



PHOTOGRAPHIC SURVEY

Demolition of former Hotel to form Plot Layout for 3no.
Dwellinghouses, together with Formation of Access to facilitate a
Change of Use of former Rear Wing to 3no. Linked Dwellinghouses
At
Land at Gwenllian Court Hotel, Llangadog,
Mynyddygarreg, Kidwelly

On behalf of

Mr M. Blewett

REVISION A

Our Ref: 0101a

Date: September 2016

Prepared by: Richard Banks

1.0 INTRODUCTION

- 1.1 JCR Planning Ltd has submitted an application for full planning permission to Carmarthenshire County Council. The application seeks the “Demolition of former Hotel to form Plot Layout for 3no. Dwellinghouses, together with Formation of Access to facilitate a Change of Use of former Rear Wing to 3no. Linked Dwellinghouses” at Land at Gwenllian Court Hotel, Llangadog, Mynyddgarreg, Kidwelly.
- 1.2 The planning application has been referenced **S/32708** and has undergone formal consultation with statutory and non-statutory consultees. Dyfed Archaeological Trust act as archaeological advisors to the Local Planning Authority, and have requested that a formal condition be imposed upon a planning permission. The condition requires that prior to the commencement of development, the applicants undertakes a photographic survey of the former Hotel, and for those photographs to be formally submitted to the Trust, as a record of the building prior to its demolition, and clearance as part of the re-development sought planning permission.

2.0 PHOTOGRAPHIC SURVEY

2.1 PHOTOGRAPHIC CONDITIONS

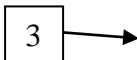
- 2.1.1 The photographic survey was conducted on 23rd August 2016, during mid-afternoon hours. The weather conditions were dry with sunny intervals, with the temperature of around 24 degrees Celsius.
- 2.1.2 The photographic survey fell into three elements, a survey of the exterior of the building from the internal western courtyard of the property, followed by a series of photographs of the northern elevation where it is physically connected to the modern rear wing. The external survey continued to the southern side elevation, and finally to the Llangadog roadside elevation off the rear eastern flank of the building. Figure 1 below provides an extract of the Ordnance Survey Plan, with the building clearly annotated for reference in green tone.



Figure 1

- 2.1.3 The internal photographic survey took place initially over the ground floor, before moving to the first floor and included taking photographs upon the flat roof of the single-storey extension facing Llangadog Road.
- 2.1.4 The photographs graphically illustrate that the building was been extensively stripped of the overwhelming majority of its internal features. The former proprietors carried out works to remove all plasterwork from the internal walls, strip ceilings throughout, remove all floor coverings and in some areas floorboards. Very few features of its former decorative condition remain.
The external fabric building remains generally intact, although as noted, openings have been boarded up for some time, original doors removed, and windows are generally of replacement white upvc. Modern conservatories, or bay windows have been added and since removed off the southern elevation.
- 2.1.5 The current Applicants have obtained copies of a building survey undertaken in 2012, which illustrates the room structure before the above removal works took place. Figures 2 – 6 below illustrate the former floor layouts and elevations.
The subsequent photographs illustrate that the building has been considerably altered in form since its conception in the late 1900s, with modern flat roofed elements to the roadside to accommodate toilet blocks and a function room, with additional hotel bed spaces above to the roadside.

