

How will the conservation and restoration of Llawhaden House be beneficial to Pembrokeshire in the 21st Century?



Figure 1: Llawhaden House 2021 (Credit: Joshua David Wilkinson)

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Author's Declaration

I declare that the work in this dissertation was carried out in accordance with the regulations of the University of Wales, Trinity Saint David. The work is original except where indicated by special references in the text and no part of the dissertation has been submitted for any other degree.

Any views expressed in the dissertation are those of the author and in no way represent those of the University of Wales, Trinity Saint David.

The dissertation has not been presented to any other University for examination either in the United Kingdom or overseas.

I hereby give permission for my work, if accepted, to be available for photocopying and inter-library loan, and for the title and summary to be made available to outside organisations.

Signed ...J.Wilkinson.....

Date 17/04/22.....

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Abstract

This dissertation analysis how the conservation and restoration of Llawhaden House will be beneficial to Pembrokeshire in the 21st Century.

The researcher provided a significant analysis of academic literature on the history of Llawhaden House as well as the multiple definitions of conservation and restoration. Case studies relevant to conservation and restoration in Pembrokeshire during the 21st Century, some risks involved in this architectural route, but where the benefits outweigh risks. Academic data gathered from the literature review were used in the foundations for the researchers interview questions.

Interview questions were created online and were issued to all of the professionals involved in the conservation and restoration of Llawhaden House. In total there were six interviewees, where all six responded with highly detailed answers. Last, the findings concluded that there are many benefits provided from the restoration of Llawhaden House, for example tourism, sustainability, and the restoration of an iconic building within Llawhaden, and Pembrokeshire as a whole.

Chapter 1 - Introduction

1.0 Introduction

The intent of this dissertation is to evaluate all the benefits that the conservation and restoration of Llawhaden House will provide for Pembrokeshire. This chapter will provide a background of this analysis and outline all the key issues to why this analysis is so significant for Pembrokeshire.

1.1 Background

Llawhaden House is located within Llawhaden in Pembrokeshire (Google-Maps, 2021). In the 2000's Llawhaden House caught fire, destroying most of the property, and sadly taking the life of the late owner Edith Thomas (Scourfield, 2017). This dissertation seeks to evaluate the benefits of conservation and restoration of historical buildings, and how it will benefit the wider community, for example, Pembrokeshire with relevance to Llawhaden House.

Conservation and restoration are important considerations as it can provide the following values. Cultural importance: historical architecture can give an insight into what it is like to live during a different period of time, as well as safeguarding a distinctive design. Architecture can show legacy and give personality to an area and community. Being able to protect these buildings can allow the community to withhold their identities, letting their culture polish. Economic benefits: where historical artifacts can live in a museum, a historical building has the opportunity to be inhabited in, worked in as well as being interacted with (Admiraal, 2017). Environmental: by conserving the chosen building you are effectively reducing the need to waste away energy on knocking down and rebuilding. Materials can also be re-used which is an important factor for the environment (WBDG-Historic-Preservation-Subcommittee, 2019). The reuse of materials was an important role in the preservation of Llawhaden House, where they preserved 70% of the remaining fabric but will provide a thorough reconfiguration of all interior spaces (Scourfield, 2017).

1.2 Rationale

The researcher has a special interest in the chosen study. Conservational architecture is the researchers desired focus within architecture. The researcher's father is the architect of Llawhaden House and is heavily involved in different conservational projects throughout Pembrokeshire. This inspired the researcher to show a keen interest in conservation and restoration from a young age, therefore providing a deep knowledge and understanding of the research area, which will be beneficial.

It is imperative that all historic building conservation and restoration schemes are accomplished with a sustainable, lifelong approach. Ensuring that future restoration is easily manageable, furthermore providing easier maintenance in times to come (Renovations, 2019).

1.3 Aim and Objectives

1.3.1 Aim

The aim of this dissertation is to critically analyse the benefits in which the restoration and conservation of Llawhaden House will provide for Pembrokeshire.

1.3.2 Objectives

1. To analyse relevant case studies within Pembrokeshire, providing evidence of how conservation and restoration is possible no matter the scheme.
2. To conduct critical research of conservation and restoration in Pembrokeshire during the 21st century.
3. To highlight the benefits regarding the conservation and restoration of historical buildings within Pembrokeshire in the 21st century.
4. To collect data through interviews with individuals who were involved in the conservation and restoration of Llawhaden House.

