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CONWY COUNTY BOROUGH COUNCIL
DEVELOPMENT CONTROL
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APPLICATION NO: 0/52876 & 0/52877

HERITAGE IMPACT ASSESSMENT (HIS)

Proposals: Rear single storey extension and associated works to Grade 2 Listed Property
Location: 5 Ty Isa Road, Llandudno, Conwy

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1.0 Introduction

1.1 Matthew Jones Architects have been commissioned by the owners of 5 Ty Isa Road to prepare a Heritage Impact Statement in connection with applications for Planning Permission and Listed Building Consent to Conwy County Borough Council. The proposal comprises the refurbishment of the building including a new replacement extension to the rear elevation to replace an unsightly part finished rear lean-to extension erected without the benefit of listed building consent along with upgrade works to the rear outbuilding.

1.2 This statement forms part of those applications, submitted by Matthew Jones Architects, and should be read in conjunction with all submitted information, in particular the plans and drawings.

1.3 Given its Grade II listed status, a Heritage Impact Statement is required to ascertain the impact of the proposals on the heritage asset and its setting.

1.4 This Statement involves an examination and assessment of the heritage asset. The proposals will be examined and how this affects the heritage asset. This will then be used to reach an assessment of the impact of the proposals on the asset.

1.5 This Heritage Impact Statement is produced with reference to all the relevant legislation and guidance which provide the background and context for the report. In particular it is important to note the relevance of the National Context as outlined within the Planning (Listed Buildings and Conservation Areas) Act 1990, (as amended), The Historic Environment (Wales) Act 2016, the Welsh Government Planning Policy Wales Technical Advice Note 24, The Historic Environment May 2017, and The Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment no 2) Regulations 2017. Guidance is also provided in the Welsh Government publication, 'Setting of Heritage Assets in Wales', 2017. Within the context of Conwy County Borough Council, of particular importance are the Llandudno Conservation Area Appraisal 2002, the Conwy Local Development Plan 2002-2022 (in particular policy CTH/1 – 'Cultural Heritage' and CTH/2 – 'Development Affecting Heritage Assets'.), and the Supplementary Planning Guidance LDP15 Llandudno Conservation Area and Management Plan March 2015.

1.6 National guidance on such matters indicates that the level of information provided in a Heritage Impact Statement should be proportionate to the significance of the heritage asset and to the potential impact of the proposals on that asset.

2.0 Background and Context

2.1 5 Ty Isa Road is a grade 2-listed two storey end terrace dwelling house located in the Llandudno conservation area. According to late 19th Century historic maps, dating back to the 1880s, it was one of the first recorded dwellings in this area, set within open rural land.

2.1 Llandudno, situated on the Creuddyn Peninsula, has a long history. Evidence of Neolithic, Bronze Age and Iron Age artefacts and settlements exist in the area and the mining of copper ore on the Great Orme goes back some 4000 years. Mining continued until the Romans left Britain and resumed again from the late 17th Century until the mid-19th Century.

2.2 Llandudno was one of the settlements in the Manor of Gogarth which, in 1284, was gifted by Edward I to the Bishop of Bangor in recognition of his support for Edward during his wars with the Princes of Gwynedd.

2.3 Llandudno continued as a small fishing, mining, and agricultural settlement until the mid-19th Century. The area falls within the estate of Lord Mostyn and in 1848 the visionary Liverpool architect, Owen Williams, presented Lord Mostyn with plans to develop the marshlands around the wide shallow bay as a tourist resort. These were enthusiastically pursued and an ambitious town layout plan adopted. Another architect, George Felton, took over the work in 1857 and the town was laid out and substantially developed by the late nineteenth century.

2.4 The great boost to Llandudno, as is often a common factor in the development of tourism during the Victorian age, came with the arrival of the railways. The Chester to Holyhead Railway, constructed in 1848, passed quite close to the town and allowed relatively easy access and the link was strengthened in 1858 when a branch line allowed direct access into the town.

