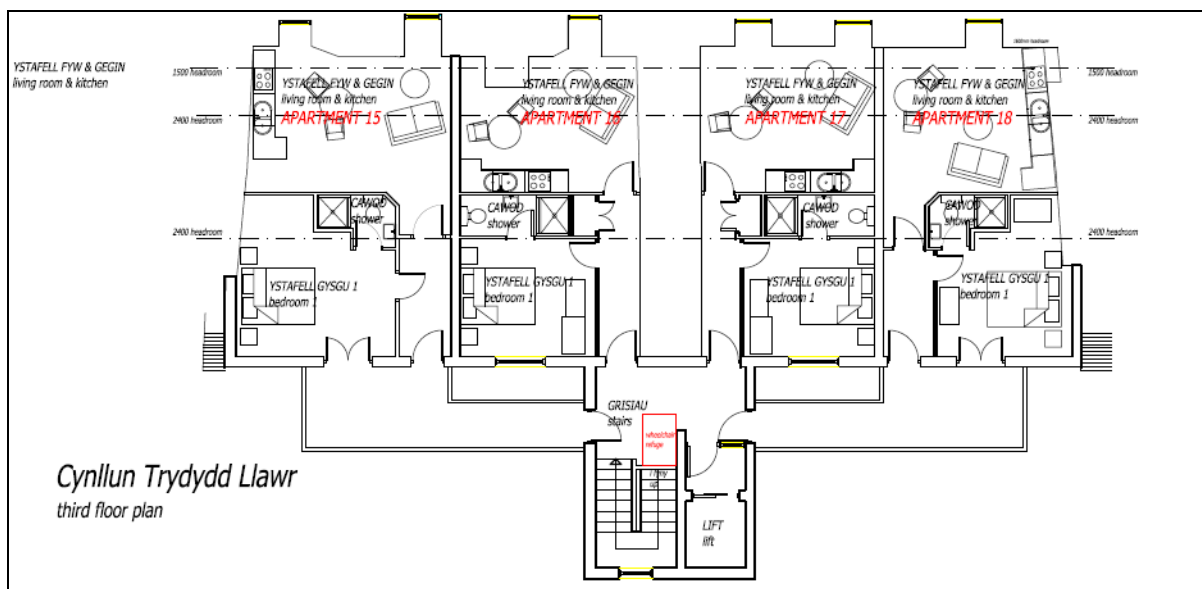


| Internal Works | |
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| Doors | <p>All door stiles with a thickness of less than 36mm must have stiles, rails and beads coated with Envirograf Intumescent coating system. Doors in excess of 36mm need only have the beads coated.</p> <p>Rub all panels with coarse glass paper and dust off and remove all flaking varnish and ensure that all corners are given a good key. Apply one coat of Envirograf Product 93 (stabond).</p> <p>Coat all beads and if necessary all rails and styles with Envirograf Product 42 (HWAP adhesion primer) at 12m² per litre, allow drying time of around 30 minutes.</p> <p>When dry apply two coats of Envirograph Product 42 HW02E intumescent coating at 8m² per litre per coat. This should dry within 1 to 1.5 hours. Cut the Envirograph veneer or plywood panels to the size of each door panel, then evenly apply with a comb applicator Envirograf Product 46 (IA water based intumescent adhesive) to both the grey flecked side and to each door panel to ensure a perfect bond.</p> <p>Once the adhesive has been applied to both surfaces insert the Envirograf veneer or plywood panels on the door panel. Once everything is dry, apply the Envirograph plywood panels on the door panel. Once everything is dry apply the Envirograf clear top coat to the whole door.</p> <p>Important only the risk side (ie the room side) of the door needs to be upgraded. If the door is at the top of stairs or is separating from a corridor, then both sides of the door must be treated.</p> |
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| Floor | <p>Carefully remove the existing floor boards and store on site for re-use. Onto the existing joists lay Gyproc Gypframe SIF2 channels complete with a resilient strip. Do not mechanically fix channels to joists. Lay 19mm Gyproc plank laid between existing floor joists supported on Gypframe channels. Onto Gyproc plank lay one layer of Tecsound 50 sound insulating layer in strict accordance with manufacturers recommendations. Tuck Tecsound 50</p> |

