



DESIGN  
COMMISSION  
FOR WALES  
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DYLUNIO  
CYMRU

# Desktop Review

Three Horse Shoes Inn,  
Trecastle, 31<sup>st</sup> July 2020

## Review Status

Meeting date

Issue date

Scheme location

Scheme description

Scheme reference number

Planning status

## PUBLIC

N/A

31<sup>st</sup> July 2020

Trecastle

Business property

N/A Desktop

Unknown at present

## Declarations of Interest

Panel members, observers and other relevant parties are required to declare **in advance** any interests they may have in relation to the Design Review Agenda items. Any such declarations are recorded here and in DCFW's central records.

None.

## Consultations to Date

This is the first time that the Design Commission for Wales has reviewed proposals for this site.

## The Proposals

We understand that the client is resident at the property and proposes internal & external alterations and refurbishment to an existing Grade II listed public house building at Trecastle, within the Brecon Beacons National Park area. Based on the material available the greatest element of work is internal to support the structure, the addition of en-suites to bedrooms, the installation of underfloor heating; replacing floors/ remedying damp/ replacing existing doors with fire doors/ installing conservation skylights and installing a new flat roof over the rear lobby, and a new roof for the stable. A Heritage Impact Assessment has been prepared covering all aspects of the build in the document. The proposed works would bring the building back into use.

## Main Points

The Design Commission for Wales' preferred consultation method is through design review at the earliest stages, as it allows the client and design team the opportunity to present the proposals, explain the design process and benefit from the wide ranging experience of the design review panel. This 'desktop' review response is reserved for untypical proposals or where specific comment is requested. In this case the client was advised to contact the Commission and seek a view on the proposals and consider the Heritage Impact Assessment.

The following key points have been identified following a desktop review of the material available to DCFW at the time of the enquiry:

The building is Grade II listed, included for its special interest as a village inn in late Georgian style, of group value with Brynheulog adjoining. The listing description states: *'Earlier C19 inn, painted roughcast with slate deep-eaved roof and roughcast end stacks. Paired brackets to eaves. Two-storey, three-window front, horned 4-pane sashes above, horned 24-pane sashes below and centre half-glazed door with 4-pane overlight. Raised stuccoed plinth and first floor sill band. Stone sills.'*

### Heritage Impact Assessment

DCFW was provided with the work to date on the Heritage Impact Assessment (HIA) which is very thorough. We have no further material comment at this time other than to suggest some potentially additions.

The inclusion of precedents that may be drawn upon to demonstrate the aspiration of the project would be useful along with some illustrative sketches. These may be useful to the justification for proposed re-rendering the façade, as well as adapting the roofscape. Care should be taken with the detail design and quality of materials of all aspects of the roofscape. Even in historic settings opportunities enhancing contributions to biodiversity, decarbonisation and rainwater management should be considered. It may be that it is appropriate to consider a hardy UK grown sedum roof. This should explored and tested, drawing on precedents and considering options and suitability.

### Underfloor Heating

In terms of the 'Schedule of Works' – the installation of underfloor heating may require further justification. The inclusion of precedents where this has been done successfully in other listed buildings of the same historic period would help demonstrate the case for underfloor heating. Care should be taken on all such measures to observe and practice energy efficiency and the best possible building performance when considering all such interventions.

### **Façade works**



The current proposal sets out changes to the existing renovation. The intention is to remove roughcast sand and cement render on the front elevation and side wall and re-point using lime mortar with white lime wash to finish, with the objective of remedying the damp problems and allow the historic walls to *'function as originally designed using traditional lime mortar and lime wash'*.

The HIA states that: *'The proposal will change the aesthetics of the primary elevation, but there are many photos which evidence the building's life as it has stood for the past few decades with a roughcast facade...However, only one photo remains of the building in its original style without the render and whitewashed (figure 6). This would have been how the pub stood for most of its lifespan and was the original intention for the stone structure. Restoring this revives an important aesthetic and functional part of the building's history.'*

Although this aims to reflect the earlier façade (photographed circa 1920, above left), it may benefit from further thought as the current building listing description specifically states: *'Earlier C19 inn, painted roughcast with slate deep-eaved roof and roughcast end stacks. Paired brackets to eaves. Two-storey, three-window front, horned 4-pane sashes above, horned 24-pane sashes below and centre half-glazed door with 4-pane overlight. Raised stuccoed plinth and first floor sill band. Stone sills.'*

Consideration of this treatment in the context of the listings' specificity on this point and the group value with the adjoining properties may prove valuable.

Time, Cost & Quality:

The client should allow adequate time for all aspects of the building to be carefully specified and finished to the highest possible quality.

Further Consultation:

DCFW would be pleased to comment on any further development plans if that would be helpful and we suggest that the client continues to engage the national park authority and statutory bodies, such as Cadw on relevant aspects of listed building consents and/or any other relevant permissions.

**Report prepared by Efa Lois, Place Advisor, DCFW**

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***A Welsh language copy of this report is available upon request.***