2.5 The first pier was built in 1858 and although destroyed by a storm soon after, the present, much grander structure, was completed by 1875. Llandudno is known as the, 'Queen of Welsh Resorts', a title first given in the 1860s.

3.0 The Heritage Asset

3.1 Elements comprising the Heritage Asset

Llandudno has an impressive and remarkable range of Heritage Assets of which the community is justly proud and seeks to safeguard. These range from Scheduled Ancient Monuments on the Creuddyn, such as Pen y Dinas Camp, a myriad of statutorily protected Buildings of Special Architectural or Historic Interest (Listed Buildings), and the designated Llandudno Conservation Area. 5

3.1.1 Listed Buildings enjoy statutory protection as Buildings of Special Architectural or Historic Interest. They are listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. There are three categories of listed buildings, Grade I, buildings of exceptional interest which form only approximately 2.5% of the total, Grade II*, particularly important buildings of more than special interest which comprise approximately 6% of the total and Grade II buildings of special interest comprising the rest. All designations ensure that the building cannot be altered in any way which affects its character, internally or externally, without Listed Building Consent. The setting of any listed building is also a material consideration with regard to planning applications.

3.1.2 5 5 Ty Isa, and its front garden wall, enjoys statutory protection as a Building of Special Architectural or Historic Interest (listed building) Grade II. It was first included on the list in March 1976 and amended in June 2001. The Grade II designation ensures that the building cannot be altered in any way which affects its special character, internally or externally, without Listed Building consent.
The Cadw reference for the record of the building is: Conwy/ Llandudno / 25446

3.1.3 The non-statutory listing description gives the following very brief reason for its inclusion in the Statutory List:

One of a group of smaller C19 houses on the lane between The Parade and Mostyn Street. Group value with each other, and buildings in adjacent Trevor Street.

The building was built mid-19th C as part of a row of five small two-storey houses, having one window bay and offset entrance door. All have Slate roofs Pebble dashed walls and retain brick chimneys features. Window openings with slightly cambered heads. The terrace is protected under a group listing. There are other mid-19th C houses including listed buildings, in particular the adjacent No 5 Trevor St and Ty Isa also on Trevor Street to the East, both of a pair of mid C19 houses preserving much character with group value with buildings in Ty Isa Road. The buildings in the street typically represent an intimate two storey residential style present in the lesser streets, which contrasts strongly with the grand imposing designs of the Promenade and other major streets such as Mostyn Street. 5 Ty Isa retains most of its essential form but the windows and doors to the front elevation have been changed, apparently without consent, to timber casement. Directly opposite the subject building is the rear elevations to the shops on Mostyn Street. There is a mix of utilitarian styles of architecture and scales of buildings and outriggers typical of rear elevations in this location.

3.1.4 The move to designate areas of historic importance rather than just individual buildings grew during the 1960s and culminated in the 1967 Civic Amenities Act which introduced the concept of Conservation Areas. This was consolidated in the 1971 Town and Country Planning Act and further in the 1990 Planning (Listed Buildings and Conservation Areas) Act.

3.1.5 Llandudno Conservation Area was first designated in 1974 and was therefore a relatively early designation. There have been amendments to the Conservation Area boundary and it reached its present extent in 2001.

3.1.6 Llandudno Conservation Area was designated because of its importance as a planned resort town of the Victorian and Edwardian eras and recognition that the town was essentially developed through the control of one owner, the Mostyn Estate. This has resulted in a clear and consistent grid street pattern, an appreciation of the importance and subtle differences of the various areas of the town, and a control over the buildings. Although employing a variety of architectural styles of the period, and particularly in a variety of the materials, there is a consistency and compatibility of the structures which gives Llandudno a strong and instantly recognisable character.

3.1.7 Although the scale throughout the town is fairly consistent at 3 – 4 storeys for the major streets, two storeys for the lesser streets, there is a distinct hierarchy of streets and a use of styles and materials to emphasise this. The restrained grandeur of the seafront is complimented by the Victorian interpretation of more exuberant architectural styles in other important streets such as Mostyn Street and Vaughan Street.

