

Summary of Findings and Condition to Date

Outline Condition Survey of Brondanw Arms / Tafarn Y Ring, Llanfrothen



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Date of Inspection: 06 January 2025
Weather Conditions: Light rain, cold 3°C

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Prepared by: Gethin Roberts
Checked by: Iwan Thomas

Contact information

Gethin Roberts
Conservation Accredited Architect
ARB, RIBA, AABC
gethin.roberts@db3group.com
Tel: 01492 592378

Aberystwyth Office

DB3 Pensaernïaeth / Architecture
30 Heol Y Wig, Aberystwyth, SY23 2LN
www.DB3group.com

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1. Introduction

This report was commissioned by Menter Y Ring Llanfrothen Cyf to obtain an overview of the condition of Brondanw Arms / Tafarn Y Ring. The report will identify critical vulnerabilities within the existing fabric and will also be used to inform where we can target our interventions to most beneficially and cost-effectively repair the existing fabric.

2. Scope of Survey and Exclusions

The inspection was carried out through a non-invasive visual inspection from ground level and assisted by aerial drone imagery.

The report is restricted to the general condition of the building and its defects. It is not a specification for the execution of the work and must not be used as such.

The following items are outside the scope of the inspection;

- Mechanical and electrical installation including legionella, alarm system, data/telecommunications, heating and water systems, renewable energy installations etc.
- Portable and fixed appliances.
- Loose furniture, artefacts and furnishings (other than decoration).
- Asbestos.
- Ecology.
- Archaeology below ground or concealed.

We have not had access to any previous inspection reports, maintenance records or specialist reports, therefore, it has not been possible to assess what action has been carried out or which items observed and highlighted in this report have been subject to previous reports or investigations.

The purpose of this report is to outline the necessary work to repair the building over the short term with a general indication of more long term issues. The report is intended to be clear, concise but not lacking in detail where necessary and to be understood by the lay person.

Nothing in this report is to be taken as criticism of or evidence against any person or organisation.

3. Executive Summary

In general, Brondanw Arms is in a fair and reasonable condition, considering the limited level of repairs and intervention over its recent history, however, there are issues that need to be addressed in the next five to ten years.

The external walls to the original 19th century building appear to be in fair condition at first glance with some localized areas of moss and biological growth visible. However, upon closer inspection of these areas, it is apparent that the paintwork is friable and flaking and seems like the coating is a modern plastic impervious paint in appearance and texture. These types of paint are not breathable and is preventing the solid walls from breathing. From removing small areas of defective paint with a screwdriver it was obvious that the paint was contributing to withholding moisture within the walls as the mortar was saturated. Furthermore, the mortar is cementitious which also prevents the passage of moisture within the walls. Some areas of the walls within the first floor flat is showing spots of damp and with some of the walls appearing to be plastered in sand and cement, which is also likely to be withholding moisture and thus not able to dry out. It is therefore recommended that further intrusive investigation of all the internal plaster to the original building is sampled to ascertain whether it's sand and cement or lime, which will help inform repair proposals.

The modern rear extensions external plaster seems largely in reasonable condition and only requires redecoration with suitable masonry paint.

The slate cover to the pitched roof of the original building is covered in heavy moss and biological growth mainly due to its close proximity to the large trees along the public highway. This needs to be

managed on an annual basis ideally to minimize risk of potential damage to the structural timbers as moss absorbs and retains water and moisture that can keep the roof wet, which can cause the structural timbers and battens to rot. The rear slope is in poor condition overall with several patch repairs visible and therefore should be re-roofed entirely. The pitched roof of the rear extension and lead valleys between both pitched roofs appear in good condition. The flat roof terrace and circulation dormer above the first floor stairs have reached their life expiry and will need to be replaced.

Rainwater goods (RWG's) and gullies need to be regularly cleaned out as the majority of them are blocked. The RWG's are generally in satisfactory condition but some sections may need to be replaced in the near future.

The wider site is generally tidy but there is a lot of moss and biological growth visible around the perimeter of the building that will need to be cleaned off as they retain moisture and can become a slip hazard.

The bin and recycling compound looks tired and has deteriorated to the point that it needs to be replaced.

Internally, the first floor flat is overall in poor condition and not fit for occupation. In the medium to long term the flat will need to be gutted and refurbished completely as a lot of the fabric is currently in poor condition.

The tavern itself is in better condition overall and with a little bit of refreshing of the fabric and degreasing of kitchen equipment it can be reopened to the public. However, in the medium to long term the internal fabric will need to be further investigated in order to ascertain whether cementitious plasters are present and what level of damage to the masonry and fabric it may be having.

The condition of the walls within the cellar section of the original building is a concern at present as there is significant mould growth present to the external walls' surfaces. This is directly linked to the issues present to the external face where the passage of moisture is being restricted due to impervious materials (mortars, plasters and paint). Furthermore, a lack of ventilation is accelerating the issues with mould and biological growth therefore mechanical ventilation could help alleviate this problem and provide better air quality.

4. Condition Survey

In summary, the immediate works required to reopen Brondanw Arms as a tavern to the public relate to superficial and minimal that includes a general clean and redecoration of the fabric, replacement of the dining lounge's carpet, degreasing kitchen equipment, ensuring gas and electrical tests are done with associated certificates in place, carbon monoxide detectors are present, chimney stacks swept, cleaning of gullies and rainwater goods etc. The list of recommendations can be seen in Section 10.

Other works identified are less urgent and relates to repairs to improve the buildings condition and performance, which includes repointing and redecorating stonework and chimney stacks, redecorating render, re-roofing the rear slope of the original building's roof, repairing and redecoration of windows and external doors, renewing and redecorating rainwater goods, localized replastering, and refurbishing the first floor flat and cellar.

There may also be an appetite to extend to the rear of the building to increase its dining capacity with the introduction of a lift to improve accessibility along with a new commercial kitchen. The brief outline cost for these items have also been included in Section 11 as part of the 5-year plan for the building.

Where applicable, commentary has also been provided on the potential replacement of unsympathetic repairs to restore the building's character and breathability of the traditionally constructed building.

5. Brief Description

Brondanw Arms is a Grade II listed third quarter 19th century two storey village pub at the end of a residential terrace in the small estate village of Garreg Llanfrothen. It forms part of the Brondanw Estate

and has had many 20th century additions and alterations done by the estate's former owner and renowned architect and conservationist Sir Clough Williams-Ellis.

The original section of the building survives in good condition considering its age, and has clearly developed over time. Although the listing description states it's a 19th century building, there may be a possibility that the main original section of the building dates back to the 17th century as a hostelry but this is not verified. The survival of the frontage to the principal elevation increases the significance of Brondanw Arms.

The building comprises of the original 19th century two storey building with a wine and beer cellar, which is the earliest section of the building. Various alterations were made during the 20th century along with the addition of a long rear two storey extension before an additional floor and pitched roof was added to half of the extension's footprint at the turn of the century.

Name	Grade	Listing Reference Number:
Brondanw Arms PH	II	19830

6. Overview Photographs



Rear elevation with the gable wall of the dining lounge and the flat roofed terrace on the right with the rear of the Brondanw terrace in view. Brondanw Estate pilasters set back at junction splay to highway on the left.



The north-eastern facing side elevation where there is a clear and distinct difference between the main original 19th century building and the 20th century addition to the rear.



Moss growth to tarmac surface to building perimeter.



Bin, recycling and storage compound adjacent to car park.



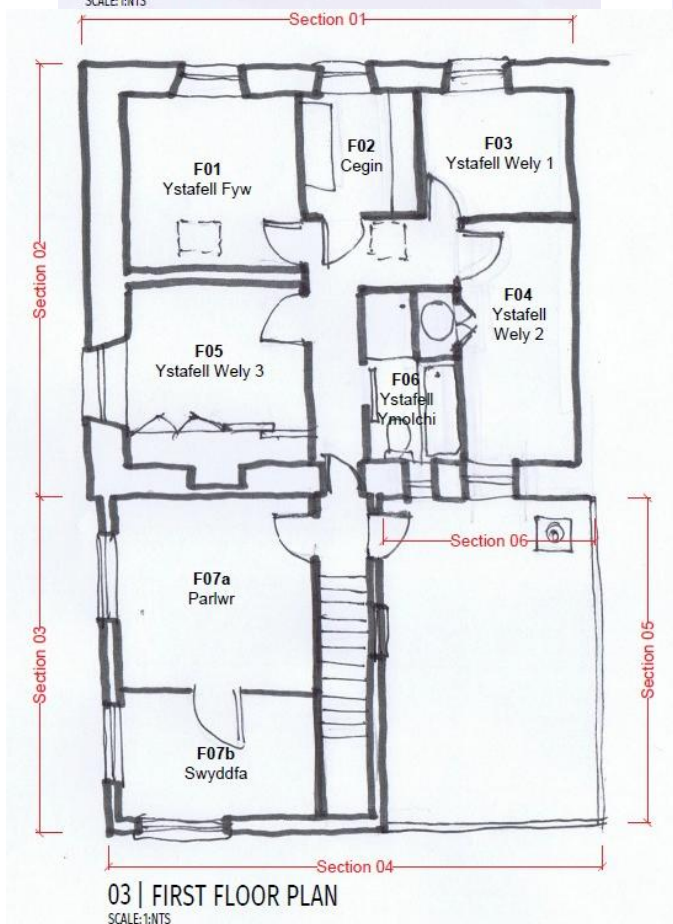
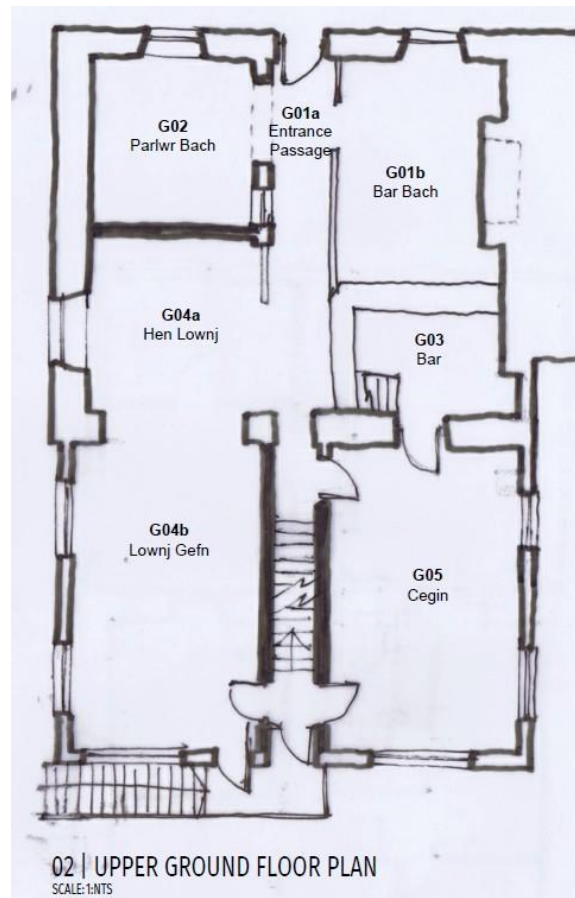
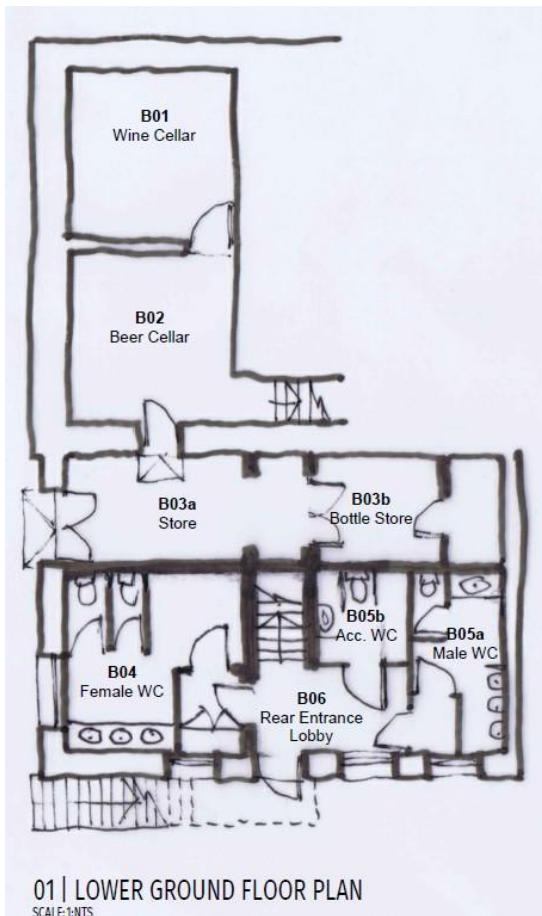
Timber framed beer booth.