Photograph locations have been marked on the following floor layout plans as :-



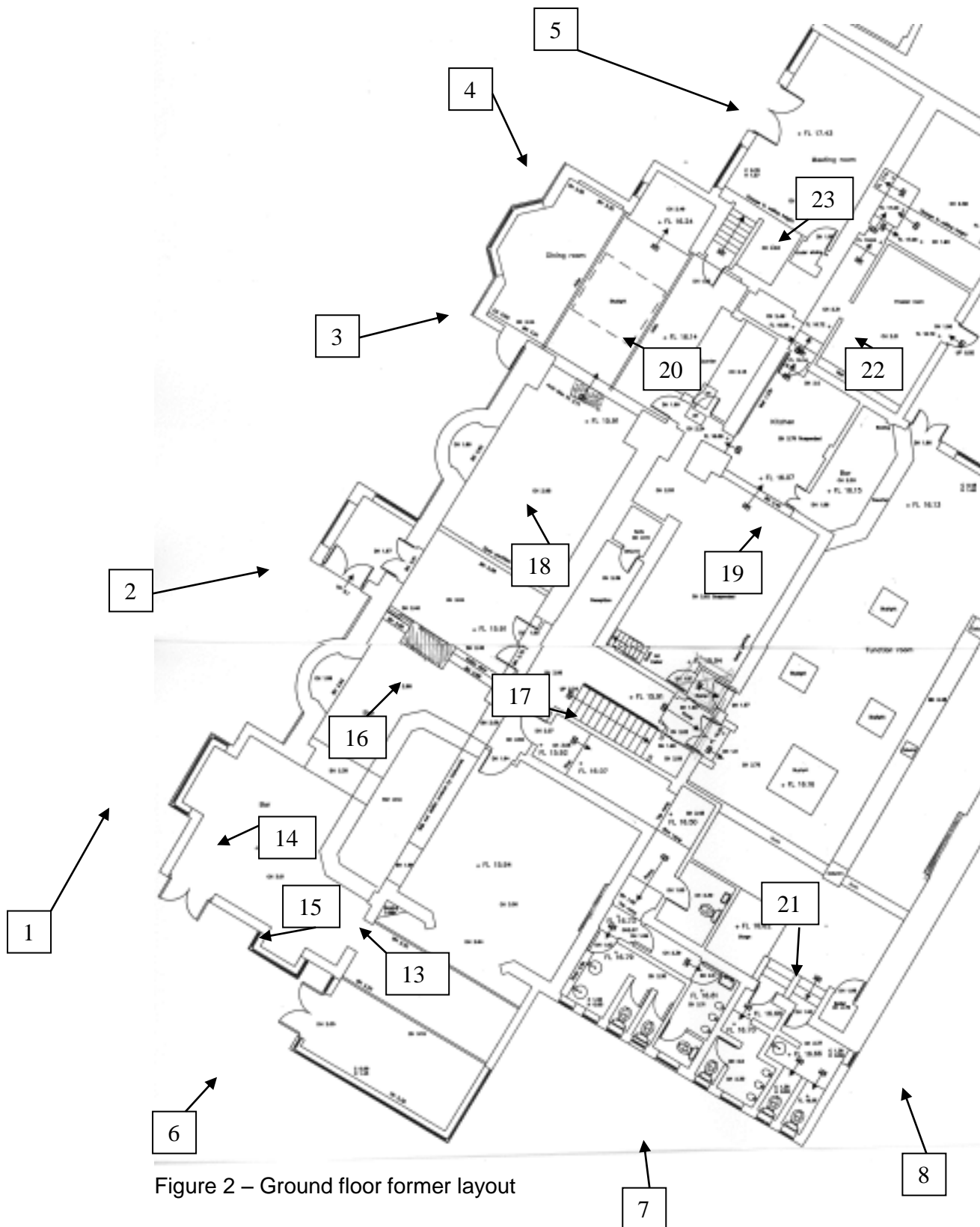


Figure 2 – Ground floor former layout



Figure 3 – First floor former layout

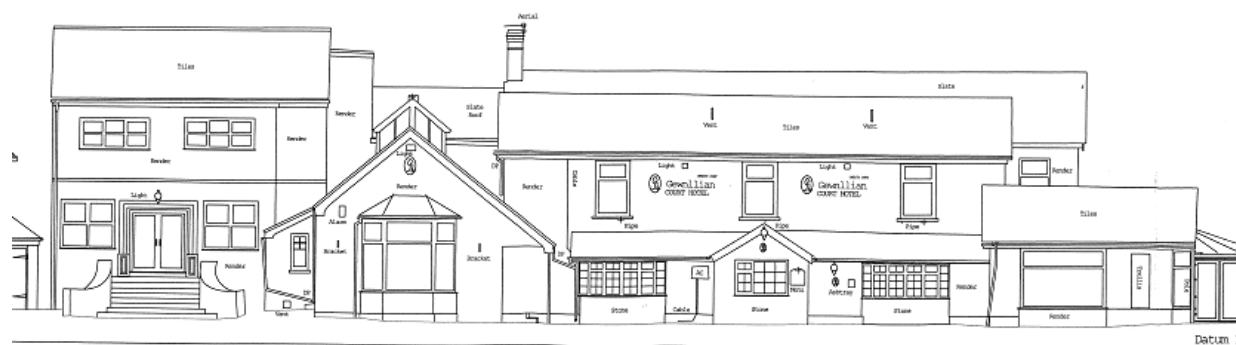


Figure 4 – front elevation

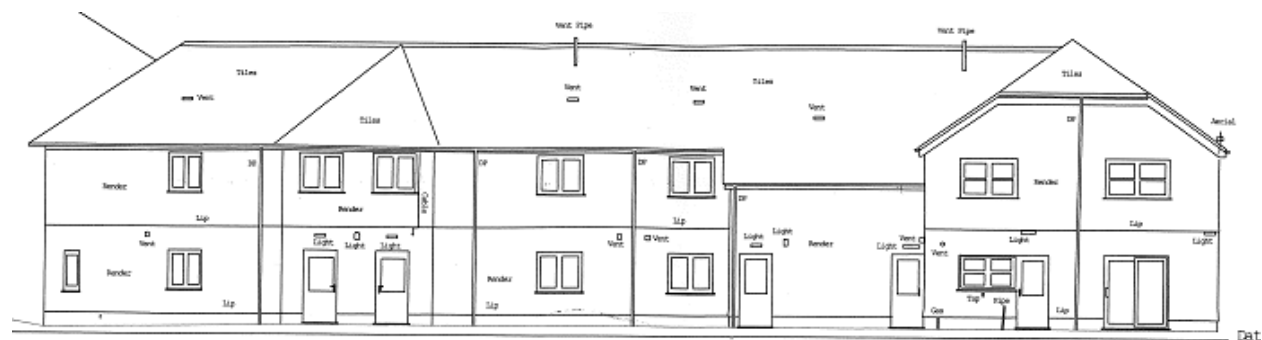


Figure 5 – south elevation

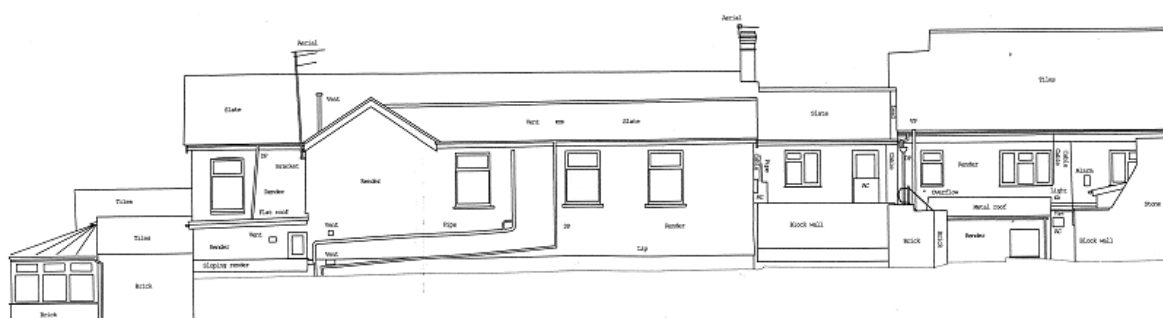


Figure 6 – rear roadside elevation

2.2 EXTERNAL PHOTOGRAPHIC SURVEY

2.2.1 Photographs 1 to 5 below illustrate the existing front (western) and side (northern) elevations from the internal courtyard.



Photo 1 – south-west corner – the central entrance porch as shown in Figure 4 has been completely removed. The south-western corner comprises a modern addition with large upvc framed bay windows.



