



**SARNAU MANSION
LLYSONNEN ROAD, CARMARTHEN**



**HERITAGE IMPACT ASSESSMENT
AND
HERITAGE IMPACT STATEMENT**

February 2019

HERITAGE IMPACT ASSESSMENT AND HERITAGE IMPACT STATEMENT

CONTENTS

- 1.00 OBJECTIVE**
- 2.00 ASSESSMENT OF SIGNIFICANCE**
 - 2.01 SIGNIFICANCE**
 - 2.02 NATURE OF SIGNIFICANCE**
 - 2.03 HERITAGE VALUES**
 - 2.04 HISTORICAL CHARACTER**
- 3.00 IDENTIFYING PROPOSED CHANGES**
 - Area A**
 - Area B**
 - Area C**
 - Area D**
 - Area E**
 - Area F**
 - Area G**
 - Area H & J**
 - Area K**
 - Area L**
- 4.00 ASSESSING IMPACT**
- 5.00 JUSTIFICATION**
- 6.00 SUMMARY HERITAGE IMPACT STATEMENT**

1.00 OBJECTIVE

This proposal is for the retrospective and proposed alterations to Sarnau Mansion.

2.00 ASSESSMENT OF SIGNIFICANCE

2.01 SIGNIFICANCE

Sarnau Manion is a Grade II former Georgian gentleman's residence. The following is the description from the listing:

Listing Description

History

Small country house of 1820 built for John Waters, banker of Carmarthen. The house is recorded when offered for sale in 1833, following difficulties at the bank, as consisting of 'an excellent dining room and breakfast room, best bedrooms, servants' rooms, nursery, and suitable offices attached, the whole being fit for the residence of a genteel family'. It was not sold. In 1840 owned by Thomas Waters, tenanted by Philip James, in 1849 owned and occupied by Robert Waters, in 1873 owned by Thomas Waters, his heir Dr Edward Waters died in 1891 and Lt-Col W H H Waters was there in 1912. Occupied by Capt D Powel 1926. Later sold to the Buckley family of the Llanelli brewery.

Exterior

House in mildly neo-classical style, white painted roughcast with slate pyramid roof, paired brackets to eaves, and brick apex stack. Tall brick right end stack. Two-storey, 3-window front of 16-pane sashes, centre door in columned flat-roofed open porch, pair of stucco columns each side, and 2 half-columns as responds. Cornice broken forward over outer columns. Six-panel door with traceried overlight.

Three-window left side with big arched recesses to ground floor framing 16-pane sash each side, blank window to centre. Plinth broken forward for each pier. First floor has 16-pane sash each side and blank centre window.

Right side single-storey addition with hipped roof behind flat screen wall with French window to front. Large C20 2-storey flat-roofed addition behind with small-paned sashes. Rear of main block, whitewashed rubble stone, with 4 12-pane sashes above, 2 to left, one centre left, one right of centre, and ground floor French window right of centre, and 12-pane sash and narrow window under the 2 left windows.

Interior

Entrance hall with principal rooms on left side and staircase to rear right. Hall has 6-panel doors to left and right and one straight ahead, and moulded cornice. Panelled arch to rear right to stair hall.

Reason for listing

Included for its special architectural interest as a compact late Georgian country house.

2.02 NATURE OF SIGNIFICANCE

Extent of Significance

Whilst the whole of the building is of course listed, it is the original compact Georgian house which has the greatest significance.

Level of Significance

Sarnau Mansion was listed as Grade II relatively recently in 2002.

2.03 HERITAGE VALUES

Evidential value

The building has evidential value as it is an example of a compact late Georgian country house.

Historical value

Its historical value intrinsically linked to its associative and evidential value.

Associative value

It has associative value by virtue of its links to the Waters family and then later being sold on to the Buckley family of the Llanelli brewery.

Aesthetic value

Sarnau Mansion was very much design as a small Georgian country house.