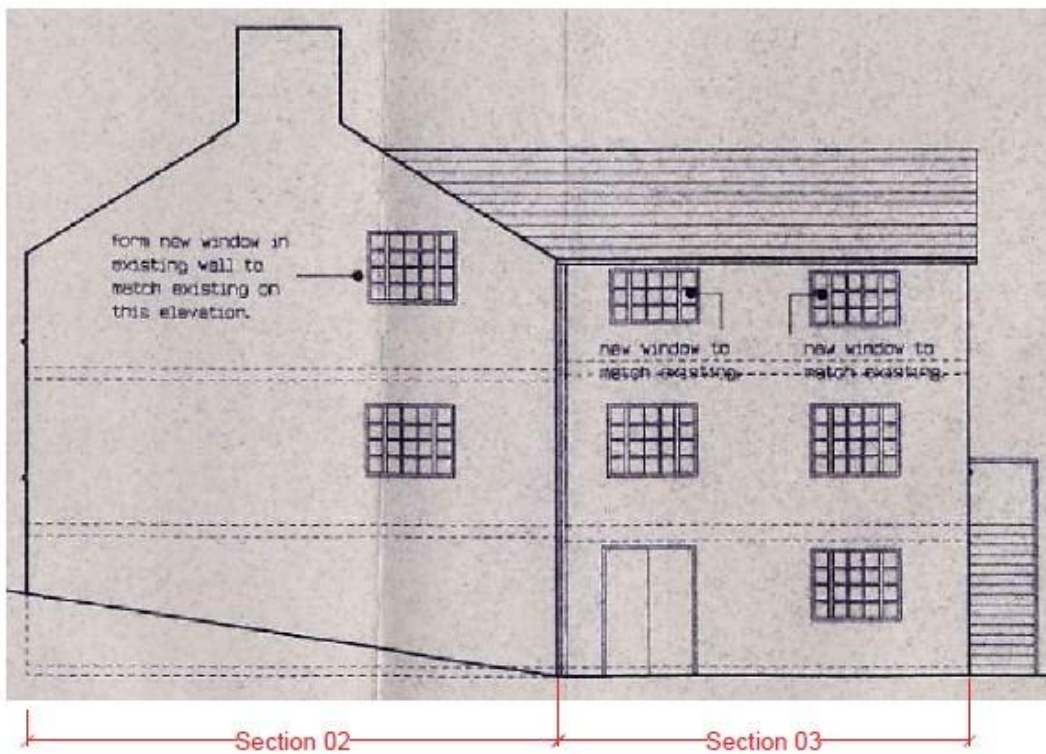
Part of the beer garden to the left with the camping site to the right. Part of Moel Ddu and Moel Hebog seen to the right with Y Wyddfa usually seen to the right on a clear day.

7. Drawing Referencing

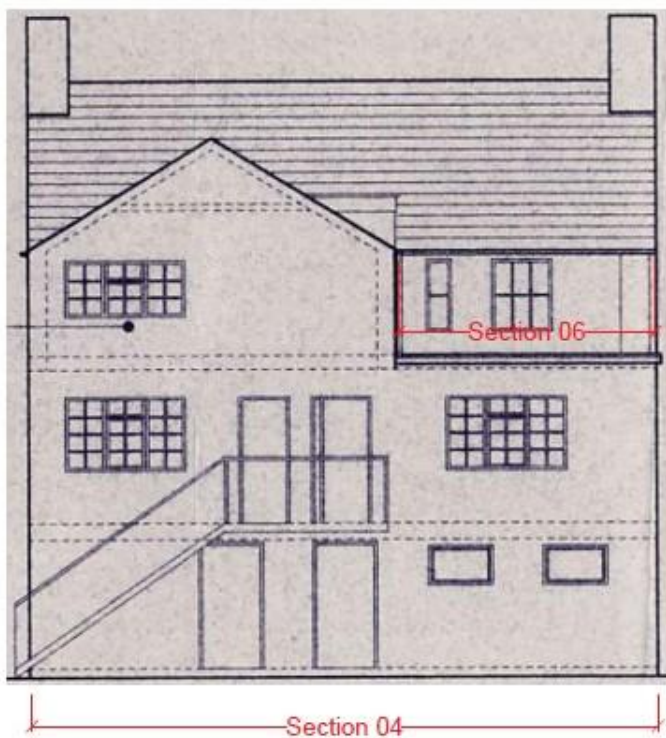
7.1 Plans Referencing



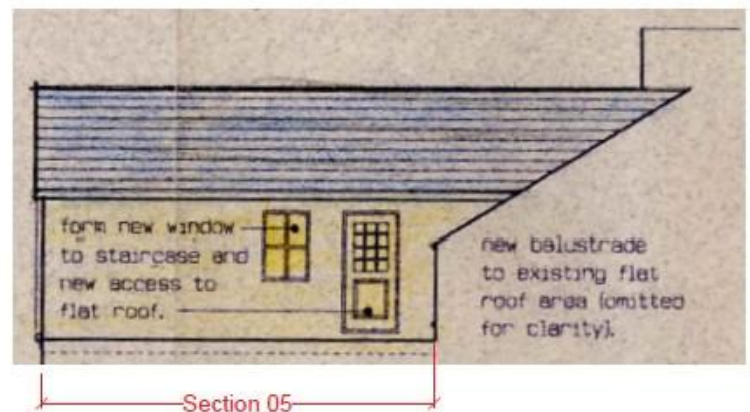
7.2 Elevations Referencing *(Note: Drawing of Principal / Front Elevation [Section 01] currently not available)*



01 | North-East (Side) Elevation
SCALE:1:NTS



02 | North-West (Rear) Elevation
SCALE:1:NTS



03 | South-West (Side) Elevation
SCALE:1:NTS

8. External Condition Survey

8.1 Summary

8.1.1 General Notes

Allow to clear all vegetation and biological growth from within 1m of building.
Allow to clear of vegetation, or at least treat with weed killer (avoiding contamination of building).
Regularly clean out all rainwater gutters and gullies.
Flush out surface/rainwater and foul drainage systems.
Connect all rainwater downpipes to gullies that leads to mains drainage system.
Re-wire entire building.
New separate plumbing and heating systems to tavern and flat.
Allow for supply and installation of fire alarm, security alarm, CCTV and WiFi.
Design development contingency at 10%.
Project Contingency at 15%.

8.2 Chimney Stacks and Roof Features

Configuration:

Two chimney stacks present, both rendered stone construction with protruding stepped stones. Both stacks are capped with concrete with a single steel flue to each stack. One stone southernmost stack associated with the large inglenook fireplace within Bar Bach with the other stack associated with a redundant smaller fireplace within Parlwr Bach on the northern gable.

Condition:

Render to north gable stack is heavily stained below concrete capping which is suspected to be contributing to damp issues to northern gable wall. Render to both stacks are unsympathetic and detrimental to the character of the building. Render appears in sound condition but is suspected to be cementitious plaster that is likely to be withholding moisture that may be contributing to the damp issues to the northern gable wall. Concrete capping to southernmost stack has cracks visible that may be allowing water into the stacks' masonry.

Recommendations:

- Hack off render and rake out mortar joints.
- Re-point with traditional lime-based mortar.
- If stonework is in good condition then limewash over with 4no coats. If not, dub out and render over stonework with traditional lime-based plaster.
- Allow to replace concrete capping to southernmost stack with NHL5 lime mortar.
- Line stacks / flues with lime-based mortar.
- Allow for new flues and vented caps.

Overview photos:



8.3 Roof Coverings

8.3.1 Main / Original Building

Configuration:

Pitched slate roof covering. Single sized Welsh (tally) slates in regular courses with back plain clay ridge tiles. Exposed lead valleys. Mineral wool insulation fitted between ceiling joists. Appears that entirely new roof structure has been built within the past c.40 years with little of the original structure remaining.

Condition:

Heavy moss growth and some lichen visible, especially to the front (eastern) pitched slope. Rear (western) slope cover and ridge tiles are also showing heavy weather / biological growth staining, which is expected due to close proximity of trees along highway. There is also evidence of several localized repairs to the rear slope with lead cleats visible which suggests possible nail sickness / failure – this is likely to result in the need to re-roof the entire slope within the next 5-10 years as the roof slope is nearing its life expiry. Some ridge tiles have also been re-bedded towards the northern end of the ridge as fresh mortar joints are visible. The roof structure seems to be relatively modern and in good condition with very little of the original roof structure remaining, mainly perkins which are doubled up with new members. Mineral wool insulation appears in satisfactory condition but may need additional insulation to reach suitable standards for accommodation. Suspect that roof void currently does not have sufficient ventilation, which could lead to the decay of the roof structure.

Recommendations:

- Clean off all moss and biological growth from roof cover.
- Re-roof entire rear slope. Allow for new roofing sheet membrane. May need to be Type 1F felt if presence of roosting bats, which will also require form of clear ventilation between eaves and ridge levels. Lead vents may need to be provided if eaves and ridge vents alter the external appearance of the roof.
- Re-bed all ridge tiles with NHL3.5 lime mortar.
- Structural Engineer to assess structural integrity of roof structure. New ceilings joists and roof ties especially to be thoroughly examined.

Overview photos:



8.3.2 Rear Extension's pitched roof

Configuration:

Pitched slate roof covering. Single sized Welsh (tally) slates in regular courses with back plain clay ridge tiles. Exposed lead valleys. Roof built c.2000. Dormered strip built-into roof that bridges onto the main building's rear slope.

Condition:

Some moss growth and lichen visible to entire roof. North facing slope cover and ridge tiles are also showing heavy weather / biological growth staining, which is expected due to close proximity of trees along highway. The roof cover appears to be in good condition overall. Flat roofed section in poor condition and appears to have reached its life expiry with moss growth, biological staining and evidence of standing water will little runoff.

Recommendations:

- Clean off all moss and biological growth from roof cover.
- Check if sufficient ventilation is provided to pitched roof void and timbers.
- Structural Engineer to assess structural integrity of flat roof structure.
- Replace of flat roof section.

Overview photos:



8.3.3 Rear Extension's flat roof

Configuration:

Polyprop / Fibreglass cover to terrace. Likely to have been installed at same time as first floor rear extension (pitched roof) in c.2000. Galvanized steel railings surrounding both edges of the roof.

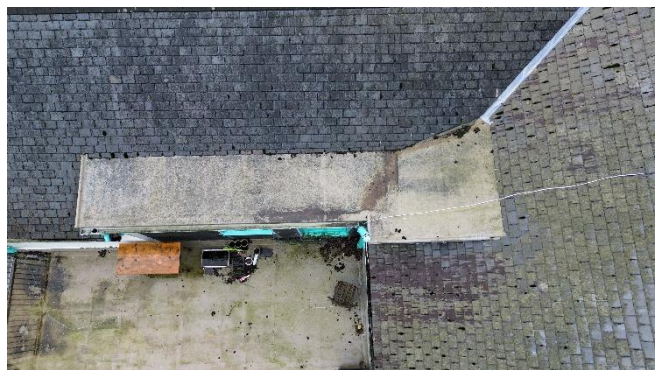
Condition:

Roof is in poor condition and has reached its life expiry with moss growth, biological staining and evidence of standing water with little runoff. Roof structure can be made out from drone images that suggest the deck has failed. Railings appear in satisfactory condition.

Recommendations:

- Replace entire flat roof deck and cover.
- Check if sufficient ventilation is provided to roof structure.
- Structural Engineer to assess structural integrity of roof structure. Possible complete replacement of structural timbers is required.

Overview photos:



8.4 Rainwater Disposal Systems

Configuration:

Mixture of painted cast iron and modern UPVC gutters and downpipes in various profiles. Most gutters are half-round with square profile UPVC gutter to the portico's flat roof. All downpipes are round. Modern painted fascia boards to all roofs.

Condition:

Generally, all rainwater goods are in satisfactory condition and are well secured to the fascia boards. Downpipes generally discharge into gullies that are likely connected to the mains sewer. Some discharge to surface whilst the ends of other pipes are fixed directly into the ground and are encased with hardstanding (tarmac and concrete). The UPVC rainwater goods are unsympathetic to the building.