3.1.8 Materials include local limestone, although rarely as a facing material, sandstones, and other limestone including Portland Stone for grand statements, along with red and yellow brick, render, and terracotta. Roofs are principally Welsh blue/ grey slates. There are some green slate roofs which may be from the Nantlle Valley or perhaps Honister slate from Westmoreland. Glazed canopies and verandahs to shopfronts are a distinctive and pleasing feature within the Conservation Area. These materials and characteristics are identified within both the Conservation Area Appraisal (2002) and the Management Plan (2015).

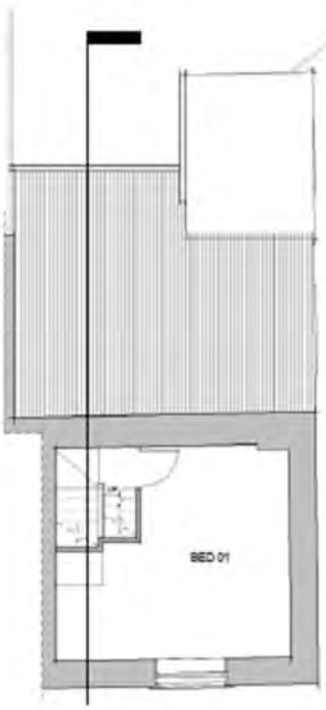
3.1.9 Llandudno has many buildings worthy of recognition as buildings of Special Architectural or Historic Interest but the overall character of the townscape and open spaces are also important to the character and eminently worthy of protection and enhancement.

Site location plan

19th Century map dated 1887 of Ty Isa Road and its surrounding context.

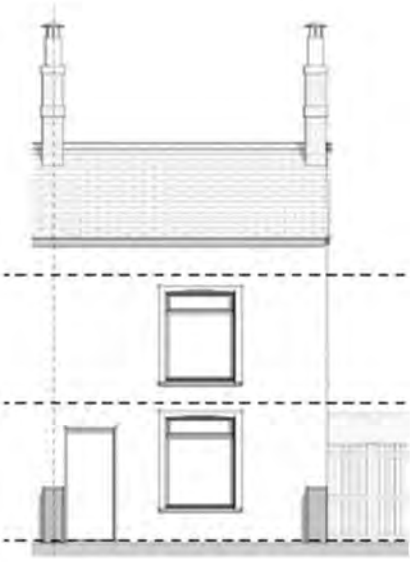
Existing Plans and elevations

Existing Ground Floor Plan

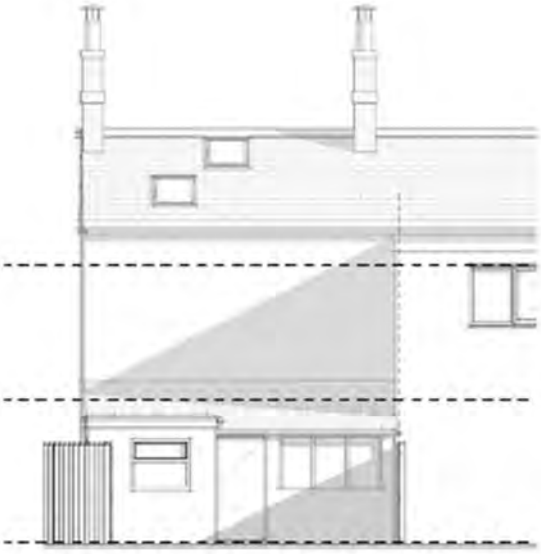


Existing First floor plan

Existing attic plan



Existing front elevation



Existing Rear elevation (pre latest works)