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| Fire Doors | <p>FIRE DOORS</p> <p>All doors indicated with FD30S to be of 30 minute fire resisting doors complete with intumescent fire and smoke seals. FD20 doors to be 30 minute doors fitted with intumescent strips only. All doors to be hung in suitable door linings using 1 ½ pairs of 100mm steel hinges, with centre hinge positioned as recommended by fire door manufacturer. Glue and screw 19 x 32mm softwood door stops to linings with bullnosed edge architraves. All fire doors to have 'Fire Door – Keep Shut ' notice fitted except for cupboard doors which should have 'Fire Door - Keep Locked' notice fitted.</p> <p>Fix overhead door closers to all doors with 'SC' lettering and all doors noted VP to have vision panel of georgian wired clear glazing to be factory fitted and ensure that a zone of visibility from a height of 900mm to 1500mm (Min. zone) from finished floor level is achieved. All glazing to achieve the required fire resistance and safety requirements. Provide and fix 70x15mm thick hardwood threshold strips to all doors with chamfered edges to suit floor finish.</p> |
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Third Floor

The intention is to develop 4 x 1 bed apartments on the upper floor of the building enjoying views over the sea front. They will be accessed via the stairwell or lift with external rear balcony access for apartments 15 and 18.



| Internal Works | |
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| <p>Doors</p> | <p>All door stiles with a thickness of less than 36mm must have stiles, rails and beads coated with Envirograf Intumescent coating system. Doors in excess of 36mm need only have the beads coated.</p> <p>Rub all panels with coarse glass paper and dust off and remove all flaking varnish and ensure that all corners are given a good key. Apply one coat of Envirograf Product 93 (stabond).</p> <p>Coat all beads and if necessary all rails and styles with Envirograf Product 42 (HWAP adhesion primer) at 12m² per litre, allow drying time of around 30 minutes.</p> <p>When dry apply two coats of Envirograph Product 42 HW02E intumescent coating at 8m² per litre per coat. This should dry within 1 to 1.5 hours. Cut the Envirograph veneer or plywood panels to the size of each door panel, then evenly apply with a comb applicator Envirograf Product 46 (IA water based intumescent adhesive) to both the grey flecked side and to each door panel to ensure a perfect bond.</p> <p>Once the adhesive has been applied to both surfaces insert the Envirograf veneer or plywood panels on the door panel. Once everything is dry, apply the Envirograph plywood panels on the door panel. Once everything is dry apply the Envirograf clear top coat to the whole door.</p> <p>Important only the risk side (ie the room side) of the door needs to be upgraded. If the door is at the top of stairs or is separating from a corridor, then both sides of the door must be treated.</p> |

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| | <p>Cut the Product 84 Envirograf S/Ceiling intumescent cloth to size and apply to ceiling, applying the adhesive using a comb float.</p> <p>Apply a coat of CA/N adhesive to the ceiling using a serrated edged application. Use a clean scraper and roll with a paper type roller the S/Ceiling paper onto the ceiling.</p> <p>Emulsion paint the ceiling after 2-3 hours. Note the white side of the S/Ceiling product to be fixed to the adhesive.</p> <p>Fix in strict accordance with manufacturers instructions. If in doubt call 01304 842555</p> |
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Extension Works

The proposed extension works are to the rear of the building and facilitate the main stairwell and lift areas. This is essential to support the function of the building as a block of apartments.



The rear glass balcony areas will provide for safe external access to 4 apartments in the main block which cannot secure a safe, covered internal access.

In addition, in order to secure sufficient room height the rear roof will be replaced with a predominantly modern flat roof extension which sits below the ridge line of the existing building.

The result of this is that the existing 6 dormer windows within the rear roof will be removed. These cannot remain as part of the proposal due to the restriction it gives to the upper floor height and usable space in the loft.

The dormers will remain on the extending former cottage but will have to be replaced to support the required accommodation. It is not considered that their removal from the rear will be of detriment to the listed building or the reason for its listing in the first instance.