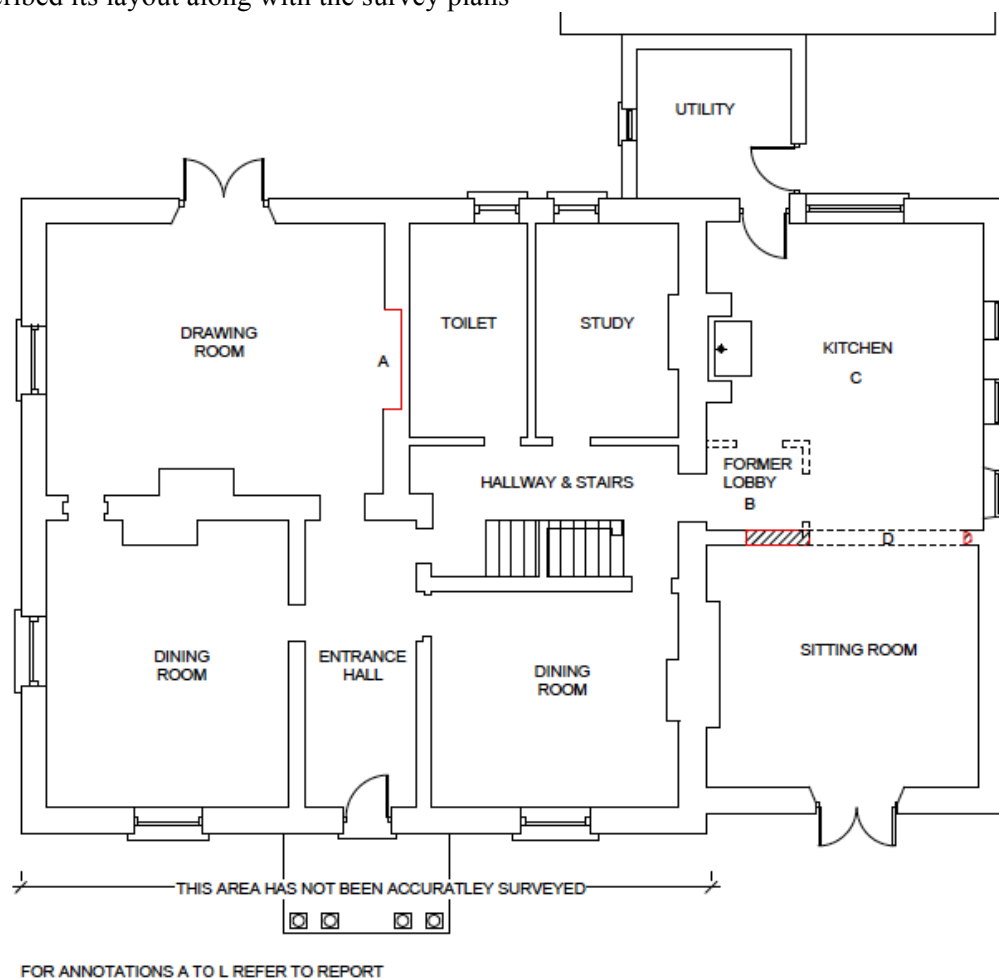
Communal value

The Mansion is likely to have communal value to those who have association with it or the Waters family.