Recommendations:

- Regularly clear out gutters and gullies of blockages. Consider fixing brushes or gratings to gutters to prevent buildup of leaves and vegetation growth.
- Flush out rainwater and surface water drainage system.
- Replace UPVC rainwater goods (RWGs) with cast iron or cast aluminium RWGs.
- Allow to repair/replace sections of cast iron RWGs like-for-like. Redecorate with suitable metal paint.

Overview photos:



8.5 Elevations

8.5.1 Section 01 (South-East Elevation)

Configuration:

Primary façade of the building, three bay frontage with a flat roofed portico supported by cast iron fluted columns and similar engaged columns to the wall. Roughly coursed stonework that has been whitened with what appears to be impervious paint. The façade sits behind a low rendered and pierced block walls. Several telephone and TV cables are visible along the length of the fascia board.

Condition:

The impervious plastic paint seems largely intact, however, there are localized areas where the paint has blistered, flaked, friable and loosely attached to the surface with moss and biological growth. Upon removing small areas of flaking paint it became apparent that the mortar in the stonework joints was cementitious and saturated, almost clay like in texture. This is likely due to the paint preventing the passage of moisture and is contributing to withholding moisture within the walls thus not allowing the walls to breathe and dry out. The portico is in fair condition with the felt to the flat roof reaching its life expiry.

Recommendations:

- Remove impervious paint from masonry and rake out cementitious mortar. Repoint in traditional lime-based mortar and coat over stonework with limewash or similar breathable masonry paint.
- Re-roof portico flat roof with suitable single ply roofing membrane that is sympathetic to the building's character.

Overview photos:



8.5.2 Section 02 (North-East Elevation)

Configuration:

Side elevation of the original historic building. Roughly coursed stonework that has been whitened with what appears to be impervious paint. Standoff lettering, likely to be acrylic material. The ground slopes down towards the car park to the rear of the property via a tarmac footpath. Several telephone and TV cables span horizontally across the façade around halfway up and are painted over white, which is unsympathetic to the character of the building.

Condition:

Similar to the front façade, the impervious plastic paint seems largely intact, however, there are localized areas where the paint has blistered, flaked, friable and loosely attached to the surface with moss and biological growth. Upon removing small areas of flaking paint, again it became apparent that the mortar in the stonework joints was cementitious and saturated, almost clay like in texture. This is likely due to the paint preventing the passage of moisture and is contributing to withholding moisture within the walls thus not allowing the walls to breathe and dry out. Standoff lettering in good condition.

Recommendations:

- Remove impervious paint from masonry and rake out cementitious mortar. Repoint in traditional lime-based mortar and coat over stonework with limewash or similar breathable masonry paint.
- Re-roof portico flat roof with suitable single ply roofing membrane that is sympathetic to the building's character.
- Consider re-routing telephone and TV cabling to be less visible if possible to minimize visual impact on the appearance of the historic building.

Overview photos:



8.5.3 Section 03 (North-East Elevation)

Configuration:

Side elevation of the rear three-storey extension, likely to be cavity wall construction with smooth rendered finish to the top two floors and a more textured finish to the lower ground floor / basement level. Lower and upper ground floors are 20th century whilst the first floor was built at the beginning of the 21st century (c.2000). Render painted in white to match main original building. A large armored cable spans vertically to the corner of the building from the lower ground floor level to the eaves. Several telephone and TV cables span horizontally across the façade between upper ground and first floor level and are painted over white, which is unsympathetic to the character of the building. The ground is level with the car park to the rear of the property. Two wall mounted air conditioning units at lower ground floor level.

Condition:

The render is generally in good condition with evidence of localized patch repairs to the lower ground floor level. Paintwork is also sound but weather stains are visible, especially to the lower ground level and to the corner of the extension from top to bottom.

Recommendations:

- Remove moss and biological growth to textured render at low level and from tarmac surface to at least 1m from building to prevent further damage.
- Patch repair damaged areas of textured render at low level.
- Redecorate entire façade with suitable masonry paint.
- Consider re-routing telephone and TV cabling to be less visible if possible to minimize visual impact on the appearance of the historic building.

Overview photos:



8.5.4 Section 04 (North-West Elevation)

Configuration:

Rear elevation of the rear extension where one half is three-storeys with pitched roof whilst the other half is two-storeys with a flat roof terrace for the first floor flat. Lower and upper ground floors are 20th century whilst the first floor was built at the beginning of the 21st century (c.2000). Entire extension likely to be cavity wall construction with smooth rendered finish to the top two floors and a more textured finish to the lower ground floor / basement level. Render painted in white to match main original building. Several telephone and TV cables span horizontally across the façade between upper ground and first floor level and are painted over white, which is unsympathetic to the character of the building. The ground is level with the car park to the rear of the property. External painted galvanized stairs provides access from car park level to upper ground floor level of building and is used mainly to provide independent access to the internal stairs leading up to the first floor flat. It is also used as a means of escape from the public house.

Condition:

The render is generally in good condition with evidence of localized patch repairs to the lower ground floor level. Paintwork is also sound but weather stains are visible, especially to the lower ground level and to the corner of the extension from top to bottom. Paintwork coating to the steel staircase has largely failed and damaged exposing the underlying steel to moisture and oxygen, which has led to rust formation / corrosion to some areas of the landing's trimmer and the base of the supporting post.

Recommendations:

- Remove moss and biological growth to textured render at low level and from tarmac surface to at least 1m from building to prevent further damage.
- Patch repair damaged areas of textured render at low level.
- Redecorate entire façade with suitable masonry paint.
- Consider re-routing telephone and TV cabling to be less visible if possible to minimize visual impact on the appearance of the historic building.
- Repair galvanized steel stairs by cleaning off corrosion / rust formation and redecorating with suitable paint.

Overview photos:



8.5.5 Section 05 (South-West Elevation)

Configuration:

Consisting of two sections, one being the flat roof block for the lower and upper ground floor levels and the other being at first floor level to the side elevation of the rear extension that faces the rear first floor terrace. Pitched roof section was built in circa 2000 whilst the dormer like flat roofed section above the staircase leading to the flat is 20th century, likely built during the 1970's. Smooth painted render to the newer section whilst the flat roofed circulation section is faced with vertical slate cladding.

Condition:

The render is generally in good condition with some weather staining visible. Slate cladding is generally intact with some staining below the window cill and around the external door frame.

Recommendations:

- Remove staining from slate cladding.
- Consider new protruding cill to window with sufficient drip detail to prevent further staining to slate cladding.

Overview photos:



8.5.6 Section 06 (South-West Elevation)

Configuration:

First floor level to the rear elevation of the original historic building that faces the rear first floor terrace. Roughly coursed stonework that has been rendered over with troweled and painted finish.

Condition:

The render appears to be cementitious and is showing signs of age with localized hairline cracks and some weather staining in places. It is suspected that some of the plaster may have debonded in places. The cementitious render is likely to be withholding moisture within the solid walls thus preventing the passage of moisture which is not allowing the walls to breathe. Along with its age, this also is likely to be the root cause of the cracks.

Recommendations:

- Investigations to determine if render is cementitious in nature. If so, remove render back to stonework and render over in suitable lime-based plaster once wall has sufficiently dried out. Should there be gypsum / cementitious plaster on the inside walls then this should also be removed and replaced with a traditional lime-based plaster to allow the wall to fully breathe. Decorate both sides of the walls with breathable paint such as limewash or similar.

Overview photos:



8.6 External Windows

8.6.1 South-East Elevation (Principle / Front Facade)

Configuration:

Five recessed 6-pane (3 over 3) single glazed painted timber sliding sash windows with painted slate cills and smooth square rendered surround to the external reveals and head with a painted finish. All windows painted in Portmeirion / Brondanw Estate's landmark colour.

Condition:

Generally, in poor condition with paintwork failing with hairline cracks and flaking prevalent suggesting the paint is plastic / impervious thus not allowing the passage of moisture. This has caused the timber to rot in places, especially lower down the frames. The bottom rails and timber cills have decayed and will need to be fully replaced. Most of the glazing putty has also perished and will need to be replaced in its entirety. Some sash / glazing bars are also soft suggesting they have decayed beyond repair. Window may have been painted shut. The rendered reveals are in a reasonable condition.

Recommendations:

- Remove as much of the impervious paint as possible insitu, preferably down to bare wood – this may require removing entire window out to be factory repaired.
- Allow to gently ease sticking sashes and excess paint removed. Replace sash weights, cords and pulley wheels to window. Also replace glazing putty and consider installing brush seals and draught proofing strips.
- Replace all timber cills entirely like-for-like to all windows. Allow to splice repair 25% with new timber.
- Redecorate windows with suitable breathable paint such as linseed oil paint to existing colour.
- Allow for new ironmongery and sash cords, pulleys and weights.

Overview photos:



8.6.2 North-East Elevation (Side Facade)

Configuration:

Five recessed 20-pane (10 over 10) and two recessed 15-pane (5 over 10) single glazed painted timber sliding sash windows with slate cills. All windows painted in Portmeirion / Brondanw Estate's landmark colour.

Condition:

Generally, in good condition. Similar to all other windows, the same paint has been applied which is showing signs of failing with hairline cracks and some flaking suggesting the paint is plastic / impervious and is therefore not allowing the passage of moisture. The timber cill to the lower ground floor window has begun to rot and looking at drone photos it appears the same problem applies to the remaining windows to this elevation. The glazing putty to all windows appear in fair condition with some hairline cracking visible which suggests it's reaching its life expiry. Sash / glazing bars appear to be in sound condition.

Recommendations:

- Remove as much of the impervious paint as possible insitu, preferably down to bare wood.
- Allow to gently ease sticking sashes and replace sash weights, cords and pulley wheels to window. Also replace glazing putty and consider installing brush seals and draught proofing strips.
- Replace all timber cills entirely like-for-like to all windows. Allow to splice repair 10% with new timber.
- Redecorate windows with suitable breathable paint such as linseed oil paint to existing colour.
- Allow for new ironmongery and sash cords, pulleys and weights.

Overview photos:



8.6.3 North-West Elevation (Rear Facades)

Configuration:

Two recessed 3-bay 24-pane casement windows (dining & kitchen), one 3-bay 18-pane casement window (first floor flat), one 12-pane casement window (Bedroom in flat), one 2-pane casement window (Bathroom in flat), and two recessed 2-pane plain fixed windows (male toilets). All windows are single glazed and have projecting slate cills and are painted in Portmeirion / Brondanw Estate's landmark colour.

Condition:

Generally, most of the windows are in satisfactory condition, however, the first floor window to the rear extension is poor condition with defective paintwork, biological growth to the surface, failed glazing putty, tired ironmongery and condensation to the glazing panes. The remainder of the windows are similar to other windows on the side (north-east) elevation in that the same paint has been applied which is showing signs of failing with hairline cracks and some flaking suggesting the paint is plastic / impervious and is therefore restricting the passage of moisture. Also similar to the windows along the NE façade, it appears from drone photos that the same problem applies to the upper level windows to this elevation. The glazing putty to all windows appear in fair condition with some hairline cracking and worn paintwork visible which suggests it's reaching its life expiry. Sash / glazing bars appear to be in sound condition. The

Recommendations:

- Remove as much of the impervious paint as possible insitu, down to bare wood if possible.
- Allow to gently ease sticking sashes and replace sash weights, cords and pulley wheels to window. Also replace glazing putty and consider installing brush seals and draught proofing strips.
- Replace all timber cills entirely like-for-like to all windows. Allow to splice repair 10% with new timber.
- Redecorate windows with suitable breathable paint such as linseed oil paint to existing colour.
- Allow for new ironmongery and sash cords, pulleys and weights.

Overview photos:



8.6.4 South-West Elevation (Side Façade)

Configuration:

Upper Ground Floor – Recessed single glazed single glazed 12-pane timber casement in kitchen that is obscured by large kitchen extract internally. Recessed single glazed plain modern single hung painted timber window also in kitchen space.

First Floor – Single glazed 4-pane timber casement, modern interpretation of sliding sash window with projecting cill and overlapping lead drips to head and beneath cill.

All windows painted in Portmeirion / Brondanw Estate's landmark colour.

