

From: Powys County Council
Sent: Tuesday, August 27, 2024 3:29 PM
To: Cadw
Cc: Cadw
Subject: FW: Troedrhifedwen Llanbister Road Llandrindod Wells Powys LD1 5UP

From: SPAB
Sent: 27 August 2024 15:26
To: Powys County Council
Cc: SPAB
Subject: Troedrhifedwen Llanbister Road Llandrindod Wells Powys LD1 5UP

Your reference: 24/0868/FUL

Troedrhifedwen Llanbister Road Llandrindod Wells Powys LD1 5UP
Dear ,

Thank you for notifying the SPAB of the proposals to demolish and replace Troedrhifedwen, an unlisted dwelling dating from the 1550s. Whilst we have not had an opportunity to visit the site, we have reviewed the documentation submitted online and would like to provide the following observations.

The historic building record provides a helpful and insightful account of the site's historical phasing, which highlights the historical, architectural, and cultural significance of Troedrhifedwen as a heritage asset. The report also highlights the wealth of historic and architectural features that survive within the building despite the modern alterations that have occurred.

A structural report is included as supporting documentation for this application. This report notes that there are aspects and isolated areas within the building which are in need of repair and intervention, to which we would not disagree, however, the conclusions of the report are centred around the repair and do not condemn the structure nor consider it unfeasible to adopt of strategy of repair over demolition. We also have some apprehension regarding the summary of findings and "discussion" points of the report, and we believe a structural engineer with historic building experience would provide less drastic conclusions and suggest a strategy to consolidate them in a more sympathetic manner.

We also note that whilst the structural report highlights concerns regarding its structure, there are many aspects of this building fabric that remain in good condition. This appears to be largely due to the condition of the roof, which appears to be in a good state of repair and appears to have been relatively recently repaired, given that there is a modern membrane visible from within. The photographs provided also suggest that the internal walls are generally dry with no signs of mould or other issues.

At this time, we do not consider there to be sufficient justification for the total demolition of this historic house and all its remaining features based on the condition of the existing structure, and we are deeply concerned by the proposal for its demolition. For clarity, we wish to register an objection to the current proposals contained within this application.

We would strongly encourage the applicant to withdraw this application and adopt a more sympathetic approach that seeks to retain, adapt, and alter this historic building. The SPAB would be happy to provide advice or guidance from its casework or technical team to support the building owner in exploring the options for its repair, upgrade and reuse.

We trust our comments are helpful to you.

Kind regards,

Casework Officer

The Society for the Protection of Ancient Buildings

37 Spital Square, London E1 6DY

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