1.4 Structure

Within this study the researcher was effectively able to achieve the objectives. Chapter two is an analysis of the scientific literature on the history of Llawhaden House, the definition of conservation, place attachment as well as the at-risk categories. Case studies of historic buildings which have been subject to conservation and restoration in Pembrokeshire during the 21st Century. The geographical location of Llawhaden House and the Local Development Plan for Llawhaden, with relevance to the 1990's Planning Act, Section 66.

The third chapter aims to identify efficient methods and methodology, which can be used to undertake primary research with relation to disparities that have been found within the literature review.

Chapter four involves the analysis of data which has been collected through interviews.

The fifth chapter included the evaluation of findings gathered through interviewees, with a comparison to the academic literature.

Chapter 2- Literature Review

2.0 Introduction:

The purpose of this chapter is to outline the historical significance this building has, along with providing relevant information. Llawhaden House has historical reference to Oliver Cromwell, as well as a major fire which destroyed the building, now in the modern day, the restoration and reconstruction of the building. The purpose of this literature review is to achieve the first and second objective of this dissertation, doing so by analysing case studies throughout Pembrokeshire which provide a variety of different scheme sizes. This will show how conservation and restoration of a historical building can be possible, no matter the size of the building or the budget required.

2.1 History of Llawhaden House

Llawhaden House is a building that is situated in a farming village, Llawhaden. Pembrokeshire is a county within rural Wales, known mostly for its coastal paths as well as the scenery (White, 2021). The building is the centre piece within the village of Llawhaden, with it being positioned directly in the middle (Google-Maps, 2021). The property is a Grade II listed building, and is of several periods with a complex plan, the North-South plan being from as early as C16 in origin. The house was severely damaged from a fire in 2000, destroying the entirety of the building, apart from the external walls and the chimney walls (Scourfield, 2017). Llawhaden house, the home of the Skyrme family originally from Ludlow, but moved to Llawhaden during the years of the Civil War. William Skyrme of Ludlow, the owner of Llawhaden house was an attorney in the Pembrokeshire Great Sessions of 1640 with the future generations of the Skyrme family also being lawyers (Scourfield, 2017).

2.2 Definition of the Geographical Location

The house is located within Narberth, Pembrokeshire in the village of Llawhaden. The specific location of the building in regard to the geographical location would be 51.821678, -4.802007, (Google-Maps, 2021). It is considered to be located within a very rural part of Pembrokeshire, with the village being driven through farming. The population of Llawhaden within 2019 was estimated to be at around 681, with 51.5% of the population being male, and 48.5% female. The age range for the village is estimated to have a higher age point of 18-64 years of age (58%), with 30.2% 65+ years: and 11.8% for the ages of 0-18 (Population, 2019).

2.3 Definition of Conservation

Architectural conservation is described as the process of maintaining and managing change of a heritage asset in a way that will sustain, and where appropriate will enhance its significance. Conservation of the truly vulnerable and crucial buildings may well come close to the total physical preservation, but those occasions can be incredibly uncommon (Historic-England, 2021).

A major factor in the conservation of buildings is to allow future generations to enjoy its heritage. In common terms, the conservation of our heritage will thus be produced by any truly viable development that meets the definition (Earl & Saint, 2003).

2.4 Definition of Place Attachment

Place attachment is the strong emotional connection which an individual develops towards a place. Whether it be a childhood home, a much-loved spot, a city, or even the country where you were born. After withholding a long or deep experience together with these places, they can develop great personal meaning. Most of these emotions that a person may obtain towards an important remain positive, for example, the feeling of love, happiness, and joy (Scannel & Gifford, 2014).

2.5 Definition of “at risk” category with reference to historic buildings

According to Cadw (Cadw.Gov.Wales, 2019), neglected historical buildings are described as a wasted economic asset, which has adverse impact on the environment, as well as communities that live in the vicinity of the hazardous buildings. Cadw commissions a five-yearly survey which collects data of all the listed buildings in Wales, enabling Cadw to observe the buildings at risk status. Cadw’s 2015 survey demonstrates that the fashion for listed buildings is shifting on the right path, where the number of “at risk” buildings have fallen from 8.92% of listed building stock to 8.54% (Cadw.Gov.Wales, 2019).

2.5.1 Environmental

In response to risks of conservation within historic buildings, environmental issues play a key role. Referring to disputes caused by the external factors. For example, economy pressure, building condition, building location, business opportunity, and third-party obstructions. Within the identified risks for the conservation of historic buildings was the constant adjustment in economy and advancement arrangements that created development difficulties within urban and rural regions (Fidler, 2005).

2.5.2 Human

Many concerns in relation to the conservation of historic buildings are of human error. Amongst them, miscommunication carried about by various corporate organisations and cultures is a familiar challenge in conservation works due to the contribution of numerous groups. For example, consultants, contractors, suppliers, and sub-contractors put together as a team (Reyers & Mansfield, 2001).