Condition:

Generally, the first floor casement and 12-pane casement are in satisfactory condition. Similar to all other windows, the same paint has been applied which is showing signs of failing with hairline cracks and some flaking suggesting the paint is plastic / impervious and is therefore not allowing the passage of moisture. From drone photos it appears that the glazing putty is in fair condition with some hairline cracking and worn paintwork visible which suggests it's reaching its life expiry. Sash / glazing bars appear to be in sound condition.

The modern single hung window is in poor condition with failing paintwork and putty, tired ironmongery, and early signs of decay to wood. Window is also unsympathetic and should be replaced as it has reached its life expiry.

Recommendations:

- Replace small modern single hung kitchen window with a more sympathetic designed window.
- Allow to gently ease sticking sashes and replace sash weights, cords and pulley wheels to window. Also replace glazing putty and consider installing brush seals and draught proofing strips.
- Remove as much of the impervious paint as possible insitu, preferably down to bare wood.
- Redecorate windows with suitable breathable paint such as linseed oil paint to existing colour.

Overview photos:



8.7 External Doors

8.7.1 South-East Elevation (Principle / Front Facade)

Configuration:

Central boarded front entrance door and rectangular overhead. Door with stained finish whilst door and overhead frames finished with Portmeirion / Brondanw Estate's landmark colour paint.

Condition:

Generally, in satisfactory condition although there are early signs that the paintwork to the door and overhead frames is failing with hairline cracks and some flaking visible. As with all windows, this suggests the paint is plastic / impervious thus not allowing the passage of moisture. This could cause the timber to rot. The varnish to the door is also a little worn, especially at low level where the weather has affected it, with small discolouration patches visible. Small indents and scratches are also visible which is expected for a door of its age. Glazing putty to the overhead is also showing its age with some cracks visible and will therefore need to be replaced in its entirety.

Recommendations:

- Remove as much of the impervious paint to the door and overhead frames, preferably down to bare wood.
- Allow to replace glazing putty to overhead.
- Redecorate door and overhead frame with suitable breathable paint such as linseed oil paint.
- Ironmongery to be renewed. Allow for new to match existing if required.

Overview photos:



8.7.2 North-East Elevation (Side Facade)

Configuration:

Modern timber boarded and ledged double doors for access into storage and cellar areas at lower ground floor level. Door and frame finished with Portmeirion / Brondanw Estate's landmark colour paint.

Condition:

Generally, in fair condition with signs of failing paintwork with hairline cracks and some flaking visible. As with all windows, this suggests the paint is plastic / impervious thus not allowing the passage of moisture, which has caused for the bottom end of the doors to rot.

Recommendations:

- Remove as much of the impervious paint, preferably down to bare wood.
- Allow to splice repair bottom end of doors with new timber .
- Redecorate with suitable breathable paint such as linseed oil paint to existing colour.
- Allow to replace ironmongery.

Overview photos:



8.7.3 North-West Elevation (Rear Facades)

Configuration:

9-pane timber paneled rear entrance door with 3-pane sidelight, 15-pane timber paneled former playroom door now permanently locked, both on lower ground floor level. Single modern timber paneled door with glazed top half (dining fire exit), single recessed 15-pane timber door with 5-pane sidelight (flat entrance door), both on upper ground floor level. All doors and sidelights are finished with Portmeirion / Brondanw Estate's landmark colour paint.

Condition:

Generally, all doors are in satisfactory condition. However, all are showing signs of failing paintwork with hairline cracks and some flaking visible with decoration to the two paneled upper ground floor level door being in much worse condition as the other three. As with all windows, this suggests the paint is plastic / impervious thus not allowing the passage of moisture, which could cause the timber to rot. Glazing putty to all the doors is also showing its age with some cracks visible and should therefore need to be replaced in its entirety.

Recommendations:

- Remove as much of the impervious paint, preferably down to bare wood.
- Allow to replace glazing putty to all doors.
- Redecorate with suitable breathable paint such as linseed oil paint to existing colour.
- Ironmongery to be renewed. Allow for new to match existing if required.

Overview photos:



8.7.4 South-West Elevation (Side Façade at First Floor Level only)

Configuration:

9-pane timber paneled door leading to access from accommodation flat to flat roof terrace. Door finished with Portmeirion / Brondanw Estate's landmark colour paint.

Condition:

Door is in very poor condition with failing paintwork, rotted drip cill, poor conditioned ironmongery. It was not possible to open the door during the survey due to the door lock not working. The door has warped badly where gaps between the door leaf and frame is visible in places.

Recommendations:

- Replace door.

Overview photos:



9. Internal Condition Summary

9.1 Cellar / Lower Ground Floor

9.1.1 B01 – Wine Cellar

Configuration & Condition:

Ceiling | Assumed modern cement boards with timber beads spanning the joints over what is assumed to be solid construction.

Walls | Solid, mass masonry walls with paint finish. Two of the walls have been mostly concealed with UPVc cladding boards / panels replicating T&G boarding, which are in fair condition with some open joints to corners. UPVc boarding obscures full condition of walls but heavy mould patches are visible to where painted masonry is exposed, which is a health risk and suggests a lack of ventilation to the space. The paint coating to the walls is likely to be impervious which is preventing the walls to breathe and is contributing to withholding moisture within the walls. The south wall is mostly obscured by ply sheets and again, where masonry is exposed, heavy mould is visible. A section of modern concrete has been shuttered at high level to the south-east corner and appears wet – its cementitious nature is withholding moisture.

Floor | Solid ground bearing concrete floor with perimeter channels formed within the slab that leads down to the Beer Cellar. Ground slopes slightly towards the entrance door. Generally in satisfactory condition, but unsympathetic and likely to be responsible for the low level damp to the masonry walls.

Windows | None.

Door | Painted timber boarded double doors between both cellar spaces. Doors in fair condition with paintwork a little worn with dirt patches visible all over. All ironmongery is tired and could do with upgrading / replacing.

Features | Elevated strip of concrete base with central channel along the west and north walls for storage of beer barrels. Some

Recommendations:

- Remove UPVc cladding boards and ply sheets from walls and ceilings.
- Consider board over ceiling with fire-resistant plasterboard with painted skim finish.
- Introduce mechanical ventilation into space to improve ventilation and air quality, which will help with drying out walls and prevent mould growth and condensation.
- Remove impervious paint and mortar joints to external masonry walls and repoint with traditional lime mortar.
- Redecorate walls with breathable masonry paint such as limewash.

Overview photos:



9.1.2 B02 – Beer Cellar

Configuration & Condition:

Ceiling | Modern bare fire-resistant plasterboard over what is assumed to be solid construction, which are in good condition.

Walls | Solid, mass masonry walls with paint finish. Most of north wall and entire east wall separating the Wine Cellar is clad over in painted ply. Painted brickwork pier to west wall next to Storage area double doors appears to be a later addition and in good condition.

Floor | Solid ground bearing concrete floor painted over and with drainage gulley in center of room. Paintwork has largely worn off. Concrete generally in satisfactory condition, but unsympathetic.

Windows | None.

Door | Painted timber boarded double doors leading to Storage area. Doors in fair condition with paintwork a little worn with dirt patches visible all over. All ironmongery is tired and could do with upgrading / replacing.

Features | Concrete steps leading up to Bar, in satisfactory condition.

Recommendations:

- Remove ply sheets to north wall. Assess condition of paint coating over exposed masonry. Should walls be wet with impervious paint the remove paint and repoint walls in traditional lime mortar.
- Skim over plasterboard and paint.
- Redecorate all walls in breathable masonry paint.
- Introduce mechanical ventilation into space to improve ventilation and air quality, which will help with drying out walls and prevent mould growth and condensation.

Overview photos:



9.1.3 B03 – Store & Bottle Store

Configuration & Condition:

Ceiling | Assumed modern painted plasterboard to Store section and UPVC boarding likely over plasterboard to Bottle Store section, both fixed to joisted floor and all generally in satisfactory condition.

Walls | Cavity masonry walls with painted bare brick finish to external walls in good condition. Bare plaster finish to south wall where gas boiler is situated appears a little damp in places. Remainder of walls are plastered with paint finish whilst the stonework to the solid wall of original building (north wall) is painted and in satisfactory condition.

Floor | Solid ground bearing concrete floor painted over. Paintwork has largely worn off. Concrete generally in satisfactory condition.

Windows | None.

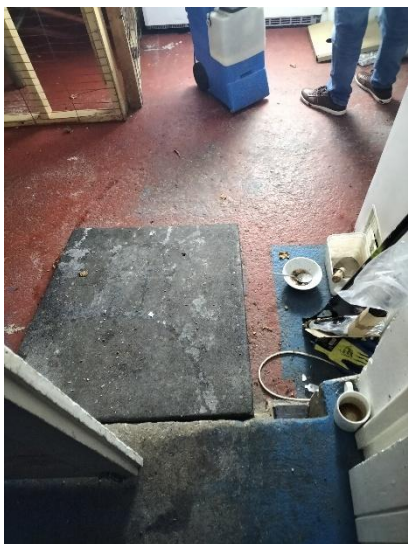
Door | Plain single leaf painted timber door with modern satin chrome ironmongery and rubber kick board. Door in fair condition with tired decoration, kickboard and ironmongery.

Features | None.

Recommendations:

- Consider removing UPVC boarding to ceiling and board over with fire-resistant plasterboard with painted skim finish.
- Introduce mechanical ventilation into space to improve ventilation and air quality, which will help with drying out walls and prevent mould growth and condensation.
- Redecorate eastern solid wall in breathable masonry paint. Redecorate cavity walls with suitable masonry paint.
- Replace door ironmongery and kick plate. Redecorate door.

Overview photos:



9.1.4 B04 – Female WC

Configuration & Condition:

Ceiling | Modern plasterboard and gypsum skim ceiling on timber joists generally in good condition.

Walls | Cavity masonry walls mostly finished with ceramic tiles and some varnished timber paneling, all in good condition.

Floor | Solid ground bearing concrete floor with ceramic tiled finish and in good condition.

Windows | Modern high-level 2-paned fixed timber window with single glazing. Generally in satisfactory condition, but not sympathetic to the building.

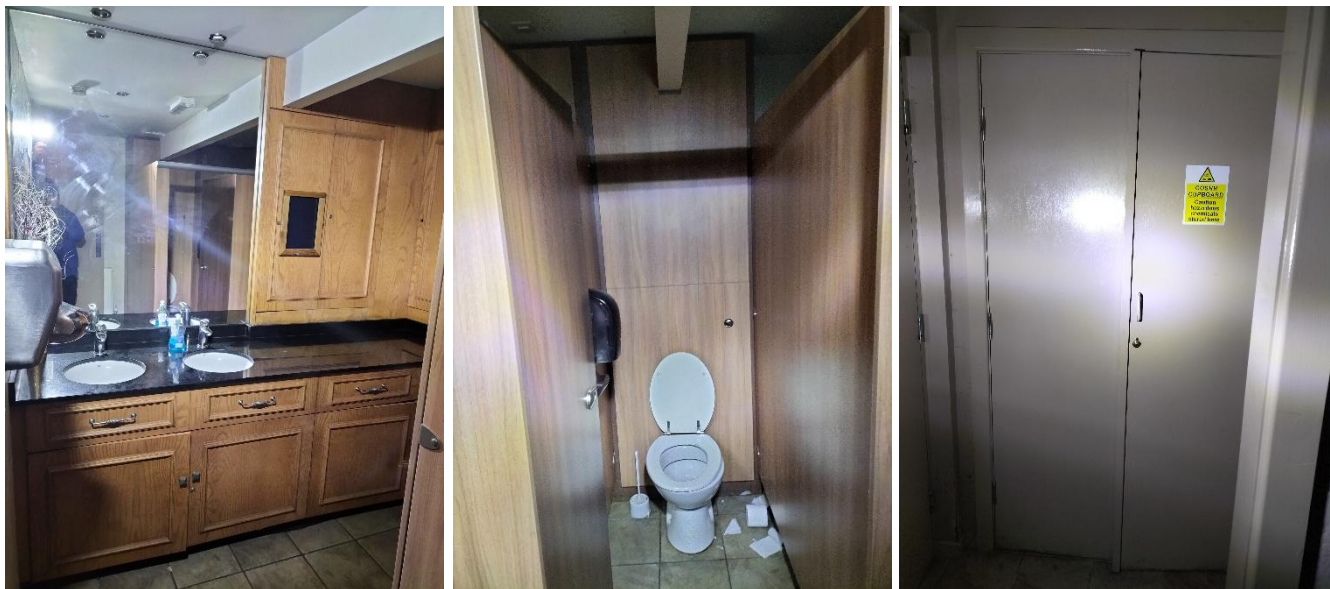
Door | Plain solid painted door with aluminium push and kick plates and satin chrome ironmongery, including self-closer. All in good condition.