Existing Building Photographs

Front View facing Ty Isa Road

Side View

Rear View prior to latest unauthorised works being carried out

1-5 Ty Isa Road

Latest unauthorised work carried out

3.2 Assessing the Heritage Asset

An assessment will be made of the heritage asset with particular reference to the application site of and its importance as a statutory listed building. For this purpose, 5 Ty Isa Road and the area of the designated Llandudno Conservation Area surrounding it will be considered together as comprising the heritage asset. In the publication, 'Conservation Principles for the sustainable management of the Historic Environment in Wales' , March 2011, Cadw set out the principles behind conservation philosophy which guides their decision making in managing change in the historic environment. The Cadw guidance acknowledges the foundation provided by an earlier English Heritage publication, 'Conservation Principles, Policy and Guidance,' 2008. Both publications give detailed guidance on the assessment of the built heritage and propose four categories into which they might be grouped. These are assessed below in relation to the heritage asset as discussed above. The sections in italics which follow each heading are taken directly from the Cadw publication.

3.3.1 Evidential Value

Evidential value ... derives from the potential of a place to yield evidence about past human activity.

5 Ty Isa Road and the area in general exhibit clear evidential value through a number of means. The building lies in a lesser residential street close to the Promenade, which is an excellent example of a planned group of seafront buildings within a carefully laid out resort town. The architecture and street pattern are tangible evidence of this past and retain a remarkable consistency of character, the residential streets such as Ty Isa Road forming a somewhat hidden but important part of this.

3.3.2 Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

5 Ty Isa Road and the area surrounding show clear illustrative and associative historical value. Although Ty Isa Road itself is a more retrained part of the area the seafront development forms a particular and perhaps the most important phase of the growth of the town. It is of course associated with the influence, control, and patronage of the Mostyn Estate.

3.3.3 Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

The aesthetic value of the area is clear and expressed through the design of the buildings and the streetscape, in particular the imposing seafront buildings with its rich materials and detailing, but also the lesser residential areas such as Ty Isa Road . These design aesthetics, though built for very practical reasons and to practical designs, offer interest and stimulation to the present day.

3.3.4 Communal Value

Communal Value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal Values are closely bound up with historical (particularly associative) and aesthetic values but tends to have additional

or specific aspects. Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it.

The building and the wider area offer Communal Value through the evocation of past times and its role in the development of the town. The integrity and consistency readily apparent in the design and materials in the area greatly strengthen this. It is an area to which even the casual visitor can easily relate.

3.3.5 Summary

In terms of the guidance offered by Cadw, 5 Ty Isa Road and the wider area around the application site offer a strong contribution to the heritage asset through all of the four categories of Evidential Value, Historical Value, Communal Value and Aesthetic Value. It is perhaps invidious to highlight and particular category but the Evidential Value and Historical Value are particularly strong.

4.0 The Proposals and the Impact on the Heritage Asset

4.1 The proposals and Design Principles

4.1.1 The overriding design principle underpinning the proposals is to continue and strengthen the appropriate, sustainable, and beneficial residential use of the building whilst respecting the importance and value of the status building and using design and materials compatible with and complementary to the listed building and the Conservation Area. The proposed works involve the demolition of an unsightly sub standardly build rear extension for a new well-considered modern single storey extension and associated works - designed to improve the functionality of the property and support the ongoing residential use of the dwelling.

4.1.2 The proposed works in general include:

-Demolition of existing unsympathetic substandard extension and erection of new modern single storey extension for new ground floor kitchen, shower room and utility space.
-General refurbishment of the property including new replacement timber sash windows and conservation style velux roof lights and upgrade works to the rear outbuilding including new metal roof and window.

4.1.3 Different options were considered for the various elements comprising the proposed works to the rear. The chosen design best reflected the requirements of the client whilst respecting the character and importance of the building and area. The new extension aimed at enhancing the current layout and functionality of the property by creating a more modern facility that is expected of today's living standards.