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| External Works to Extension | |
| External Decoration (Previously Painted) | The extension is finished in brick which would provide a modern contrast to the traditional stone elevation to the rear. There is evidence of brickwork from previously removed modern extensions to the rear of the building. |
| Windows & Window Joinery | New timber windows to be provided to all elevations of stairwell to match existing. Existing windows to be weather proofed using Mighton products as follows. Into parting beads install 25 x 7mm brush white unit, at meeting sashes fix meeting rail interlock. At sash edges supply and fix T brush bar seal |
| Glass | To all missing or damaged glazing, remove any remaining old glazing using a putty knife. Remove any glaziers points or nails. Sand around the glazing bars/window frame using a fine grit sanding pad. |

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| | <p>Place new glass back into the panes. Insert new glaziers points into the same position as the original. Roll a long bead of glazing putty and press into the joint between the window /glazing bar and the glass. Pull a putty knife across the glazing putty at a 45 degree angle to slope downward towards the glass.</p> <p>Allow the putty to cure for 10 days. Apply primer, leave to dry and apply two coats of external paint.</p> <p>Any new glazing to match existing.</p> |
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Response to Listed Building Designation

The biggest alteration to the building is the introduction of the replacement bay windows which were previously approved and the introduction of the rear extension.

The building was listed for its group value to protect the integrity of the promenade. It is not considered that replacing large windows on a like for like basis. (N.B. we are advised that the current bay windows are not the original but windows installed by the council in the 1980's) is in any way detrimental to the appearance of the building and the integrity of the listing. The bay windows are referred to as the main fenestration features and these will be replaced to the highest quality.

The fact that the building is listed doesn't mean that alterations cannot take place. In fact, while ensuring that the main features are protected (such as the majority of the traditional sash windows on the elevation along with the rendered features, dormers and re-roofing), the LPA and CADW have a responsibility to ensure that the building can also function to meet modern requirements.

The Listed Building description for the property makes specific reference to the front elevation and promotes the protection of the elevation more than anything else.

TAN 24 and the Historic Environment Act Wales 2016 put in place measures to protect listed buildings from significant alterations and improvements that would damage the historic context and the unaltered appearance of this terrace.

The LDP has measures in place to protect the setting of the listed building. Policy DM19 on Developments which affect historic buildings states:

Development affecting landscapes or buildings which are of historical or cultural importance and make an important contribution to the character and interest of the local area, will be permitted where the distinctive appearance, architectural integrity or their settings will not be significantly adversely affected. Where possible development should enhance these qualities and special character.

It is considered that this proposal relates to the above policy and in no way has a detrimental impact on the setting of DEVA or any adjoining listed buildings.

The proposal materially improves the front elevation by adding interest with the does and that does not materially alter the appearance of the building, it only serves to maintain the appearance and condition of the building.

Both local and national policies want to ensure that listed buildings are brought into use and can adapt to modern uses and living/working standards. These alterations in no way alter the external

appearance of the elevation and on completion of the works will allow the completion of the rendering of the front elevation as approved.

Impact of the Proposed Works

| PROPOSED WORK | OUR OBJECTIVE | SIGNIFICANCE OF AFFECTED FABRIC | ASSESSING BENEFICIAL IMPACT | ASSESSING HARMFUL IMPACT | PROPOSED SOLUTION |
|---|---|--|---|---|--|
| Ground Floor – Remove any remaining partitions and rendering to walls | To provide safe access, egress and modern living spaces and facilities | Existing walls will be removed to allow larger bathroom area | Doorways are in same position. Skirting boards where they need to be replaced are to match existing and covings on walls will be made good where necessary. | There is extensive damage within the floor layout and any loss is considered negligible against the backdrop of refurbishment | Various options have been considered but it is believed that the current proposal offers limited impact on the listed status of the building |
| Ground Floor Introduce new partitions and access to all apartments | To provide safe access to the ground floor level, egress, access to stairwell and modern living spaces and facilities | Existing walls will be removed. New partitions will be created within existing spaces. Opening will be formed through new partitions | The new doorways will have doors and architraves to match previous. Skirting boards where they need to be replaced are to match existing and covings on walls will be introduced where necessary. | There will be limited loss of existing walls. | The works will allow the spaces to become more usable with minimal damage to the existing fabric |
| First Floor – Remove any remaining partitions and rendering to walls | To provide safe access, egress and modern living spaces and facilities | Existing walls will be removed to allow larger bathroom area | Doorways are in same position. Skirting boards where they need to be replaced are to match existing and covings on walls will be made good where necessary. | There is extensive damage within the floor layout and any loss is considered negligible against the backdrop of refurbishment | Various options have been considered but it is believed that the current proposal offers limited impact on the listed status of the building |
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| Second Floor – Remove any remaining partitions and rendering to walls | To provide safe access, egress and modern living spaces and facilities | Existing walls will be removed to allow larger bathroom area | Doorways are in same position. Skirting boards where they need to be replaced are to match existing and covings on walls will be made good where necessary. | There is extensive damage within the floor layout and any loss is considered negligible against the backdrop of refurbishment | Various options have been considered but it is believed that the current proposal offers limited impact on the listed status of the building |
| Second Floor Introduce new partitions and access to all apartments | To provide safe access to the ground floor level, egress, access to stairwell and modern living spaces and facilities | Existing walls will be removed. New partitions will be created within existing spaces. Opening will be formed through new partitions | The new doorways will have doors and architraves to match previous. Skirting boards where they need to be replaced are to match existing and covings on walls will be introduced where necessary. | There will be limited loss of existing walls. | The works will allow the spaces to become more usable with minimal damage to the existing fabric |