Another risk would be inadequate communication among professionals, labourers, and craftsmen which would cause various framing of tasks caused by misunderstandings of instructions or discrepancy in understanding of scope of work (Azizi, Razak, Din, & Nasir, 2016).

One of the major human risks within the conservation of historic buildings would be related to the inadequate and improper repairs carried out within the past (Oxley, 1999).

2.5.3 Technical

Amongst the largest challenge in building conservation stands the restricted accessibility to resources along with financial support (Worthing & Dann, 2000). Along with the inadequate supplies to entirely redevelop the structure into a suitable modern use. The concern of shortages of labour and material to reproduce vital materials along with replication of crafts (Fidler, 2005). The European Heritage Network re-established the shortage of workers trained in the preventive conservation, as well as the scholastic preparation for modern expertise and skills which are included within the problems in historic buildings. As a result, the conservation of these historic buildings is hindered due to the lack of expertise to enable good quality conservation (European-Heritage-Network, 2009).

2.5.4 Financial

Within the construction industry it is impossible to predict a correct market price for a product that is not built, especially if the labour has not yet been recruited, and when the site is incomplete information. It is predicted that tender prices are to increase by at least 3% within the first year of forecast period, with an additional 5% growth across each of the following two years and by 6% per annum across the closing two years of the forecast. Research indicates that from 2019 building costs are to soar by 20% over the forecast period, 3% over the first two years, and 4% per annum over the next year: with a further increase of 5% and 4% over the final two years, all forecast periods are supposed to rise within 2019 and 2024 (RICS, 2019).

Due to the unforeseen widespread pandemic, Covid-19, the construction industry has seen a major impact on further increases in price for materials. Research shows that there is an average of a further 10% of price increase due to the pandemic, this is caused by the global demand for raw materials or inflationary pressures (Weinfass,

2021). Construction Dive had stated that within the first two months of the COVID-19 pandemic, prices would only rise by 2.3%; this meant that prices had risen by 7.7% over the next year (Goodman, 2020).

2.5.5 Organisational

There are numerous tasks within conservation work, which were established within the organisational philosophy related to shared values and beliefs which govern behaviour and actions. Many organisational philosophies can result in different methodologies in conservation varying from “the strict self-denial of archaeologists, to the unapologetic self-confidence of the creative architect” (Kamal, 2008). Many other styles in conservation are applied in the challenge of the opposing beliefs of the developer who perceives the property as a chance to be utilized whereas the preserver who visions the building as heritage to be preserved. These challenges result in the imbalance of subjective belief, philosophical viewpoint, as well as professional capability and very rarely professional unison. With the additional changes in conservation philosophies and evolutions in technology may alter conservation practices (Kamal, 2008).

With the addition that it was once satisfactory with the use modern materials and practices, there are now stricter regulations which only allow accurate materials, this matter leads to difficulties relating to the “use” of definitions (Reyers & Mansfield, 2001).

Although there are a lot of risks, there are also a lot of benefits which have been shown within previous work within Pembrokeshire.

2.6 Conservation and Restoration in Pembrokeshire in the 21st Century

2.6.1 Pembroke House Hotel- Barn St, Haverfordwest, Pembrokeshire

Pembroke House Hotel is a grade II listed building situated within the town of Haverfordwest, the central hub of Pembrokeshire. The Grade II listed building was first

listed in 1974 on the basis that CADW (2020) believed it was “a substantial part of Spring Gardens Terrace, one of the best terraced rows in the town”. The existing hotel was previously a set of three former terraced three storey houses, which housed a very extraordinary stepped castellated stuccoed assortment in combination compared to other properties in what was historically known as Spring Gardens Terrace. There are indications that the dwellings were built in 1839 for William Rees (Taylor-Made-Homes, 2020), and designed by the local architect William Owen (Western-Telegraph, 2016).

In the wake of the Second World War during the three dwellings later became what is now identified as Pembroke House Hotel, along with the arrangement of the three rear gardens. Pembroke House Hotel continued as a hotel until the end of the 20th century (Taylor-Made-Homes, 2020), where it then closed in 2000 due to financial reasons, as well as extreme circumstances (Frewin, 2001). The building re-opened in 2001 to later close its doors in 2011 where it then remained derelict for five years where it was then purchased in 2016 (Lynch, 2018).

Within the closure of the hotel, the building sustained substantial internal damage, subject to a fire and water ingress. The former state of the building was accepted by the Local Authority admitting that an approval for alteration of use signified an important and meaningful step in order to preserve the building for future purposes, as well as providing a beneficial use (Taylor-Made-Homes, 2020).