Features | None.

Recommendations:

- General clean to walls, floors and sanitaryware.
- Redecorate ceilings.

Overview photos:



9.1.5 B05a – Male WC

Configuration & Condition:

Ceiling | Modern plasterboard and gypsum skim ceiling on timber joists generally in good condition.

Walls | Cavity masonry walls with ceramic tile finish and in good condition.

Floor | Solid ground bearing concrete floor with ceramic tiled finish and in good condition.

Windows | Modern, basic square profile timber window with single glazing. Generally in satisfactory condition, but unsympathetic to the building.

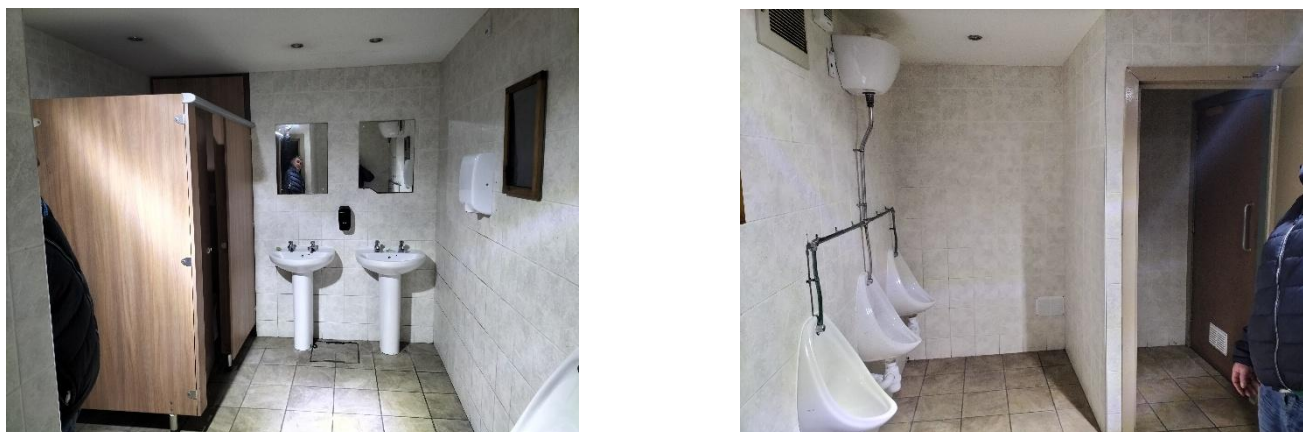
Door | Plain solid painted door with aluminium push and kick plates and satin chrome ironmongery, including self-closer. All in good condition.

Features | None.

Recommendations:

- General clean to walls, floors and sanitaryware.
- Redecorate ceilings.

Overview photos:



9.1.6 B05b – Accessible WC

Configuration & Condition:

Ceiling | Modern plasterboard and gypsum skim ceiling on timber joists generally in good condition.

Walls | Cavity masonry walls with ceramic tile finish and in good condition.

Floor | Solid ground bearing concrete floor with ceramic tiled finish and in good condition.

Windows | None.

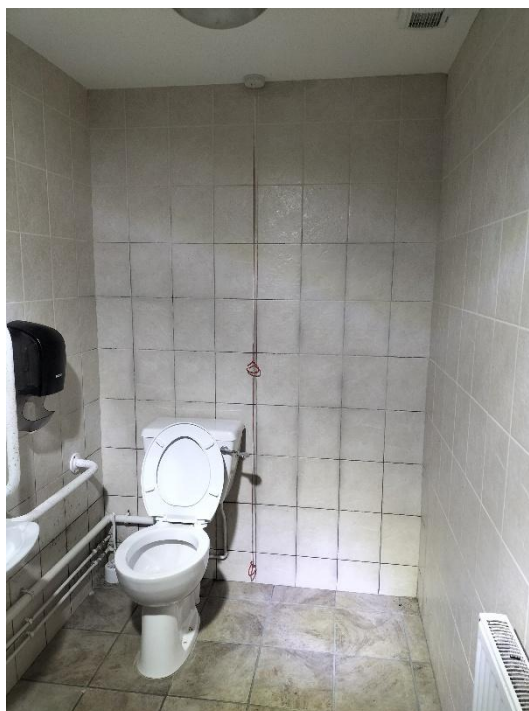
Door | Plain solid painted door with aluminium push and kick plates and satin chrome ironmongery, including self-closer. All in good condition

Features | None.

Recommendations:

- General clean to walls, floors and sanitaryware.
- Redecorate ceilings.

Overview photos:



9.1.7 B06 – Rear Entrance Lobby & Stairs

Configuration & Condition:

Ceiling | Modern plasterboard and gypsum skim ceiling on timber joists generally in good condition.

Walls | Cavity masonry walls with painted plaster finish generally in good condition.

Floor | Solid ground bearing concrete floor with ceramic tiled finish and in good condition.

Windows | Modern, basic square profile timber window with single glazing. Generally in satisfactory condition, but unsympathetic to the building.

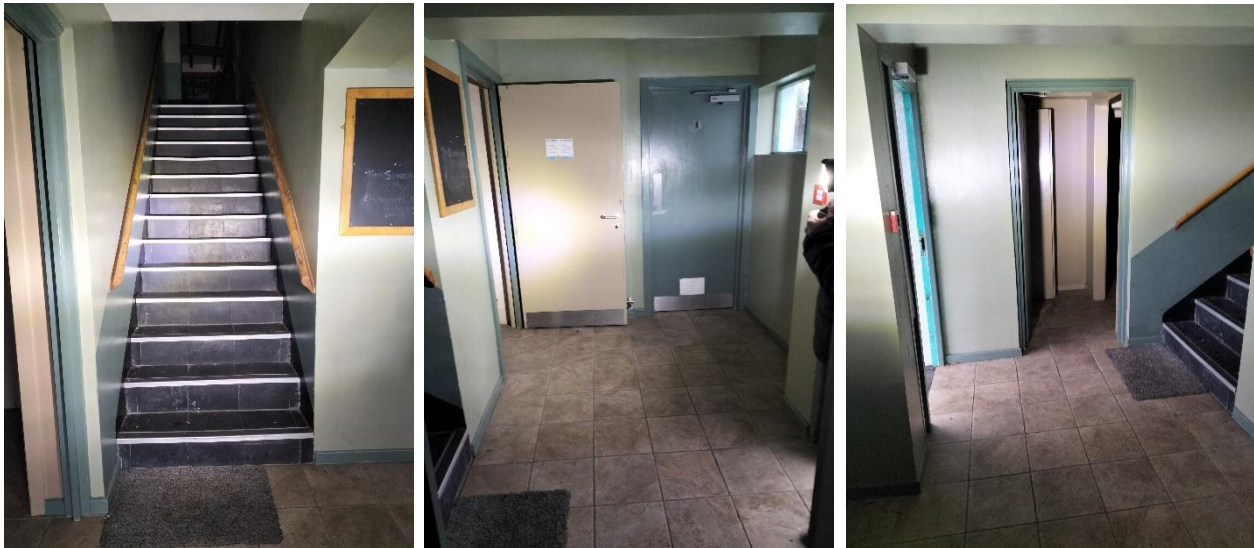
Door | External painted timber door in satisfactory condition. Refer to section 8.7.3 for full description and external condition.

Features | Concrete steps leading up to the tavern finished with modern slate tiles and aluminium nosing, all in good condition.

Recommendations:

- General clean to walls, floors and sanitaryware.
- Redecorate walls and ceilings.

Overview photos:



9.2 Upper Ground Floor

9.2.1 G01 – Bar Bach & Front Entrance Passageway

Configuration & Condition:

Ceiling | Joisted floor over and central cross beam with what appears to be cementitious painted rough textured plaster infill between joists. Generally in good condition but not overly sympathetic. Exposed joists appear to be relatively modern and decorative and of no structural / load bearing purpose.

Walls | Solid, mass masonry walls with plaster finish that's papered over with painted woodchip wall paper. Paint seems tired in places. Suspicion that some sections of external wall plaster could be cementitious in nature that may need to be replastered with lime plaster, but walls seem dry to touch. Modern skirting boards present to inglenook walls. Timber screen to entrance passage side and small section of east (front) wall next to front entrance door has surviving varnished timber wall paneling to bottom half and boarding to top half, all of which are in good condition considering their age.

Floor | Large slate flags with mortar joints and randomly laid on solid construction. Although some scratches are visible to the flags, they are generally in good condition considering their age. Mortar joints are generally in good condition with some small areas of loose mortar requiring attention.

Windows | Likely 19th century sliding sash timber window with painted finish. Paintwork is tired and window will need to be overhauled as sash is stiff. Refer to section 8.6.1 for full description and external condition and recommended repair details.

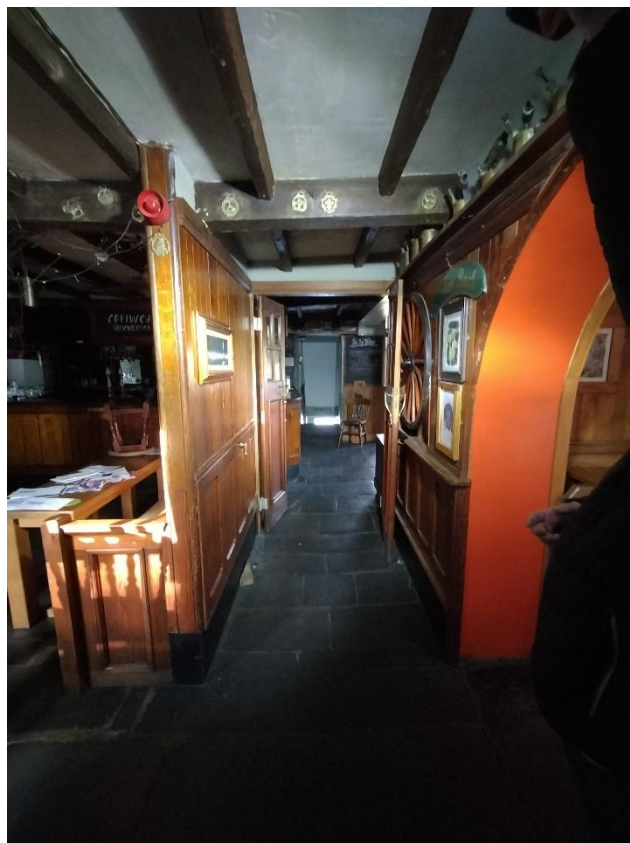
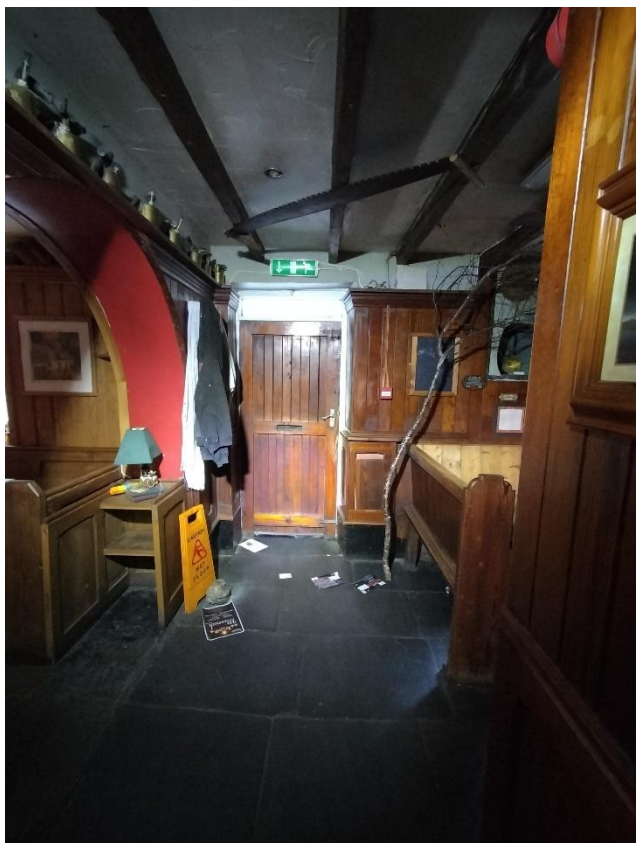
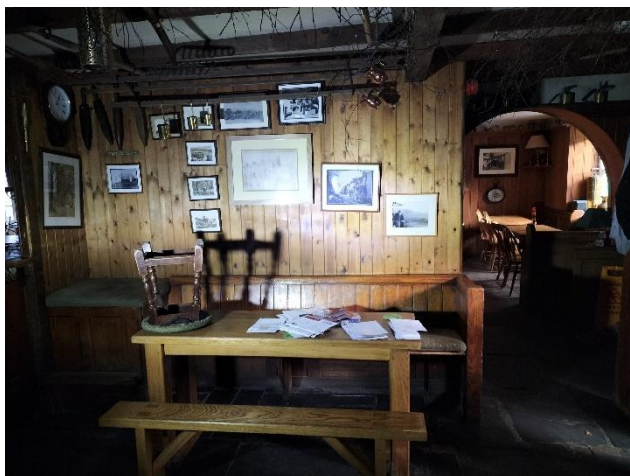
Door | None.