Photo 2 – west elevation – openings have been board up with temporary materials, as have fanlights above.



Photo 3 - west elevation –
modern bay window extension, with modern roof light, constructed of white upvc frame, with concrete
roof tile



Photo 4 – north-west corner
- modern bay window extension, with modern roof light, constructed of white upvc frame, with concrete
roof tile



Photo 5 – north elevation – illustrating modern brown framed upvc windows at both floors with modern double doorway, temporarily blocked up. The former entrance steps and walling has been removed from that displayed in Figure 3.

2.2.2 Photographs 6 to 10 below illustrate the southern (side) and eastern (roadside) elevations of the former Gwenllian Court Hotel, taken from the southern lawn and Llangadog Road carriageway respectively.



Photo 6 – south elevation – shows elements of modern extensions to front courtyard and south-east roadside, with flat roofed additions. First floor windows are modern white upvc replacements



Photo 7 – south elevation - shows elements of modern extensions to front courtyard and south-east roadside, with flat roofed additions. First floor windows are modern white upvc replacements



Photo 8 – south-east corner – modern flat roof toilet block to roadside with first floor former hotel accommodation over, comprising white framed upvc windows, cement tiled roof and plastic rainwater goods



Photo 9 – north-east corner – modern extensions to rear of property, with flat roof over function room, and concrete block walls enclosures to service entrance.

2.2.3 Photographs 10, 11 & 12 are taken from the roof top of the single-storey projection onto Llangadog Road, at the rear, eastern side of the building.



Photo 10 – flat roof over function room, illustrating modern skylights and extraction flues from ground floor kitchens. Former rear of old Gwenllian totally re-modelled with modern windows in white upvc frames



Photo 11 – flat roof to rear

projection with skylights over ground floor function room



Photo 12 – rear first floor

elevation of northern modern wing, showing cement tiles to roof and modern white upvc window openings

2.3 Photographic Survey – Internal Ground Floor

- 2.3.1 The following photographs, numbered 13 to 23, have been taken internally illustrating the ground floor, with all rooms being accessible but as noted, in various stages of dereliction and dis-repair.



Photo 13 – new door openings from modern conservatories at south west corner of building into former original hotel building.



Photo 14 – modern white upvc windows with south-west conservatory



Photo 15



Photo 16



Photo 17 – central stairwell – remnants of original staircase with simple moulded treads, metal bannisters over stained wooden handrail. Light fitting is a modern replica consisting of plastic glass effect. Elements of original plaster evident, together with modern plaster applied over



Photo 18 – remains of function rooms with floors removed, exposing modern support pillars.



Photo 19 – archway to function room appears to be supported by metal framed lintel, which has largely decayed through exposure to water ingress



Photo 20 – view within ground floor dining room, illustrating bay window with modern replacement upvc frame. Vaulted ceiling with modern skylight, which projects above original roof ridge. Modern exposed roof trusses, stained for decorative effect



toilet block at rear first floor

Photo 21 – view of modern



Photo 22 – example of walling with plaster ripped off to expose stone work. Simple concrete lintel above supporting opening



Photo 23 – removal of floor
between ground floor meeting room and hotel bedrooms above, exposing modern staircase

2.4 Photographic Survey – First Floor

- 2.4.1 The photographic survey was completed at the first floor, with illustrates the continuation of abandonment left by its former owners.



Photo 24 – modern window

openings at bedspace to first floor



Photo25–internal

plasterboard removed to expose underlay set between modern windows with white upvc frame.



Photo 26 – first floor landing illustrating stairwell with simple moulded treads, painted metal bannisters and stained timber handrail. Decorative wallpaper to original plater elements with modern plaster overlaid above.



Photo 27



Photo 28 – fireplace
exposed within former hotel bedroom, comprising simple engineering brick surround, with thin, narrow
flue to roof chimney



Photo 29 – first floor
elevation disrupted by insertion of extraction flues.



Photo 30 – rear elevation to roadside with floor boards exposed and modern window additions.