2.6.2 Roch Castle- Roch, Haverfordwest, Pembrokeshire

Roch Castle was one of many defender sites situated along the Landsker Line, which was the boundary between the English, Flemish and Norman settlers of southwest Pembrokeshire, along with the ejected native Welsh to the North and East (Holden & Meek, 2012). The Grade II castle or single peel-tower was listed on the 13th of December in 1951, the castle was first built in C1200, with the present castle being dated back to c1270. Although the castle was built in use of defence, the castle had later been adapted for habitation with the inclusion of freestone windows and fireplaces. During the C15 breakup of the de la Roche estates, the castle was left in

ruin until it was used as a garrison for the royal cause during the Civil War, where it was later besieged in 1644.

Within the period of 1901 to 1904 the castle would then be restored and made habitable, with further works being carried out in 1910 as well as c1918 to 20 (British-Listed-Buildings, 1997). Many alterations to the building had been carried out between the periods of 1972 and 1985, then with the latest purchase of the building in 2009 by the Griffiths-Roch Foundation. The intention of this purchase was to repair the castle with the vision of converting the former castle into one of many chain retreats which are all housed within historic buildings. The owner, Keith Griffiths who had been raised in St David's knew the building well and was keen to have a part in the preservation of such a historical building. Griffiths had plans to introduce many facilities which were associated with five-star accommodation within the heart of a medieval building (Holden & Meek, 2012).

2.6.3 Haven Fort Hotel- Little Haven, Haverfordwest, Pembrokeshire

Haven Fort Hotel, originally known as The Haven, was a family home for the Goldwyer family who had owned the Broad Haven estate during the 19th century (Roberts, 2018). The home was described to have a gothic style constructed of bold rock-faced masonry, including an L shaped plan with pointed windows, with a corbelled gable facing the sea (Lloyd, Orbach, & Scourfield, 2004). Although there is no clear evidence in who the architect of the building was, there are slight connections with Hans F Price (Roberts, 2018), an English architect born in Bristol within 1835. Price had many connections with domestic buildings in Weston-Super-Mare.

Price holds different styles of architecture, including Tudor, Classical, Moorish and most noticeable through the possibility of Haven Fort Hotel, Gothic (Kilda, 2021). The proposed conservation and restoration of the building presents the opportunity to restore and celebrate the history of the marina villa. The scheme aims to preserve the listed building and restore it to a viable use, along with the key features of the building which are still retaining, such as the stone façade, slate roofing, fenestration, and the internal staircase (Roberts, 2018).

People can learn a lot from old buildings as they help individuals to understand the past and preserve a connection with history and maintain a particular persona to the community (Insitute-of-Historic-Building-Conservation, 2021).

Outlined within the Heritage Impact Statement (2018), the development scheme aims to achieve the following merits listed below:

- i. To repair the at-risk building, conserve and restore it to a new suitable use, which will restore the buildings back to their earliest domestic residential use.
- ii. The marine villa, which is considered to be a considerable landmark and pivotal character and history of Little Haven shall be retained. All work carried out will be legible contemporary additions which will include a large block adjacent to the current hotel.
- iii. The restoration and conservation of the building will provide it with a worthwhile future use.
- iv. The proposed development of the building preserves the character of the building along with the setting.
- v. The conservation and restoration aim to attract tourism, as well as providing benefits, such as generating income to the area which will boost the local economy and businesses.

This demonstrates that conservation and restoration perceive a buildings belief and persona within its community. Usually, old buildings have a lot of cultural background which need to be valued (Taher Tolou Del, Sedghpour, & Tabrizi, 2020). Architectural heritage is becoming extremely popular in the modern days and very beneficial.

YouGov survey discovered that 91% of individuals who responded to the survey stated they would like to see more historic buildings being refurbished, with 85% of respondents declaring they would not like to see historic buildings being demolished and replaced (Houses, 2021).

Also, within the Heritage Courts Wales of Cadw, 2018-19 annual report (2019), it demonstrates that within the historic environment, construction for old buildings and heritage tourism create 40,000 jobs, which is 3% of Wales's employment.

The report also states that two million visitors visit historic castles, gardens, houses, museums and more which are all the main contributors to the Welsh tourism

(Cadw.Gov.Wales, 2019). Llawhaden Castle is one of the many main attractions in Pembrokeshire, which the public can go to by car, bus, or train (Cadw.Gov.Wales, 2022). The castle is next to Llawhaden House itself, which would be a contrition to Wales tourism.

2.7 1990 Planning (Listed Building and Conservation Area) Act, Section 66.