Features | Large inglenook fireplace with modern wood burner to south wall in satisfactory condition. Evidence of many past repairs and alterations have been made in recent years due to partial collapse of stonework resulting in some loss of historical detail. Timber screen separating entrance corridor likely to have been introduced during the 1990's which is in good condition and is sympathetic to the character of the building. Several historic photographs hanged on walls and a number of 19th century agricultural tools are hanged and mounted to ceiling joists. Relatively modern wall mounted timber boarded bench seating to east (front) wall in good condition. Boxed / built-in timber paneled benches with removable cushioned seats to each end of bar in satisfactory condition considering their age. Small recess within masonry wall next to window that appears to have been recently replastered with cementitious plaster and is in satisfactory condition.

Recommendations:

- Overhaul window as described in section 8.6.1.
- Sweep chimney stack and clean soot from masonry face to inside of inglenook.
- Structural Engineer to investigate structural integrity of inglenook stonework and lintel.
- Investigation of existing wall plaster to external walls to ascertain whether historic plaster remains and whether damp issue exists. Suggest sample of plaster be analyzed.
- Redecoration of walls and plaster infills of ceilings.

Overview photos:



9.2.2 G02 – Parlwr Bach

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists with classical styled modern plastered covings. Generally in good condition.

Walls | Modern T&G boarding obscuring solid, mass masonry walls and single partition to west wall. Boarding stops short of ceiling by c.200mm with book shelf detail to perimeter. Generally in good condition.

Floor | Suspended timber floor with wide timber boarded finish. Boards are in satisfactory condition considering their age, but are showing signs of wear with several indents and scratches visible all over.

Windows | Likely 19th century sliding sash timber window with painted finish. Paintwork is tired and window will need to be overhauled as sash is stiff. Refer to section 8.6.1 for full description and external condition and recommended repair details.

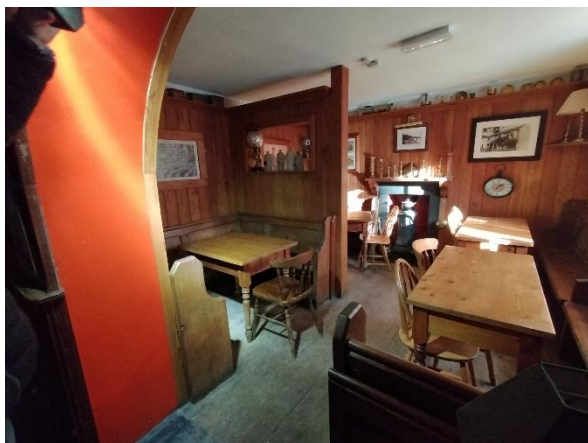
Door | None, but arched opening into space from entrance passage.

Features | Original fireplace recess with modern wood burner and slate tiled surround with timber shelf incorporated into T&G cladding. Generally in good condition. Timber cart wheel fixed within wall opening between Parlwr Bach and the entrance passage, which is in good condition.

Recommendations:

- Overhaul window as described in section 8.6.2.
- Apply protective coating over timber boarded flooring.
- General clean to walls and floors.
- Redecorate walls to window reveals and ceilings.

Overview photos:



9.2.3 G03 – Bar

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists. Generally in good condition.

Walls | Solid, mass masonry walls with plaster finish that's papered over with painted woodchip wall paper and largely obscured by wooden paneling and mirrors therefore it was not possible to assess condition of walls. Paneling and shelving appears tired and worn with a lot of staining visible.

Floor | Suspended timber floor with assumed timber sheet deck. Vinyl sheet flooring finish with mixture of coved and modern timber skirtings. Vinyl is in fair condition and is a little worn in places and largely stained all over.

Windows | None.

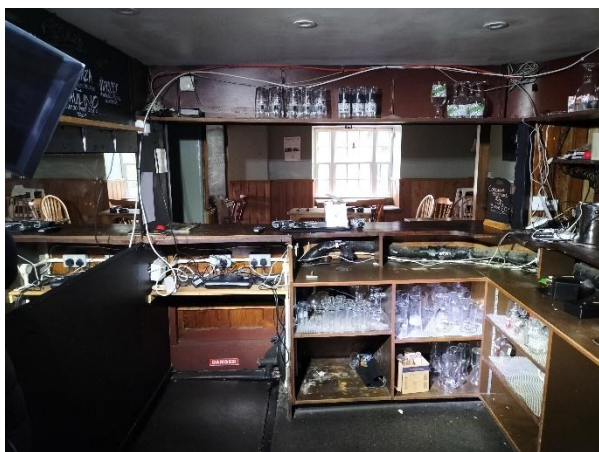
Door | Single leaf plain solid timber fire door with varnish finish, vision panel at high level and modern ironmongery. In satisfactory condition.

Features | Varnished timber paneling to exterior of bar and timber worktop along the frontage of the bar in good condition considering their age. Cellar hatch with gas strut assistor. Hatch is in two layers with a solid wooden panel lid finished with vinyl matching the floor finish that closes onto a painted steel mesh base, both of which are held open with gas strut assistors and are in good condition.

Recommendations:

- Replace vinyl flooring with similar new waterproof flooring. Assess condition of deck and allow to replace if necessary.
- Clean internal paneling and shelving. Although they are fine to use in the short term, they will need to be upgraded within the next 5-10 years.
- Consider replacing fire door with a more sympathetic design.

Overview photos:



Configuration & Condition:

Ceiling | Joisted floor over with plaster infill between joists that are papered over with painted woodchip wall paper. Generally in good condition but not overly sympathetic. Similar to Bar Bach, the exposed joists appear to be relatively modern.

Walls | Solid, mass masonry walls with obscured to bottom half with modern T&G boarding and skirting, and plaster finish to top half that's papered over with painted woodchip wall paper. Timber paneling is in good condition but paintwork to plaster seems a little tired. It is suspected that the external wall (north) may have been replastered with sand and cement sometime in the 1980's, which will need to be further investigated.

Floor | Large slate flags with mortar joints and randomly laid on solid construction to area in front of bar. Although some scratches are visible to the flags, they are generally in good condition considering their age. Suspended timber floor with assumed timber boarded deck and carpet finish. Carpet is in poor condition with mould patches all over and is tired, worn and lifting in places. This is mainly due to its age but also because of the lack of heating and ventilation over the past 3-4 months.

Windows | One painted sliding sash single glazed window. Window is not original but is in satisfactory condition. Refer to section 8.6.2 for description of external condition.

Door | None.

Features | Timber screen

Recommendations:

- Investigate plaster build up to external wall (north).
- Redecorate walls and ceilings.
- Replace carpet and underlay. Alternatively, replace with engineered wooden flooring.
- Overhaul window as described in section 8.6.2.

Overview photos:

9.2.5 G04b – Lownj Gefn

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists. Generally in good condition.

Walls | Cavity masonry walls with painted plaster papered over with painted woodchip wall paper and dado rail half way up wall. Plaster generally in good condition with decoration a little tired and in need of refreshing. A small section of wall paper has blistered on the north wall and will need investigating.

Floor | Suspended timber floor with assumed timber boarded deck and carpet finish. As with G04a, carpet is in poor condition with mould patches all over and is tired, worn and lifting in places. This is mainly due to its age but also because of the lack of heating and ventilation over the past 3-4 months.

Windows | One painted sliding sash single glazed window. Window is not original but is in satisfactory condition. Refer to section 8.6.2 for description of external condition.

Door | Fire exit doors, one internally and the other external escape door. Internal door is plain solid timber door with varnish finish and modern ironmongery, which appears to be in satisfactory condition but is unsympathetic. Refer to section 8.7.3 for description and condition of external door.

Features | High level plain timber shelving to flanking walls, generally in good condition.

Recommendations:

- Redecorate walls and ceilings.
- Replace carpet and underlay. Alternatively, replace with engineered wooden flooring.
- Overhaul windows as described in section 8.6.2.
- Consider replacing internal fire door with a more sympathetic design.

Overview photos:



9.2.6 G05 - Cegin

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists. Generally in fair condition with evidence of past repairs.

Walls | Cavity masonry walls with assumed painted plaster that is clad over with UPVc sheeting. Cladding sheets appear in satisfactory condition but is beginning to look a little tired along the edges.

Floor | Suspended timber floor with vinyl sheet flooring finish and coved skirtings. Vinyl is largely stained and generally tired and is reaching its life expiry.

Windows | Three painted timber windows. Small modern single hung window on south wall appears like it's reaching its life expiry with failing decoration and glazing putty, tired ironmongery, and early signs of rot. Refer to section 8.6.2 for description of external condition.

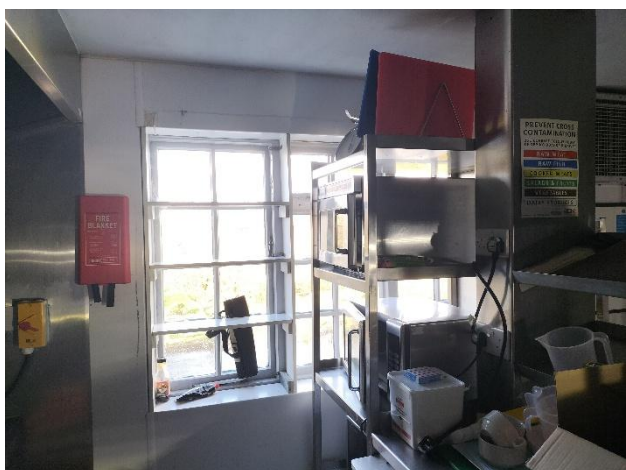
Door | Two single leaf plain solid timber fire doors with varnish finish, vision panel at high level and modern ironmongery. Generally in satisfactory condition but is unsympathetic with tired looking ironmongery.

Features | Stainless steel commercial kitchen extractor and equipment. Generally in satisfactory condition but will need degreasing and may need to be replaced in its entirety in near future.

Recommendations:

- Overhaul sliding sash windows as described in section 8.6.4.
- Replace small modern single hung window with window that is more sympathetic.
- Remove UPVc cladding sheets and redecorate walls with suitable semi-gloss wipeable paint.
- Consider replacing fire doors with a more sympathetic design.
- Degrease and deep clean kitchen extractor and all other equipment in short term.
- Replace commercial stainless steel kitchen with new within next 5-10 years. Redesign layout so that sliding sash window is no longer obscured.

Overview photos:



9.3 First Floor

9.3.1 F01 – Ystafell Fyw

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists. Generally in satisfactory condition, however, damp patch visible to north-west corner which suggests leak in roof or water ingress with chimney stack and gable wall. Some discolouration to decoration.

Walls | Solid, mass masonry walls with painted plaster finish to external walls. Stud partition with painted plaster finish to internal walls. Walls generally in satisfactory condition, however, large damp stain is visible to north-west corner that spans up to the ceiling. This appears like an ongoing problem rather than historic damp.

Floor | Suspended timber floor with modern laminate flooring that is unsympathetic with basic edging fixed onto pencil edged painted timber skirtings. Laminate is tired and has reached its life expiry. Floor has slight slope that may need levelling.

Windows | 19th century sliding sash timber window with painted finish. Paintwork is tired and window will need to be overhauled as sash is stiff. Refer to section 8.6.1 for full description and external condition and recommended repair details.