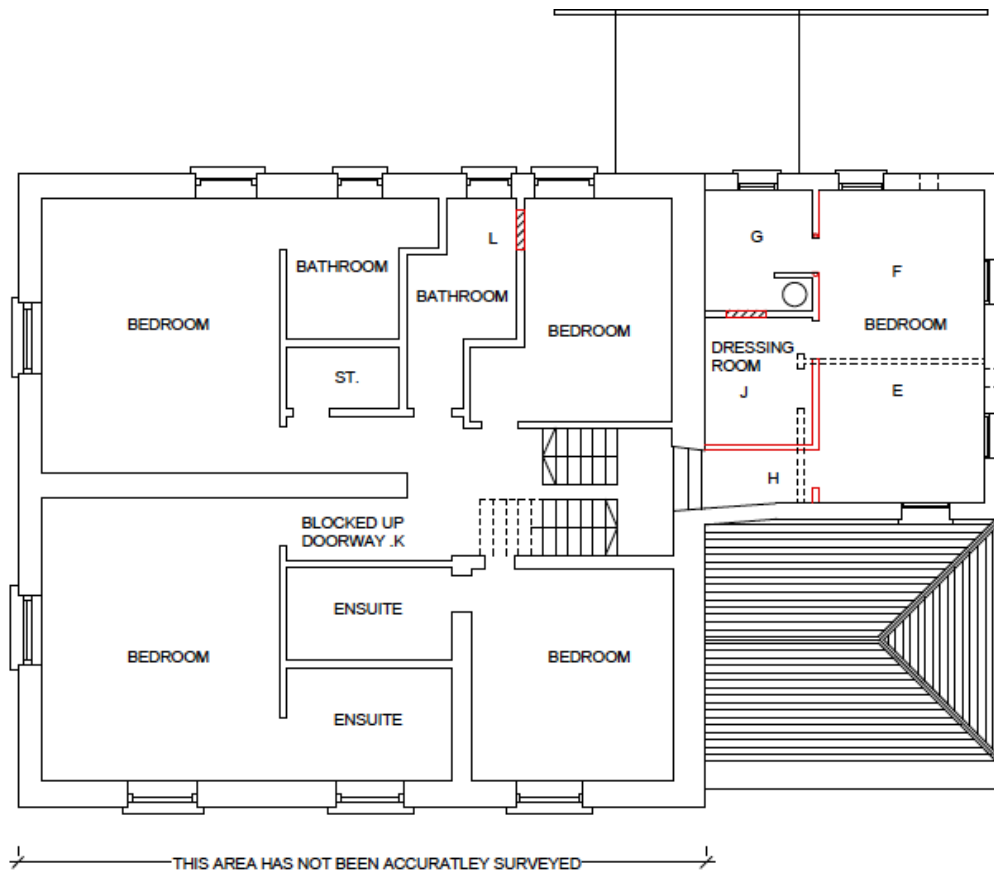
2.04 HISTORICAL CHARACTER

Form and layout of the building

The 2-storey building is an example of a compact late Georgian country house. The listing above described its layout along with the survey plans



GROUND FLOOR PLAN



FOR ANNOTATIONS A TO L REFER TO REPORT

FIRST FLOOR PLAN

Landscapes

Sarnau Manion sits within its curtilage in a rural setting with a driveway leading up to it. The landscape surrounding the house is unaffected by these proposals.

Archaeology

There is no known archaeology on or close to the site.

3.00 IDENTIFYING PROPOSED CHANGES

The changes are described in distinct areas as described below:

AREA A

DRAWING ROOM – EAST WALL

This wall lies within the original house.

Description

East wall to drawing room. Internal wall with a five-point arched head recessed feature.

Works carried out

Plaster has been removed from walls above dado rail either side of the arch and below the dado on one side as well as below dado level within the arch.

All covings, dado and skirting remain intact.

Materials as found

Believed to be cement based render and plaster (based on samples obtained) on brickwork background laid as English Garden wall bond.

Proposal

The proposal is that this wall is re-plastered using a lime based base coat and lime based top coat plaster



Photograph 1 - View of east wall of drawing room

AREA B**FORMER LOBBY IN KITCHEN BREAKFAST ROOM****Description**

This lobby is understood to be a recent addition to the house built in the 20th century extension. It is believed it was built to separate owner accommodation from letting rooms when it was used as a bed and breakfast.

Works carried out

Former lobby has been removed. Walls have been made good to date with cement based first coat of plaster.

Materials as found

Lobby demolished consisted of plasterboard stud partitioning. There is evidence of there being coving to the ceiling of the kitchen.

Proposal

Retain works carried out



Photograph - The lobby was situated to the right of this photograph. The blocked up door opening is also visible



Photograph - View of location of former lobby looking towards central hallway

AREA C

KITCHEN CEILING & WALLS

Description

This room (and the demolished lobby) takes up the ground floor of the 20th century extension.

Works carried out

New plasterboard ceiling, (un-skimmed). There is evidence of coving having been removed. Areas of plaster have been replaced with first coat cement plaster system.

Materials as found

Ceiling demolished consisted of gypsum on plasterboard.

Proposal

Skim plasterboard ceiling. Fit new plaster coving to match that of former sitting room. Profile to match.



Photograph - View of kitchen. Patches of cement based plastering can be seen



Photograph – view of east wall – cement based plastering can be seen

AREA D

WALL SEPARATING SINGLE STOREY EXTENSION AND TWO-STOREY 20TH CENTURY EXTENSION

Description

The wall between single storey extension (former sitting room) and two-storey 20th century extension (kitchen) has had a large opening created in it with a steel beam.

Works carried out

A section of wall has been removed and a steel lintel erected to support masonry above. Ends of each side of wall plastered with first coat cement based render. The doorway between the sitting room and the lobby has been blocked up. Cornice has been removed, both sides of dividing wall. Dado rail evident in sitting room only which has been removed to make the opening. Kitchen side the walls were tiled above work surface level, (no dado).



*Photo –
New
opening
created in
wall
between
sitting
room and
kitchen*

Materials as found

The remainder of the wall in which the opening has been created is 280mm thick suggesting a solid brickwork wall, we presume built in English garden wall bond as can be seen above ceiling level. The front external wall of single storey extension (at the French doors) is approx 555mm thick. The external walls to the 20th century extension at ground floor level are 490mm thick.



This wall supports the front external wall of the 20th century extension at first floor level.

The wall separating single storey extension and two-storey 20th century extension is not the same thickness as the external walls.

External vents at high level in the 20th century extension suggest the wall may be of cavity wall construction.

Photograph - Steel beam supporting opening. Coving has been removed.