2.7.1 Description of the 1990 Planning (Listed Building and Conservation Area) Act, Section 66

Section 66 of the 1990 Planning (Listed Building and Conservation Area) Act supplies architects with a strict guideline on the general duties with respects to listed buildings, in response to the exercise of planning functions.

- i. When considering the granting of planning permission for a development which affects a listed building or its setting, the local authority, or depending on the situation the Secretary of State shall have special regards to the desirability and preservation of the building or its setting, as well as any features of special architectural or historical interest which may be possessed (Legislation.gov.uk, 2016).
- ii. Without the prejudice to section 72, the exercise of powers of appropriation, development (with reference to re-development) and disposal shall have regard to the desirability in the preservation of features of special architectural or historical interest, with particularity to listed buildings (Legislation.gov.uk, 2016).
- iii. The reference which is included within subsection (ii) to a local authority will include reference to a joint planning board (Legislation.gov.uk, 2016).
- iv. None of this section applies in the relation to neighbourhood development orders (Legislation.gov.uk, 2016).

2.7.2 Support for Planning

Cadw, the Welsh verbal noun meaning to preserve is a historic environment service of the Welsh Government. Cadw provides support and specialist advice of which planners and developers require to operate an efficient planning system (Cadw.Gov.Wales, 2019). HEG members, contribute within the planning system by providing an incredibly significant service for the citizens of Wales, playing a role of advocates in terms of constructive conservation, wherever buildings endure, playing a very imperative economic role, rather than being looked over, as a hindrance to development. According to (Cadw.Gov.Wales, 2019), statistics show that there are currently 1,104 planners in Wales that are HEG members.

2.7.3 The relevance of Llawhaden House in Response to the Legislation Above

Outlined within (Scourfield, 2017) Llawhaden House has relevance within the 1990 Planning (Listed Buildings and Conservation Area) Act, section 66.

In 2000, Llawhaden House had been severely damaged due to a house fire, destroying all but the external chimney and walls. In 2009 the building was granted consent for the conservation of the existing house into two dwellings, with the outbuildings following similarly. The consented scheme allowed for the rebuilding of over 50% of the house, with inclusion of the early core construction. With relevance to the new structural appraisal the present scheme preserves 70% of the surviving fabric but allows a complete reconfiguration of the interior spaces (Scourfield, 2017).

One of the most important consumers of environmental resources and raw materials is the construction industry due to the nature of the trade (Jackson, 2021) In the modern world we live in today, sustainability is becoming increasingly popular and is a requirement for organisations to change their ways in order to be a sustainable company since the world has changed over the last decades (Rafi, 2021).

According to a McKinsey & Company (2019), companies who have a sustainable strategy within the work they provide permits the company to create long-term investments. Considering this is important as once a building is built it can remain to pollute the environment due to the emissions generated in the materials, as well as

the impact the building has on the ground (Henisz, Koller, & Nuttall, 2019). To accomplish sustainable buildings within the construction industry, professionals need to start reusing materials, and preserving resources (Acciona, 2019). Not only would this help to reduce the waste of materials, but it would also preserve the historic character of the building within the local community (WBDG-Historic-Preservation-Subcommittee, 2019).

In response to the 1990 Planning (Listed Building and Conservation Area) Act, Section 66 (i), Llawhaden House had many features of the building which were permitted to be restored or conserved. This included the repair of windows on the south-east wing, with careful repair to the sash windows, the repointing of lime mortar, where deemed substandard, the repair to roof timbers situated within the wagon house or granary. Another point raised was the periodic renewal of the re-slating roof for the wagon or granary in existing and matching slate. In regard to restoration of the house, all lost or damaged windows, doors, slate-hanging, roofs, and chimneys. Sash windows and doors were deemed to be restored following a simplified Late Georgian pattern. This illustrates that the conservation and restoration of Llawhaden house followed the guidelines set out within the relevant legislation and policies.

2.8. Pembrokeshire County Council LDP (2013) Policy GN.38

In response to the GN.38 Llawhaden House has direct relevance to “archaeological importance”. Due to Llawhaden house having such a historical background, an archaeologist intervention was involved to increase the knowledge of the past. The archaeologist was also present in the excavation processes to ensure that any material of historical relevance found may be preserved and protected properly (Scourfield, 2017). Before any development on the building may possibly commence, the scheme required a qualified and competent archaeologist to submit a written scheme of investigation, along with approval in writing from the local planning authority. The written scheme of investigation should describe all the different stages of work with demonstration on how it has been sourced as well as given the adequate time. The work on Llawhaden house will not be deemed complete until all aspects of the written scheme of investigation has been addressed along with the submission and approval of the final report (Pembrokeshire-County-Council, 2017).