Door | Ledged and brace painted timber door, possibly original, with brass ironmongery. Generally in satisfactory condition considering its age but paintwork needs refreshing.

Features | Nothing of special interest.

Recommendations:

- Further investigate damp issue suspected to be related to water ingress through chimney stack and/or gable wall.
- Redecorate walls with suitable breathable masonry paint.
- Consider removing modern laminate and replace with engineered wood floor or sand and coat over existing floor boards. Level up floor and introduce acoustic and fir resistant flooring system.
- Redecorate door and allow to renew or replace ironmongery that is more sympathetic such as antique brass.
- Improve ventilation by occasionally opening window once eased.

Overview photos:



9.3.2 F02 – Cegin

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists. Small roof loft/attic hatch. Generally in satisfactory condition but with some discolouration to finish.

Walls | Solid, mass masonry walls with painted plaster finish to external walls. Stud partition with painted plaster

finish to internal walls. Walls generally in satisfactory condition, however, large vertical crack visible to partition separating kitchen with living space..

Floor | Suspended timber floor with vinyl sheet flooring finish and modern painted timber skirtings. Vinyl is largely stained and generally tired and is reaching its life expiry. Floor has slight slope that may need levelling.

Windows | 19th century sliding sash timber window with painted finish. Paintwork is tired and window will need to be overhauled as sash is stiff. Refer to section 8.6.1 for full description and external condition and recommended repair details.

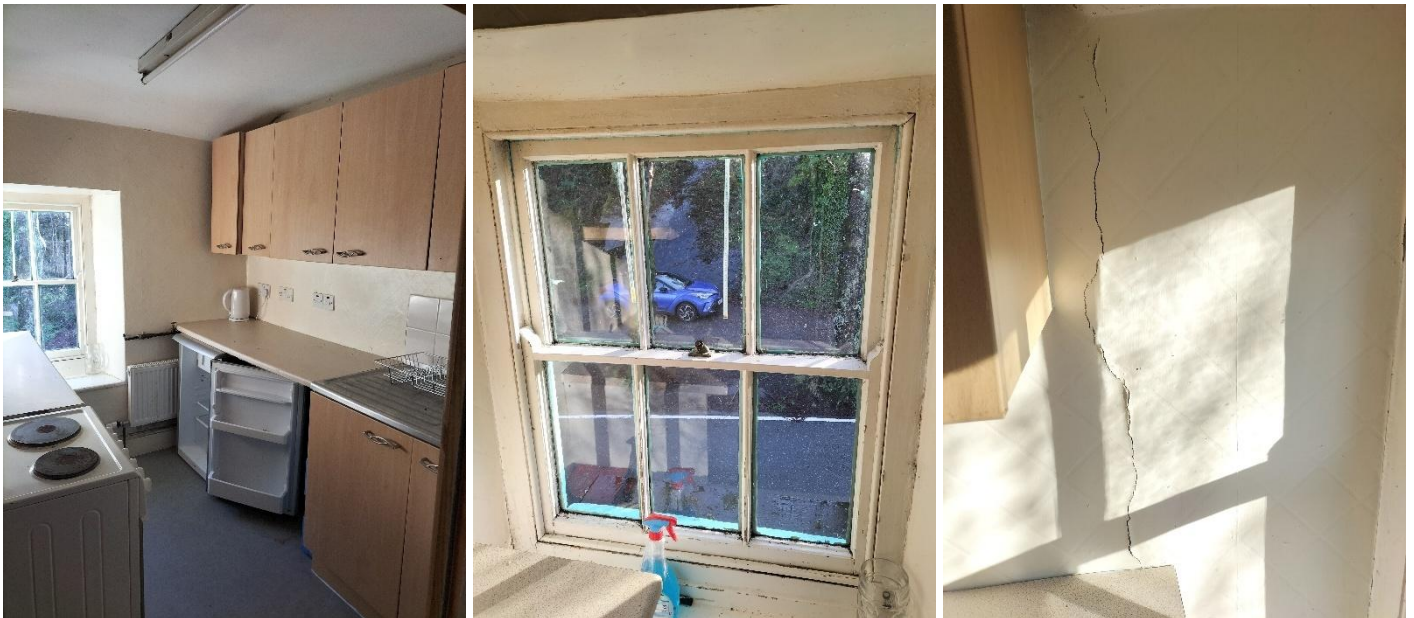
Door | Plain solid timber door with varnished finish, modern satin chrome ironmongery and overlight. Generally in satisfactory condition.

Features | Nothing of special interest. Kitchen floor and wall units with basic appliances that are dated and generally in poor condition.

Recommendations:

- Investigate crack to stud partition. Allow to replaster wall.
- Redecorate walls with suitable breathable semi-gloss wipeable paint.
- Consider levelling up floor and introduce acoustic and fire resistant flooring system.
- Replace kitchen.
- Consider replacing door with a more sympathetically designed door suitable for its character. Ensure that it's fire resistant.
- Improve ventilation by occasionally opening window once eased.

Overview photos:



9.3.3 F03 – Ystafell Wely 1

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists. Plaster generally in satisfactory condition but in need of redecoration due to some discolouration to finish.

Walls | Solid, mass masonry walls with painted plaster finish to external walls. Stud partition with painted plaster finish to internal walls. Modern painted pencil edged timber skirting throughout. Plaster to walls generally in satisfactory condition, however there appears to be a hairline crack in the partition separating the room with the kitchen. The paintwork to walls and skirtings is in poor condition throughout where it appears that it is not compatible and is impervious.

Floor | Suspended timber floor with modern engineered wood flooring that is generally in satisfactory condition. Floor has slight slope that may need levelling.

Windows | 19th century sliding sash timber window with painted finish. Paintwork is tired and window will need to be overhauled as sash is stiff. Refer to section 8.6.1 for full description and external condition and recommended repair details.

Door | Ledged and brace painted timber door, possibly original, with brass ironmongery. Generally in satisfactory condition considering its age but paintwork needs refreshing.

Features | Nothing of special interest.

Recommendations:

- Redecorate door and allow to renew or replace ironmongery that is more sympathetic such as antique brass.
- Redecorate walls with suitable breathable masonry paint.
- Consider levelling up floor and introduce acoustic and fire resistant flooring system.
- Improve ventilation by occasionally opening window once eased.

Overview photos:



9.3.4 F04 – Ystafell Wely 2

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists. Plaster generally in poor condition with localized damp patches and cracks that suggests a long-standing issue that is likely to come from the roof. Some discolouration to decoration.

Walls | Solid, mass masonry walls with plaster coating to external walls. Stud partition with plasterboard to internal walls. All walls are finished with textured wallpaper. Plaster to window reveals show that the plaster is retaining moisture. Plaster appears like sand cement with localized areas of hairline cracks therefore this will need to be hacked back to masonry to the entire external wall and allowed to dry before replastering with lime. Modern painted pencil edged timber skirting throughout. Gaps at junction between stud walls and ceiling is visible with sellotape applied over gaps to temporarily prevent draughts.

Floor | Suspended timber floor with carpet finish and modern painted timber skirtings. Carpet is tired and has reached its life expiry. Floor has slight slope that may need levelling.

Windows | Modern casement with a stained finish and satin chrome ironmongery. Plaster reveals retaining moisture and condensation issues due to lack of ventilation and heating has contributed to the deterioration and staining of the timber surface.

Door | Lugged and brace painted timber door, possibly original, with brass ironmongery. Generally in satisfactory condition considering its age but paintwork needs refreshing.

Features | Modern painted timber boxing at low level under window and along rear external wall likely concealing soil waste pipes from bathroom. Generally in poor condition. Recess within wall separating room with bathroom holds water cylinder.

Recommendations:

- Investigate gaps between stud partition and ceiling.
- Hack off sand cement plaster to bare masonry to external walls. Allow walls to dry before applying new suitable lime plaster. Finish with breathable paint.
- Redecorate door and allow to renew or replace ironmongery that is more sympathetic such as antique brass.
- Consider levelling up floor and introduce acoustic and fire resistant flooring system.
- Replace carpet.
- Re-stain window surface.
- Improve ventilation by occasionally opening window.

Overview photos:



9.3.5 F05 – Ystafell Wely 3

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists generally in satisfactory condition with some discolouration.

Walls | Solid, mass masonry walls with painted plaster finish to external walls. Stud partition with painted plaster finish to internal walls. Walls generally in satisfactory condition, however, large damp stain is visible to north-east corner that spans up to the ceiling that is directly related to damp issue in living room next door. This appears like an ongoing problem rather than historic damp. Mould patches resulting from condensation to window reveals and head show that there is a lack of ventilation to the room and window. Staining from roof void/attic visible above door which appears like a historic problem. Damp spot patches are visible to the external wall (north) - it is suspected that the wall has been replastered in recent years in sand and cement, which is likely to be withholding moisture within the walls.

Floor | Suspended timber floor with carpet finish and modern painted timber skirtings. Carpet is tired and has reached its life expiry. Floor has slight slope that may need levelling.

Windows | Modern sliding sash timber window with stained finish. Paintwork is tired and window will need to be overhauled as sash is stiff. Refer to section 8.6.2 for full description and external condition and recommended repair details. Condensation issues due to lack of ventilation and heating has contributed to the deterioration and staining of the timber surface. Staining also visible to timber cill.

Door | Ledged and brace painted timber door, possibly original, with brass ironmongery. Generally in satisfactory condition considering its age but paintwork needs refreshing.

Features | Large built-in modern timber and full height mirrored wardrobes are unsympathetic but in relatively good condition. Former window opening blocked up within wardrobe space.

Recommendations:

- Hack off sand cement plaster to external wall back to bare masonry. Allow to dry before replastering in lime. Decorate with breathable paint.
- Re-stain window surface.

- Consider levelling up floor and introduce acoustic and fire resistant flooring system.
- Replace carpet.
- Redecorate door and allow to renew ironmongery.
- Improve ventilation by occasionally opening window.

Overview photos:



9.3.6 F06 – Ystafell Ymolchi

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists generally in fair condition with some staining and discolouration.

Walls | Solid, mass masonry walls with painted plaster finish to external walls. Stud partition with painted plaster finish to internal walls. Modern painted pencil edged skirtings. Ceramic tiling to all walls, which is in fair condition with dirt to grout and failed silicone in places. Ceramic tiles to external walls is preventing wall to breathe.

Floor | Suspended timber floor with vinyl sheet flooring finish. Vinyl is largely stained and generally tired and is reaching its life expiry. Floor has slight slope that may need levelling.

Windows | Small painted timber casement with modern satin chrome ironmongery. Window generally looks tired with failing paintwork, ironmongery and glazing putty.

Door | Modern solid painted sliding timber door in fair condition.

Features | Sanitaryware that is dated and will need to be replaced.

Recommendations:

- Remove tiling and hack off plaster to bare masonry to external walls. Allow for new plasterboard to stud partitions. Replaster all walls in lime and redecorate with suitable breathable semi-gloss wipeable paint.
- Replace sanitaryware.
- Replace vinyl flooring and timber skirtings. Consider levelling up floor and introduce acoustic and fire resistant flooring system.
- Remove as much of existing paintwork as possible to window, preferably back to bare wood, before redecorating in suitable timber paint (e.g. linseed oil paint). Replace glazing putty. Allow for new brass ironmongery.
- Consider replacing sliding door with single leaf hinged door that is sympathetic to character of building.
- Improve ventilation by occasionally opening window.

Overview photos:



9.3.7 F07 – Swyddfa a Parlwr

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists generally in good condition with some staining and discolouration.

Walls | Cavity masonry walls with painted plaster finish generally in good condition with some staining and discolouration. Recently partition stopped short of the ceiling by circa 400mm erected to the rear third of the room to create a separation between the office and the lounge. Partition's paintwork is unfinished but in satisfactory condition.

Floor | Suspended timber floor with modern laminate flooring that is unsympathetic with basic edging fixed onto pencil edged stained timber skirtings. Laminate is tired and has reached its life expiry.

Windows | Three modern sliding sash timber windows with stained finish. Paintwork is tired and window will need to be overhauled as sash is stiff. Refer to sections 8.6.2 and 8.6.3 for full description and external condition and recommended repair details. Condensation issues due to lack of ventilation and heating has contributed to the deterioration and staining of the timber surface. Staining also visible to timber cills.

Door | Two solid painted plain doors with modern satin chrome ironmongery. Doors in satisfactory condition

Features | Nothing of special interest.