4.1.4 The extension comprises a new ground-floor kitchen/dining area that improves natural lighting through a glazed modern window feature with conservation roof lights set in a vaulted ceiling. The extension is designed to be subordinate and subservient to that of the main house helping articulate the new and historic fabric. The extension is in scale with the original building and there is a clear distinction between the old and new. The extension is traditional in its form with simple geometric form and pitched roof finished with material to match that of the main building. The new glazing element has a deliberate effect, and strengthens the internal connection to the garden through bi-folding door system – designed in a clearly modern but respectful manner. The key design principle is to reinforce the viable residential use of the dwelling, while retaining its historic significance and harmony of place. All new

interventions are conceived as subordinate to the original structure and a great improvement to the existing substandard extension and previous unsightly modern intervention.

4.1.5 The extension is designed with white painted rendered walls, traditional Welsh slate roofing with flush verges on the gable end and painted timber sash style windows and timber doors to all match with the existing windows to be upgraded as part of the proposals. Thus all of these components ensure it complements and pays homage to the historic core.

4.1.6 The original building had been previously extended to the rear with a lean to roof kitchen structure and additional small flat roof bathroom structure assumed to be circa 20thC, which we assume replaced a previous small outrigger shown on the historical map of 1887.

4.1.7 To the front, street elevation, there have been some unfortunate changes to the fenestration at ground and first floor elevation and to the door. The details of doors and windows recorded in the listing description have been changed by a previous owner. It is proposed that the installed fenestration should be replaced by timber vertically sliding sash windows. The sash windows will have horns to reflect the previous detail. The door will be replaced in timber with half glazed panels.

4.1.6 Internally, comprehensive upgrade work as part of a full refurbishment program will enhance the property without compromising the historic layout or structural fabric.

4.2 Impact of the Proposals on the Asset and its Setting

4.2.1 The proposals seek to enhance and support the ongoing residential use of 5 Ty Isa Road and is designed to have a positive impact on the listed building and its setting. By incorporating a suitably pitched roof using materials sympathetic to the original fabric, the extension respects the building's character. Overall, the proposals maintain the architectural integrity of the building, whilst carefully enhancing its functionality, and connection to the setting.

4.2.2 There is not impact on the front elevation and the minimal impact on the wider context from Ty Isa Road will be wholly positive and will complement the pre-existing structure in an appropriate manner, with no impact on the historic fabric.

4.2.3 The proposed alterations to the rear are more contemporary in character with its larger glazed aperture onto the garden but have been carefully designed to remain subservient to the original building. Traditional materials, and sympathetic detailing, ensure a visual cohesion whilst also respecting the form and proportions of the building. No historic fabric is lost and the additions enhance the building's residential function without undermining its heritage value.

4.2.4 The proposed internal changes do not disturb historic fabric and seek only to make the accommodation more suitable.

4.2.5 Overall, the design approach and choice of materials are appropriate to the continued residential use and are sympathetic to the architectural character of the listed building and its urban setting.

4.3 The Welsh Government Document, 'Setting of Heritage Assets in Wales.' Sets out how proposals should be considered in relation to possible impact on heritage assets. The four stages outlined in section 4 of that document have been considered and are detailed below, Welsh Government publication text in italics.

Stage 1: *Identify the historic assets that might be affected by a proposed change or development*

The historic asset which may be affected by the proposal is the statutory listed building of 5 Ty Isa Road, Llandudno.

Stage 2: *Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced*

The importance of the heritage asset is clear and has been detailed.

Stage 3: *Evaluate the potential impact of a proposed change or development on that significance.*

The proposed development will have a limited but neutral impact on the building and its setting. The principal impact will be positive in that a sustainable and appropriate residential use will be continued and strengthened in an appropriate manner, form, and materials, and important detailing will be re-instated.

Stage 4: *If necessary, consider options to mitigate or improve the potential impact of a proposed change on that significance.*

There is no adverse impact on the significance of the heritage asset and the positive impact is achieved by the refurbishment of the building, the reinstatement of lost detailing, and by the choice of materials.

4.3 Summary

4.4.1 The proposals have a positive impact on the heritage asset and as such are compatible with the asset. They follow the guidance regarding new work as detailed in section 28 of Cadw's 2011 publication Conservation Principles.