2.9 Conclusion of Chapter Two

In conclusion to this literature review, it is apparent that there is a significant quantity of research on the history of Llawhaden House. Conservation, restoration, and major risks involved within this architectural pathway, but how the output will provide many significant benefits.

Chapter 3 - Research Methodology

3.0 Introduction

Within chapter two the researcher met the first objective of this dissertation which carried out critical research of the conservation and restoration in Pembrokeshire during the 21st century. This will help the reader understand the processes a building goes through to achieve a suitable perspective in terms of conservation and restoration within the 21st century. To present further information on the conservation and restoration of historical buildings, this chapter will aim to succeed the fourth and fifth objective.

To achieve this objective the researcher has provided the most vital methods, as well as methodology which is acceptable to perform primary research. This was performed through one method which included interviews carried out electronically due to the recent COVID-19 pandemic.

3.1 Interviews

The researcher decided to perform six interviews via Google Forms, through email with six individuals who had major significance within the conservation and restoration of Llawhaden house: The architect, planning consultant, client, main contractor, National Parks planning officer, ecologist. This approach was chosen in order to conduct a concise, yet interactive interview with the professionals involved, who may be busy and would be able to answer depending on time allocation (Hawkins, 2018).

3.2 Advantages and Disadvantages of Electronically Emailed Interviews.

3.2.1 Advantages

There are many advantages of this method, the first advantage would be speed, email interviews are known to gather several thousand responses within a day or two. There is also no costing involved within this method which would attract the researcher to

use this approach, along with the involvement of attaching pictures or sound files. The last advantage is that the method has a very quick response rate, which differs to the ordinary snail mail surveys (Hawkins, 2018).

3.2.2 Disadvantages

Although there are many advantages, it has been shown that there are also disadvantages which are involved in this method. The first disadvantage being that you must possess or purchase the required emails of the participants involved. However, in response to this disadvantage the researcher's father was involved within the project, this allowed for easier access to the required emails. Secondly, responses may be duplicated throughout the interview, with the addition of instructions being ignored. It is also shown that many people dislike the use of unsolicited emails, with the addition that you cannot use email interviews to relate information to the wider population (Phellas, Bloch, & Seale, 2012).

3.3 Design of the Interview

The researcher chose to use Google Forms as the bases for writing the interview questions, thus being electronically. The reason it was designed this way was outlined within 3.2.1, being that the time process in which the responses would be received was significantly higher than other methods. This would benefit the professionals greatly being that they do not have to answer every question at the same time, which in current circumstances due to COVID-19 worked extremely efficiently.

The researched decided to target the main professionals who were involved within the project, this would allow the researched to get a broader perspective of Llawhaden house. As well relating back to the second objective which would be highlighting the importance regarding the conservation and restoration of historical buildings within Pembrokeshire in the 21st century. The interviews were emailed out by the researcher during the 1st of March 2021, there were seven interviews which had direct relevance to the individual professional.

3.4 Limitations

The first limitation the researcher faced within this dissertation would be the time consumption in regard to the primary research, and the analysis of the acquired data.

Another limitation would be that the researcher could have issues regarding the professionals participating in the interviews, may have not wanted to participate in the proposed interviews. Although, to mitigate this limitation, the research was able to access the professionals through the connections their father had with the involved correspondents. This was very beneficial because it allowed the researcher to have access to a wider range of knowledge with the involved professionals, as well as ensuring that the responses were completed at a faster response pace.

The biggest limitation that the researcher had faced was due to the global widespread pandemic, COVID-19. This affected the researcher greatly due to the restrictions on social gatherings, which resulted in electronic involvement. Due to this the researcher decided that the best procedure would be emailed interviews to be able to adapt to the needs of the professionals, in regard to personal issues initiated by the widespread global pandemic.

3.5 Conclusion of Chapter Three

In conclusion, chapter three has successfully recognized and justified the research methodology, completing the first objective. Within chapter four, the researcher expects to obtain, analyse, and exhibit the findings gathered within the data collection methods identified in this chapter.

Chapter 4 - Data Analysis

4.0 Introduction

Chapter three included the methodology for the primary research, which was well defined. Chapter four will look to illustrate the aim of this dissertation which is to evaluate the importance of the restoration and conservation of buildings with historical significance in Pembrokeshire.

The main purpose for Chapter 4 is to analyse the researcher's data that has been thoroughly collected through interview like questions due to COVID-19, in order to meet the researcher's objective.