Proposal

New opening is retained. Walls plastered. The ceiling cornice is replaced to sitting room where missing as well as ceiling coving to kitchen. Skirting profiles to sitting room match existing skirting sitting room side.

AREA E**DEMOLISHED FIRST FLOOR PARTITION****Description**

This room takes up the majority of the floor area of the 20th century extension. It was at the time of purchase two bedrooms with a shared bathroom.

**Works carried out**

There is evidence of a non-load bearing partition having been removed. This makes one large bedroom out of the two smaller ones. The partition was not bonded into the external wall that separated the two bedrooms.

Materials as found

The partition which has been removed was of stud and plasterboard construction. No dado and a modern coving.

Proposal

Wall remains demolished.

Photograph – Partition which has been removed

AREA F

WORKS WITHIN FIRST FLOOR BEDROOM AREA

Description

This room takes up the majority of the floor area of the 20th century extension.

Works carried out

New plasterboard ceiling has been erected, (un-skimmed). Lath and plaster facing to room side of partition to bathroom has been removed and replaced with plasterboard. Skirtings and covings have also been removed.



Materials as found

Room side of partition was lath and plaster. The ceiling which was removed was skimmed plasterboard. There was originally a coving to the ceiling.

Proposal

Skim current plasterboard ceiling with gypsum products.



Photograph – View of new plasterboard laid to partition. Existing stud partition from centre door to wall with window

AREA G BATHROOM



Description

This bathroom is located within the the 20th century extension. The partition walls are lath and plaster. Existing ceiling.

Works carried out

A doorway has been closed up with plasterboard on studs and awaits plaster finish.

Materials as found

The partition walls are lath and plaster. Some minor repairs will be necessary. Ceiling is as found and unaffected.

Proposal

Plaster door opening as an honest amendment to the 20th C extension. Repair minor repairs

Photograph – existing lath and plaster partition in bathroom. Lath exposed where sanitary ware has been removed.

AREA H & J

RE-MODELLING OF FIRST FLOOR HALLWAY & CREATION OF DRESSING ROOM

Description

The hallway which forms the first-floor access to the 20th century extension has been remodelled.



Works carried out

Partition between hallway and bedroom has been demolished. New partitions have been erected in a different arrangement and these are timber studwork with plasterboard each side and await skim finish. The ceiling to the proposed dressing room has been replaced with new plasterboard. The ceiling to the hallway remains existing – plasterboard.

Materials as found

Existing ceiling to hallway is plasterboard and remains in-situ over the re-modelled hallway. The partition walls which have been removed were lath and plaster. No evidence of coving to hallway area.

Photograph – Hallway looking towards bedroom. Existing plasterboard ceiling showing line of

former partition. New plasterboard to remodelled partitions.

Proposal

Complete construction of partitions with gypsum skim finish on partitions.



Photograph - Former hallway, now part of dressing room. No coving or dado evident.

AREA K BLOCKED UP DOORWAY



Description

This work was carried out by previous owners but left un-decorated. Blocked up doorway between hallway and bathroom.

Works carried out

None. As existing. To be retained.

Photograph – blocked up doorway visible

AREA L
PROPOSED NEW DOORWAY

Description

New doorway proposed between bathroom and bedroom to create en-suite.



Works carried out

None to date

Materials as found

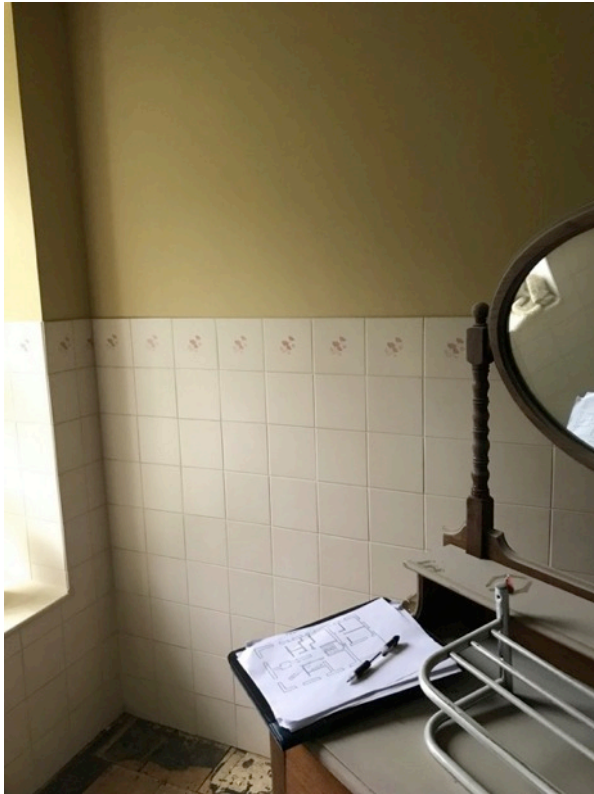
Existing partition. Full construction unknown at this stage, but one side appears to be plasterboard (bathroom side).