4.4.2 The five points detailed in section 28 of that report are stated and addressed below, Cadw's words in italics:

28. New work or alteration to an historic asset will normally only be acceptable if:

a. the need for the work if fully justified

The proposals are justified by removing an unsympathetic and substandard built extension, continuing, and strengthening a sustainable residential use for the existing building and thereby securing its future, in a manner appropriate in design and detailing.

b. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the asset

The proposals are clear and visually well-presented and the limited but positive impact on the heritage asset can clearly be understood.

c. the proposal would not materially harm the values of that asset, which, where appropriate, would be reinforced or further revealed

The proposals will strengthen the values of the asset through the continuation and strengthening of a sustainable and beneficial residential and by the reinstatement of historic detailing in keeping with the characteristics of the area.

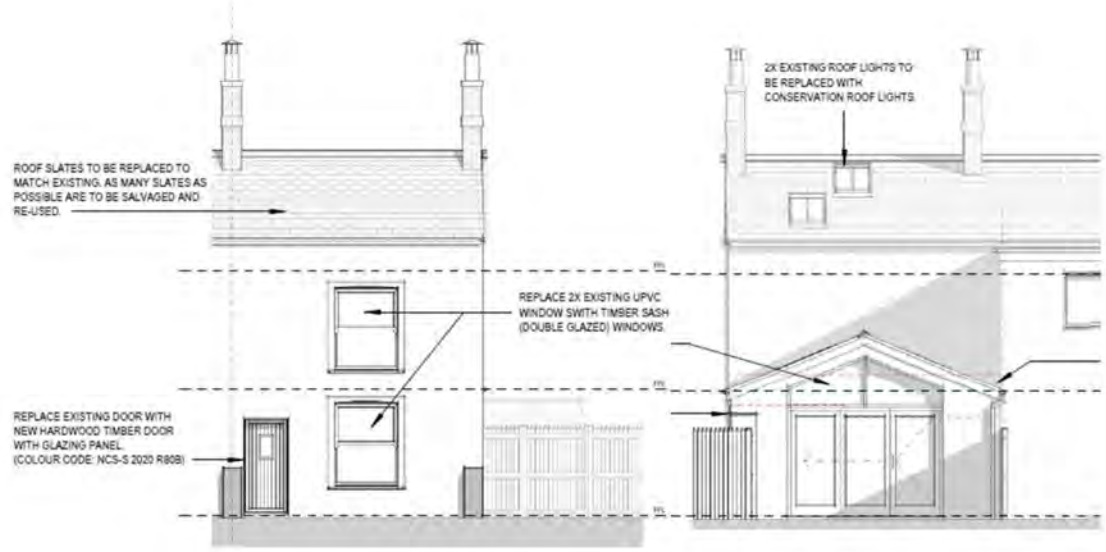
d. the quality design and execution must add value to the existing asset

The proposed changes are entirely in keeping with the heritage asset and will be of a high quality of design and materials.

e. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, largely reversible or be designed not to prejudice alternative solutions in the future.