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| Third Floor – Remove any remaining partitions and rendering to walls | To provide safe access, egress and modern living spaces and facilities | Existing walls will be removed to allow larger bathroom area | Doorways are in same position. Skirting boards where they need to be replaced are to match existing and covings on walls will be made good where necessary. | There is extensive damage within the floor layout and any loss is considered negligible against the backdrop of refurbishment | Various options have been considered but it is believed that the current proposal offers limited impact on the listed status of the building |
| Second Floor Introduce new partitions and access to all apartments | To provide safe access to the ground floor level, egress, access to stairwell and modern living spaces and facilities | Existing walls will be removed. New partitions will be created within existing spaces. Opening will be formed through new partitions | The new doorways will have doors and architraves to match previous. Skirting boards where they need to be replaced are to match existing and covings on walls will be introduced where necessary. | There will be limited loss of existing walls. | The works will allow the spaces to become more usable with minimal damage to the existing fabric |
| EXTERNAL – Introduction of the Rear Extension | To provide safe means of access/escape in line with fire regulations to the apartments | Existing dormer windows will be removed to provide space for stairwell and flat roof extension at 3 rd floor level | To allow access and modern living space | Minimal damage to rear roof appearance. However, this is not the most visible part of that elevation of the building | The works will allow the spaces to become more usable internally and allow fire protection measures in the building with minimal damage to the existing fabric |
| PROPOSED WORK | OUR OBJECTIVE | SIGNIFICANCE OF AFFECTED FABRIC | ASSESSING BENEFICIAL IMPACT | ASSESSING HARMFUL IMPACT | PROPOSED SOLUTION |
| General – New Doors Where new doors are introduced, they will match existing in style. | To have a consistent style of door throughout the development. | The affected fabric will be limited as most of the new doors will be set within new partitions. | The new doors will match existing whilst providing the required fire rating. | It is considered that there will be no harm to the existing fabric. | Proposed new doors, frames and architraves will have required fire rating and the finish will match existing doors. |
| General – Existing doors. Where existing doors are refurbished or relocated where necessary the doors will have an intumescent coating applied to upgrade the fire rating | To retain as many of the existing original features as possible. Any existing doorways indicated as being closed up door and architrave will be relocated in all cases. | No original doors will be lost, all will be refurbished and fire rating upgraded where necessary by use of intumescent coating or application of intumescent veneer prior to painting. Intumescent strips and smoke seals will be applied to doors required to be half hour fire resisting. (All doors of staircase) | The works will retain the original doors and architraves whilst providing building regs compliant doors. | Removal of the intumescent veneer may prove difficult but should not be necessary as this will only be approx. 2mm in thickness. Introduction of material which is not of consistent with the period of the building to repair the original features. | The proposal has ensured that the original doors are preserved with minimal adjustment. |
| General – Floors. Existing floorboards are retained in all locations. A 19mm Gyproc plank will be laid between the joists supported on the SIF2 channels and a layer of Tecsound 50 laid over. There will also be a layer of 100mm mineral wool insulation laid | The objective is to provide the relevant fire rating between floors without affecting the character of the floor. Some areas of the floor have been butchered by previous occupants to install services. Reclaimed boards will be sourced to replace these. | It is important to retain the existing original flooring as the historical timber forms an important part of the character of the interior. | Retains the character of the interior whilst also complying with Building Regs Requirements. | Floorboards will need to be lifted. Careful reinstatement will need to be monitored to ensure that the floor is reinstated neatly. | The proposal ensures that the existing floor finish is retained without affecting the ceiling and cornices of the rooms below. |