Recommendations:

- Consider removing partition to recreate one large lounge.
- Consider levelling up floor and introduce acoustic and fire resistant flooring system.
- Consider replacing laminate flooring with either carpet or engineered wood flooring.
- Redecorate walls and ceilings.
- Restain window surfaces.
- Improve ventilation by occasionally opening windows.

Overview photos:



9.3.8 F08 – Staircase, Landing & Circulation Passage

Configuration & Condition:

Ceiling | Smooth painted plaster on timber joists generally in fair condition with some staining and discolouration.

Walls | Painted pencil edged skirtings throughout, generally in fair condition. Round timber handrail to stairs in satisfactory condition.

Floor | Hardwearing vinyl with aluminium nosing to stairs and landing in satisfactory condition – nosings are worn and stained and may need replacing. Carpet to passage in fair condition with floor sloping, especially to area leading to Bedroom 2.

Windows | Stained timber casement with modern satin chrome ironmongery. Refer to section 8.6.4 for full description and external condition and recommended repair details. Condensation issues due to lack of ventilation and heating has contributed to the deterioration and staining of the timber surface. Staining also visible to timber cill.

Door | Single leaf stained timber paneled door with large vision pane to top half and modern ironmongery. Generally in satisfactory condition.

Features | Nothing of special interest.

Recommendations:

- Replace staircase nosings.
- Consider replacing ironmongery with antique brass.
- Board over/skim ceiling.
- Redecorate walls, ceilings and skirtings.
- Consider replacing carpet with either carpet or engineered wood flooring.
- Consider levelling up floor and introduce acoustic and fire resistant flooring system.
- Restain window surfaces and consider replacing ironmongery with new antique brass to more sympathetic style.

Overview photos:



10. Brief Estimated Cost – To Reopen Public House

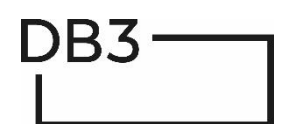
Item	Description	Unit	Cost (£)
1.01	Deep clean of entire Tavern and Cellar.	-	£500.00
1.02	Redecoration of entire tavern, including kitchen, toilets, circulation spaces and cellar/storage – labour and paint.	-	£3,500.00
1.03	Electrical Safety Test / Certificate (inc. Fire Alarm test) - Tavern.	-	£250.00
1.04	Electrical Safety Test / Certificate (inc. Fire Alarm test) - Flat.	-	£250.00
1.05	Gas Safety Test / Certificate - Tavern	-	£100.00
1.06	Gas Safety Test / Certificate - Flat	-	£100.00
1.07	Legionella Test of Water Supply.	-	£200.00
1.08	Dining Room furniture (tables and chairs).	-	£1,000.00
1.09	Clean / Flush out draft lines from cellar to pumps. Review with Brewery.	Provisional	£500.00
1.10	Provide / review of Carbon Monoxide detector/s.	-	£200.00
1.11	Clean out and degrease kitchen extractor hood, including kitchen equipment.	-	£800.00
1.12	Replacement 3no glass panes to sidelight of rear entrance door.	-	£150.00
1.13	Clean out rainwater goods and gulleys. Check drainage system (surface and foul) for correct operation.	-	£500.00
1.14	Remove 'Robinsons' sign to gable wall. Replacement sign.	-	£500.00
1.15	Tower scaffold for items 1.13 and 1.14.	-	£500.00
1.16	Recommissioning of existing air-conditioning units.	-	£500.00
1.17	Chimney stack sweep.	-	£200.00
1.18	Replace carpet and underlay to lounge @ £40 per sq.m, includes labour. Other options include repairing and coat over existing floor boards, or lay over with engineered wood flooring.	40m2	£1,800.00
1.19	Clean off moss and biological growth to surfaces around perimeter of building.	-	£50.00
TOTAL			£11,100.00

11. Brief Estimated Cost – 5-year Plan

Item	Description	Unit	Cost (£)
Works to External Envelope of Building			
1.01	Demolitions & alterations.	item	£5,000.00
1.02	Repairs to historic timber windows.	10no	£18,000.00
1.03	Replacement timber windows, inc. labour.	5no	£10,000.00
1.04	Redecoration of all windows with linseed oil paint, or similar approved breathable paint.	18no	£6,000.00
1.05	Redecoration of all external doors with linseed oil paint, or similar approved breathable paint.	6no	£2,000.00
1.06	Chimney repairs over and above re-pointing, render, and leadwork, inc. additional scaffolding.	item	£3,500.00
1.07	Replacement / repair / redecoration of rainwater goods.	60 lin.m	£15,000.00
1.08	Replacement of flat roof terrace and stairwell dormer roof.	25m2	£2,500.00
1.09	Repair vertical slate cladding to stairwell dormer.	10m2	£2,000.00
1.10	Removal of moss growth and minor patch repairs to front facing pitched slope of original building's roof.	40m2	£1,000.00
1.11	Re-roof rear slope of original building's pitched roof.	40m2	£30,000.00
1.12	Repair and redecoration of ironwork (flat roof railings, escape stair railings and treads etc).	item	£2,500.00
1.13	Removal of impervious paint and raking out of cementitious mortar joints to external walls of original solid stone building.	90m2	£15,000.00
1.14	Deep repointing of external walls to original solid stone building with traditional lime-based mortar.	90m2	£25,000.00
1.15	Redecoration of external walls of original solid stone building with limewash (4no coats), or similar approved breathable masonry paint.	90m2	£15,000.00
1.16	Redecoration of external walls to modern rear extensions.		£15,000.00
1.17	Replacement of kitchen extract flue/s.	item	£1,250.00
1.18	Repairs and redecoration of flat roof chimney.	item	£750.00
1.19	Repair and redecoration of front entrances' flat roof portico.	item	£1,500.00
1.20	Scaffolding to all elevations.	item	£25,000.00
1.21	Allow to replace timber fascia boards.	30 lin.m	£1,500.00
1.22	New rear extension to include additional dining spaces, toilet spaces and stairs. Include supply and installation of accessible lift.	50m2	£130,000.00
TOTAL OF WORKS TO EXTERNAL ENVELOPE OF BUILDING			£327,500.00
Internal Works – Public House & Cellar / Storage			
2.01	Modification of Bar.	item	£7,000.00
2.02	New / replacement stainless steel commercial kitchen, including Extract System.	item	£25,000.00

2.03	Allowance for potential asbestos removal.	item	£2,000.00
2.04	Allowance for potential lead paint removal.	item	£2,000.00
2.05	Wall Finishes.		£5,000.00
2.06	Floor Finishes.		£5,000.00
2.07	Ceiling Finishes.		£3,500.00
2.08	Works in attendance of Wood Burners, including of cleaning existing stack and lining of flue by HETAS certified installer.	item	£2,000.00
2.09	Supply and installation of replacement external access door to first floor flat roof / terrace.	item	£850.00
2.10	Electrical Works – General Lighting, Power, Data, CCTV, Fire Detection & Emergency Lighting Systems, etc	item	£20,000.00
2.11	Mechanical Works – Heating, Hot Water, Toilet Mechanical Extractions, Gas Services and distributions, etc	item	£20,000.00
2.12	Allowance to replaster potentially damp affected walls & ceilings.	50m2	£5,000.00
2.13	Upgrade sanitaryware to toilets.	item	£2,000.00
TOTAL OF INTERNAL FABRIC WORKS TO PUBLIC HOUSE			£99,350.00
Internal Works – Flat			
3.01	Demolitions and alterations.	item	£5,000.00
3.02	Electrical Works - Re-wiring.	Item	£7,500.00
3.03	Mechanical Works – Heating System Boiler, re-plumbing, kitchen and bathroom extracts etc.	item	£15,000.00
3.04	Allowance for patch repairs to original lime plastered walls to original building's solid external walls to areas of damaged / debonded caused by water ingress.		£5,000.00
3.05	Replaster ceilings to original building's ceilings with traditional lime-based plaster.		£5,000.00
3.06	Replastering of walls and ceilings to spaces within modern rear extension.		£7,500.00
3.07	Wall Finishes.		£3,000.00
3.08	Floor Finishes (carpet, engineered floor boards & tiles).		£5,000.00
3.09	Ceiling Finishes.		£2,500.00
3.10	Additional loft insulation (Sheeps Wool or similar approved).		£12,500.00
3.11	Allowance for new kitchen, including appliances, cooker and extractor hood.	item	£5,000.00
3.12	Allowance for new bathroom.	item	£3,000.00
3.13	Allowance to level floor within circulation space.	10m2	£5,000.00
3.14	Allow for improving fire resisting barrier and acoustic properties of first floor with approved system in accordance with Approved Document Part E.	item	£15,000.00
3.15	New internal doors, including ironmongery.	6no	£7,500.00
TOTAL OF INTERNAL FABRIC WORKS TO FLAT			£103,500.00

External Site-Wide Works			
4.01	Repairs and redecoration of front masonry patio.	15m2	£1,500.00
4.02	Upgrading of beer garden (boundary fences, vegetation, benches, planters, garden furniture etc).	Item	£2,500.00
4.03	Supply and specialist installation of ground mounted Solar PV Array / Panels within garden spaces.	10no	£20,000.00
4.04	Supply and installation of Air Source Heat Pumps.	2no	£10,000.00
4.05	New waste & recycling and external furniture compound.	item	£2,500.00
TOTAL OF SITE-WIDE WORKS			£36,500.00
TOTAL OF ALL BUILDING & SITE WORKS			£566,850.00
PRELIMINARIES @ 15%			£85,027.50
SUB-TOTAL			£651,877.50
PROJECT CONTINGENCY @ 15%			£97,781.63
FINAL TOTAL OF BUILDERS' WORKS (EX.VAT)			£749,659.13
Other Fees			
5.01	Architects' Professional Fees	-	£30,000.00
5.02	Quantity Surveyor' Fees	-	£6,000.00
5.03	Structural Engineers' Fees	-	£5,000.00
5.04	MEP Engineers' Fees	-	£4,000.00
5.05	Principal Designers' Fees	-	£1,800.00
5.06	Principal Designer Building Regulations' Fees	-	£1,800.00
5.07	Ecological Survey & Report (Bats & Birds)	-	£500.00
5.08	Refurbishment & Demolition Asbestos Survey & Report	-	£500.00
5.09	Lead Paint Survey & Report	-	£500.00
5.10	Planning Application Fee (no fee required for Listed Building Consent)	-	£460.00
5.11	Building Regulations Fee	-	£1,500.00
SUB-TOTAL			£52,060.00
DESIGN DEVELOPMENT CONTINGENCY @ 10%			£5,206.00
TOTAL OF OTHER FEES			£57,266.00
TOTAL OF BUILDERS' WORKS (EX.VAT)			£749,659.13
FINAL TOTAL COST OF PROJECT (EX.VAT)			£806,925.13



Appendix Contents

Full Report for Listed Buildings



Cadw



Llywodraeth Cymru
Welsh Government

The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.

Summary Description

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
19830		II	Designated	30/11/1966	14/05/1998
Name of Property		Address			
Brondanw Arms PH					

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Gwynedd	Llanfrothen	Porthmadog	Garreg	261278	341792
Street Side	Location				
NW	In the centre of the village, immediately NE of the War Memorial.				

Description

Broad Class	Period
Commercial	

History

Third-quarter C19 village pub at the end of a contemporary terrace, with mid C20 additions and alterations by the renowned architect and conservationist Sir Clough Williams-Ellis, owner of the Plas Brondanw estate from 1908 until his death in 1978; further, modern additions to rear.

Exterior

3-bay front with central boarded door and rectangular overlight via flat-roofed portico carried on cast-iron fluted columns; similar engaged columns to wall. Recessed 6-pane sash windows to both floors.

Interior**Reason for designation**

Included for group value with other listed items in the well-preserved estate village of Garreg, associated with Clough Williams Ellis.

Group Description

No.s 1-5 Garreg Terrace and the Brondanw Arms PH. Storeyed terrace of five cottages and the village Inn at the NE. Of rubble construction with continuous slated roof, that to the Brondanw Arms of old slates. Nos 1-5 have low rubble forecourt walls, the Brondanw Arms lies behind low rendered and pierced block walls; Nos 1 and 2 are rendered, whilst the remainder is whitened. Plain shared end chimneys, those to the inn larger. C20 storeyed additions to the rear of No.s 1,3,4 and 5; single-storey rear lean-to addition to No.2.