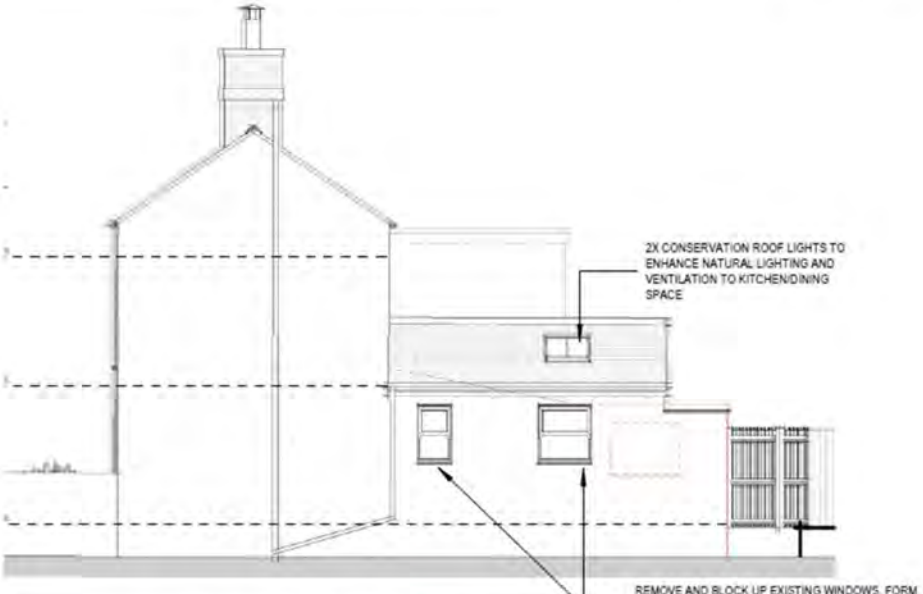
The proposals would have a limited, benign, and very positive impact upon the values, characteristics, and importance of the heritage asset and would enhance them. They would not be easily reversible but have no adverse impact on historic fabric.

Proposal drawings:



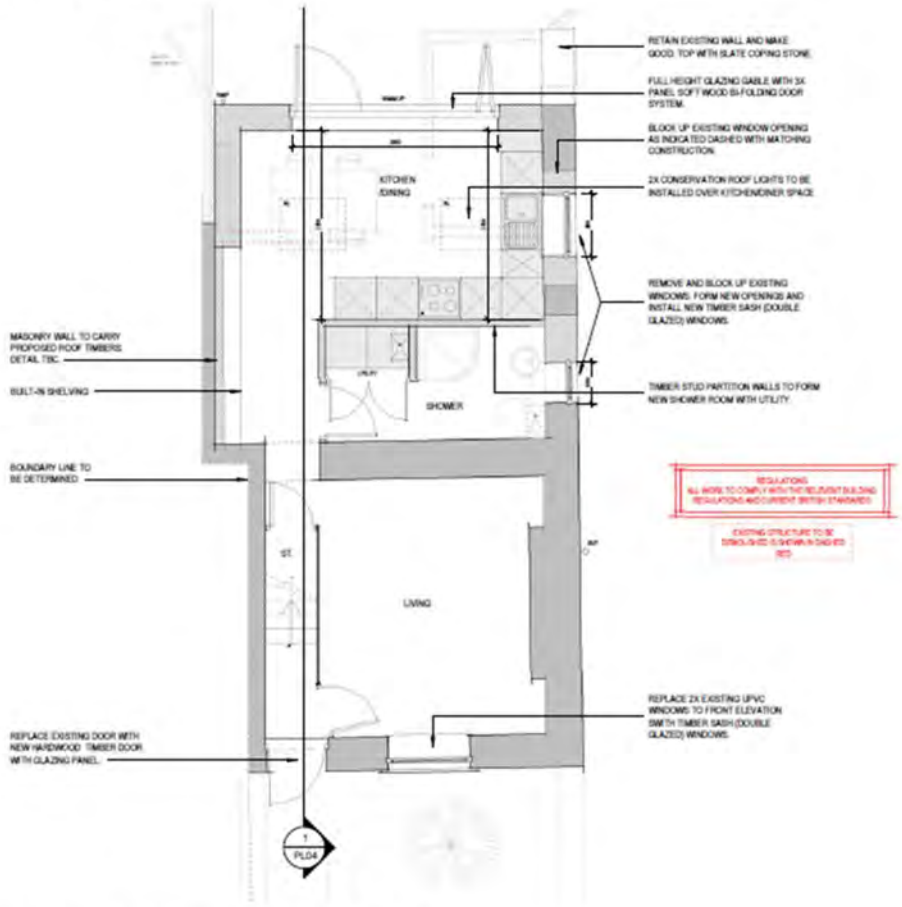
PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION

Proposed Floor plans:



Proposed 3-d visuals of the proposal

5.0 Conclusions

5.01 5 Ty Isa Road is a Grade II listed building of historic and architectural value, located in the conservation area of Llandudno. Its listing recognises its significance as an example of vernacular mid-19th C Victorian architecture.