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| between the joists. The existing floorboards will then be reinstated. | | | | | |
| General – Skirtings Existing original skirting boards will be retained in all cases, where repair is required this will be matched to existing. Where new partitions have been introduced skirtings will be matched to existing profile. | To have a consistent style of skirting throughout the development which retains the original skirtings and matches new to old. | This element of the fabric is decorative and typical of the period of the property. | Retention and repair of the original fabric | No harmful impact | The proposal retains the existing fabric and matches new skirtings to old for a consistent co-ordinated finish which is in keeping with the period of the property. |
| General - Ceilings and Covings. Existing ceiling paper or gloss paint to be removed. Apply Envirotec intumescent cloth to achieve required fire rating and paint with emulsion. Covings to be repaired using intumescent cement and to receive 2no coats of intumescent paint and top coat of emulsion. | The objective is to upgrade the fire rating and repair the covings without affecting the character of the original features. | This element of the fabric is decorative and typical of the period of the property | Retention and repair of the original fabric | Introduction of material which is not of consistent with the period of the building to repair the original features. | The use of intumescent products retains the character of the original feature. |
| General – Walls Remove all existing paper wherever necessary. Repair plater finish with appropriate lime based plaster, and apply intumescent coating with emulsion finish over. | The objective is to upgrade the fire rating and repair the walls without affecting the character of the original features. | The existing fabric is generally I reasonable condition but cracks require repairing in some areas, and the fire rating requires upgrading on walls adjoining the stair enclosure. | Retention and repair of the original fabric | Introduction of material which is not of consistent with the period of the building to upgrade the original walls fire rating. | The use of intumescent products retains the character of the original feature. |
| Painting – the building will be painted in Georgian Heritage paint to match similar properties on the street | The object is to return the building's appearance to its original condition | The impact will be limited as there will be no re-rendering of the property and the colour chosen will improve the general appearance of the building | Protection of the original building fabric. | No harmful impact | Repainting will be beneficial to future maintenance of the building |
| Sprinklers – Provision of Sprinklers to protect the property in the event of fire. | The objective is to ensure that should there be a fire, the sprinkler system will assist in reducing the damage caused by fire and assist in saving lives. | The floor boards are already being raised therefore pipework can be concealed. Sprinkler heads will cause minimal damage to the ceilings. | Protection of the original building fabric. | Visible sprinkler heads in rooms. | Sprinkler protection to rooms to be determined. |

Listed Building Description**Record ID 10286****Local Authority Ceredigion****Community Aberystwyth****Location** Set into the terrace on the Promenade, detached from the Bay Hotel to the left.**Easting** 258359**Northing** 281975

DEVA, Aberystwyth

Date Listed 11/24/1987

Last amendment 11/24/1987

Grade II

History Shown on 1834 map; Victorian alterations.

Reason Included for group value.

Exterior Three-storey basement and attic 3+4 window stucco front with dividing and end pilaster strips; rusticated ground floor. Slate roof, wide bracket eaves and rubble chimney stacks; pitched roof dormers with bargeboards. Horned sash glazing; full height splayed bay windows to end and central bays with cornices. One window-box holder. Entrance with panelled reveals and doors below traceried fanlight offset to left. Fronted by overall cast-iron verandah carried on octagonal columns. One tripartite small pane sash window to basement. Small pane sash windows to rubble rear with masonry joint visible corresponding to division on the front; cement render lean-to's and cross range to left.

Conclusion

This heritage statement has been prepared to accompany the listed building application for the renovation of the Deva, Aberystwyth to provide 18 apartments.

The proposal does not materially impact the appearance of the listed building in a negative way, it can only be considered positive to support the refurbishment of the building. It will assist in making the building attractive for the end users.

The statement has clearly demonstrated an understanding of the listed building and provided justification as to why this design is deemed appropriate.