4.1 Data Analysis

Data analysis is the main approach for people to collect and analyse data, which help to extract an understanding, that will help to provide an individual's decision-making. There are many approaches and techniques the researcher can use to analyse data, such quantitative or qualitative methods within research (Calzon, 2021). However, the researcher only used one method which was qualitative, due to the researcher not needing to gather information from a large range of people, only a specific collective on professionals involved in the project.

This form of analysis is considered important because it will help the researcher to improve their marketing strategies. As well as allowing the researcher to gather new and potential customers and help to reduce the number of wasted resources which may occur when targeting the wrong people or perhaps sending the wrong message. Looking at data analysis from a management perspective the individual will also be able to benefit from the analyzation of data, as it will help make business decisions from factual evidence instead of minimal intuition (Calzon, 2021).

4.2 Methods

<u>Questions for interviewees</u>
<u>Question 1</u>
What will the conservation and restoration of Llawhaden house in Pembrokeshire achieve?
<u>Question 2</u>
What are your thoughts on the modern additions to Llawhaden House? Do you believe it is moving away from the original characteristics of the building?
<u>Question 3</u>
What benefits do you think the restoration and conservation will provide for Llawhaden as a village? For example, do you think it may influence the tourism within the village?
<u>Question 4</u>
Would you consider Llawhaden house to be a considerable achievement for Pembrokeshire in terms of the conservation and restoration of a listed building within the 21 st century?
<u>Question 5</u>
Have you enjoyed being involved in such a major project in terms of historical and conservational/restoration value?
<u>Question 6</u>
What are your thoughts on the conservation and restoration of historic buildings like Llawhaden House?
<u>Question 7</u>
Do you feel the conservation and restoration of Llawhaden House will be a personal achievement for yourself considering the values it places within Pembrokeshire?
<u>Question 8</u>
Do you feel that once work on Llawhaden House has finished, it will encourage others to do the same to similar buildings throughout Pembrokeshire?

<u>Question 9</u>
Do you feel you are conserving and restoring a piece of history within Pembrokeshire? How does this make you feel?
<u>Question 10 (for Architect only)</u>
Were there any other previous buildings that influenced the modern additions to Llawhaden house?
<u>Question 11 (for Architect only)</u>
As an architect, do you prefer being involved with conservation and restoration compared to new build developments?

Figure 4.2.2: Questions for interviewees

4.3 Answers

4.3.1 Architect

Question 1:

“The conservation and restoration will basically achieve the saving of an important Listed Building to Llawhaden which has History spanning back to the 1800’s which could potentially have been lost with another decade or so of further weather erosion and neglect”.

Question 2:

“I feel most of the restoration has tried to keep as much of the original building, where feasible. The percentage of re-build (due to fire damage; years of weather erosion and neglect) has been kept to a minimum where possible. Some modern features have been introduced, such as the rear sun room, double height glazed screens to stairwell and dining area. Glass box entrance porch, which all compliment and do not compete with the original characteristics by use of large glazed simple forms”.

Question 3:

“I feel it will keep alive an important part of Llawhaden’s past History, and provide a fantastic new family home for the client who was born and brought up in Pembrokeshire, who has since worked and lived in Cardiff during his early adult life and now wishes to return to Pembrokeshire with his family and become a welcomed resident in Llawhaden”.

Question 4:

“I wouldn’t say it’s a considerable achievement for Pembrokeshire, but definitely a benefit, in that saving and restoring any listed building is a positive in that respect, as there are still plenty of other buildings in the same situation and condition”.

Question 5:

“Yes”

Question 6:

“I’m pleased to have been apart of this addition in preserving a building or any other local buildings with historic value for the County”.

Question 7:

“As mentioned previously, most conservation and restoration is a positive for saving buildings with historical value but in some situations where listed buildings have little value, I feel the work sometimes entailed does not justify the final result, in that it would be a lot simpler and efficient to simply replace certain buildings with more modern and efficient building practices”.

Question 8:

“Although my involvement post planning/building regulations approvals has been limited, apart from resolving various site queries/various detailing issues and any general assistance to the client/main contractor. Yes, I feel it is a personal achievement being involved in the restoration of this building”.

Question 9:

“Yes, but generally the clients had a very well thought out vision for the design and layout of the building, but in respect of the sun room, some other projects had some influences with regards to the zinc roof/cladding and large areas of glazing”.

Question 10:

“It can be enjoyable at times, and hard work also! My preference though has always been new development”.

4.3.2 Main Contractor

Question 1:

“The restoration of this historical house has been a long time waiting. Bringing it back to life will be hugely beneficial to, not just the owners, but the whole village”.

Question 2:

“I believe that the original external features that have been restored, with the new modern features do add to the building. It also clearly separates the old with the new”.