5.01.1 The proposed rear extension has been sensitively designed to preserve the character and special architectural interest of the Grade II listed building, in accordance with Planning Policy Wales (PPW) Edition 12 (2024) and Technical Advice Note (TAN) 12: Design.

5.01.2 The extension uses matching and locally appropriate materials, proportions, roof forms, and fenestration to ensure it is visually coherent with the existing historic structure, supporting good design in the historic environment as required by TAN 12, paras 4.5–4.7.

5.01.3 The extension is subservient in scale and massing, appropriately articulated to distinguish between new and old while maintaining harmony. This respects the guidance in Cadw Circular 61/96 and the "Managing Change to Listed Buildings in Wales" (Cadw 2017).

5.01.4 The proposals have been informed by a clear understanding of the building's heritage significance, in line with PPW para 6.1.10, which stresses the importance of understanding significance before proposing change.

5.01.5 The impact of the proposed extension has been carefully assessed in accordance with Cadw's "Heritage Impact Assessment in Wales" guidance (2017), ensuring that any changes conserve the setting, character, and integrity of the listed building.

5.01.6 The building retains its principal elevation and historic plan form. The extension is located to the rear, a traditionally acceptable location for service or ancillary additions, consistent with historical precedent in vernacular Welsh architecture.

5.01.7 The development complies with Local Development Plan (LDP) policies on design, conservation and listed buildings.

5.01.8 There is no adverse impact on the building's setting or curtilage features, and the extension does not detract from views to or from the listed structure.

5.01.9 The scheme promotes sustainable reuse and enhancement of a historic rural building, aligning with PPW Chapter 6 (Distinctive and Natural Places) and the Welsh Government's objective to conserve and enhance heritage assets as a finite resource.

5.01.10 The design responds to Cadw's principles for managing change, including the need for legibility, reversibility, and the use of traditional materials and techniques where possible.

5.01.11 TAN 12 sets out the Welsh Government's objectives for achieving good design. When extending historic or listed buildings, key design principles include:

- Paragraph 4.5–4.7 – Local Context and Character
    1. Extensions should respond to the local context and built heritage
    2. Designs should respect the character and materials of existing buildings but can also take a contemporary approach, where sensitively handled.
    3. A well-designed modern extension can complement rather than mimic the original structure.
- Paragraph 4.10 – Integration of Old and New
    1. Good design may involve contrasting or complementary architectural styles, provided the result is visually and functionally coherent.
    2. Modern additions should be legible, i.e., clearly distinct from the historic fabric, while remaining sympathetic in scale, proportion, and materiality.
- Section 5 – Appraising Context
    1. Successful schemes are grounded in a thorough understanding of the site's historic and architectural context.
    2. Proposals should demonstrate how the extension reflects or enhances local distinctiveness and historic identity.

The proposals comply with all the above principles.

5.01.11.1 Key Policies from Planning Policy Wales (PPW) – Edition 12 (2024)

PPW promotes the conservation and enhancement of Wales's historic environment through high-quality design. Relevant principles include:

- Chapter 2 – Strategic Place making

  New development should be sustainable, inclusive, and context-sensitive, particularly when working with heritage assets.

- Paragraph 6.1.10 – Understanding Significance
    1. Decisions about change to listed buildings must be based on a clear understanding of their heritage significance.
    2. Any extension should aim to conserve and, where appropriate, enhance that significance.
- Paragraph 6.1.13 – Compatible Design
    1. While new work should not dominate or detract from the original, there is scope for creative and innovative design, especially where it helps preserve the historic fabric.
- Paragraph 3.9 – Design Quality
    1. PPW emphasises the role of good design as a key component of sustainable development.
    2. Extensions to heritage buildings should aim to be visually attractive, functional, and appropriate in scale and materials.

The proposals comply with all the above principles.

End of document.