Proposal

New doorway proposed between bathroom and bedroom to create en-suite.

Door to match style of existing doors and architraves to match also.

Photograph - bedroom side of wall where new opening is proposed.



Photograph- Bathroom side of wall where new doorway is proposed.



Photograph - Plasterboard facing to bathroom partition.

4.00 ASSESSING IMPACT

This building is listed for its special architectural interest as a compact late Georgian country house. This reason for listing will not change as a result of these proposals.

We know from the listing that there have been three phases in the building of Sarnau Mansion, the compact Georgian house, the single storey addition and the 20th century addition. Besides this it is apparent that there have been more recent alterations evidenced by the use of plasterboard and gypsum plaster around the building.

The majority of the alterations proposed are in the more recent part of the building and therefore we consider that the impact is minimal.

5.00 JUSTIFICATION

The majority of the alterations proposed are in the more recent part of the building that is a 20th century addition. At least some of this 20th century extension appears to possibly be cavity work, evidenced by the external vents to the outside face of the wall. It also has a flat roof.

A number of these proposals involve replacing existing modern plasterboard with new. Some re-modeling is proposed within the extensions, some of which involves removing modern arrangements and some that propose a variation to the layout. The only structural alteration proposed is the creation of a large opening between the single-storey extension and the two-storey extension.

It is clear that within the original house some internal alterations have been carried out over the years. These revolve around providing bathrooms to bedrooms. In some places therefore modern materials can be seen. Within the original part of the gentleman's house only two alterations are proposed. These consist of the repair of plasterwork in the reception room with lime-based plaster and the insertion of a door between a bedroom and a bathroom through a wall which is at least part clad in plasterboard.

We therefore consider that the proposed alterations are minimal and do not detrimentally affect the character of the house of its significance. The new owners propose to make Sarnau Mansion their new home and are investing in the house and grounds, which is welcomed.

6.00 HERITAGE IMPACT STATEMENT

The Heritage impact Statement is summarized in the following table.

SUMMARY HERITAGE IMPACT STATEMENT

The following table summarizes the Heritage Impact Statement.

	Proposed work	Your objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed solution
A	Re-plastering drawing room wall	Replaced cracked plaster	Part of original gentleman's residence	Beneficial. Replacing failed plaster to achieve finish originally intended	None	Use lime based plaster

B	Former lobby in kitchen breakfast room	Removal of recent lobby.	Not part of the original fabric	Beneficial. Better proportions to kitchen/ breakfast room	None	Retain works carried out
C	Kitchen ceilings & walls	Replace damaged ceiling and plaster	Replacement of plasterboard ceiling to 20th century addition.	no impact.	None	Skim plasterboard ceiling. Fit new plaster coving to match that of former sitting room. Profile to match
D	New opening in wall separating single storey extension and two storey 20th century extension	New opening	Not original external wall - too slim.	More useable space. Proportions of original rooms are respected.	Impact on more modern extensions. Does not impact on original gentleman's residence	New opening is retained. Walls plastered. The ceiling cornice is replaced to sitting room where missing as well as ceiling coving to kitchen. Skirting profiles to sitting room match existing skirting sitting room side.
E	Demolished first floor partition	re-modelling of rooms	Remodelling in 20th century extension	Scheme enables new use for listed building	Does not impact on original gentleman's residence	Wall remains demolished
F	Works within first floor bedroom area	Replace ceiling	Not original. Plasterboard	Proposal has no impact on existing.	None	Skim current plasterboard ceiling with gypsum products
G	Bathroom	Close up doorway, plaster repairs	In 20th century extension not main part of house.	More useable space.	Does not impact on original gentleman's residence	Plaster door opening as an honest amendment to the 20 th C extension. Repair minor repairs
H & J	Re-modelling of 1st floor hallway		In 20th century extension not main part of house.	More useable space.	Does not impact on original gentleman's residence	Complete construction of partitions with gypsum skim finish on partitions.
K	Blocked up doorway	retain	no works proposed	no works proposed	no works proposed	<i>no works proposed</i>
L	Proposed new doorway	Create ensuite from bedroom and existing bathroom	Plasterboard evident in wall	Provides en-suite with minimal impact to house	Minimal, uses and proportions of rooms unchanged.	New doorway proposed between bathroom and bedroom to create en-suite. Door to match style of existing doors and architraves to match also.