Question 3:

“In my opinion, the work that has been done will have an impact on other property owners in the village. They may feel tempted to make more of an effort with their own property and to explore adding very modern additions to what they already have”.

Question 4:

“I think it is indeed an achievement. The council were prepared to allow the owners to make bold additions to this very historical house”.

Question 5:

“Yes, I have loved working on this project. A loan out of love!!”.

Question 6

“It is extremely important that all historical buildings have the opportunity to be restored. The council should explore all options, if available, to renovate and restore properties like Llawhaden House”.

Question 7

“Yes, this will be a personal achievement for myself, and the staff I employ. It is very rare for properties like Llawhaden House to be renovated to such a high specification, and I have never worked on a restoration project of this scale previously”.

Question 8

“Yes, and we have already had other property owners approach us for similar projects”.

Question 9

“Yes, I do, I am extremely honored and proud to be the main contractor for this project”.

Question 10

“Yes, the underpinning of the old stone walls and preserving these walls during this delicate operation was quite a challenge”.

4.3.3 Client

Question 1:

“Having looked at a number of properties in the area, when we came across the ruin, we were excited about the opportunity to bring such an amazing property back to life. It gave us the opportunity to build just what we wanted in a village setting with tremendous landscape views. It was a beautiful ruin, so heart might have ruled head!”.

Question 2:

“It will bring back to life a building of significant historic importance, while enhancing the character of the surrounding village”.

Question 3

“No, the old building no longer existed, with very limited historic records. Rather than re-build a mock version of what might have once existed, it made sense to restore the character of the building while modernizing its fabric for the next chapter in its history”.

Question 4

“Tourism is already strong as there is a castle in the village. The house will add to the general amenity of the village and will enhance its appeal to visitors”.

Question 5

“Yes, the house is of historic importance to Pembrokeshire and had been a ruin for 20 years. It was almost beyond salvaging. It is an achievement for the County and for everyone involved in the project, in particular the architects, planning consultants and the County conservation and planning teams. The primary objective was the preservation of the listed building, but that was only achievable by understanding and balancing the needs we had as the developers for a modern and striking home. The achievement is represented by the collaboration by all the parties involved in the project to weigh all the competing interests to deliver not only the primary objective but also our requirements as homeowners”.

Question 6

“Yes, it has been hugely rewarding. We are proud that we have been able to save the building and add to its history and that of the locality”.

Question 7

“It is vital for our social history and amenity that such important buildings are maintained and restored. It takes dedication, bravery, and significant funds to do so. It also requires sensible and empathetic approach from local planning authorities to encourage the preservation of these buildings, so they are not lost forever. Undertaking a listed building project is not for the faint hearted and we would always encourage the parties involved to understand each other’s objectives and to understand that while we are custodians of such buildings, we still have to be able to live in them with all that modern design brings. It is important to preserve history but

just as these buildings evolved over time, they must be allowed to evolve sympathetically in future”.

Question 8

“Yes, we are proud that we have been able to preserve this house for the amenity of the village and for the county. We will also have a beautiful home for our family”.

Question 9

“We hope that it will, but it takes the right people to come along at the right time with the required dedication and passion. It is a considerable undertaking, so if people show interest they should be supported and encouraged; possibly even provided with access to a collaborative team from the outset. We had a lot of expert support and guidance from specialist consultants and from the County planning team very early on and that gave us the confidence to press ahead”.

Question 10

“Yes, we are proud that we have been able to preserve this house for the amenity of the village and for the County”.

4.3.4 Ecologist

Question 1

“It will achieve protection of a currently disused property”.

Question 2

“They are required to make the house fit for modern living”.

Question 3

“It is unlikely to provide any benefits for the village other than bringing a currently unused and derelict building back into use”.

Question 4

“Unfortunately, I am not able to comment in depth as I have not seen what works have been completed at Llawhaden House. But it was a shame to see such a big and imposing property left as a ruin, so any works to restore it back to full use can only be a good thing”.

Question 5

“Surveying such a property is always rewarding as you see the building being brought back to life and restored to how it should be rather than being left as a ruin. From such an ecological point of view, it also ensures that the ecological value fo the property is maintained for the future”.

Question 6

“I always love to see derelict buildings brought back to use rather than just being left and forgotten about”.

Question 7

“Not really, as projects like this seem to be driven by the individual rather than them wanting to copy what they have seen elsewhere. Such restoration projects usually seem to be taken on by someone with links to the area who want to protect the building for the future”.

Question 8

“Yes, it is always rewarding to see a derelict and disused building brought back to use and life, particularly when it’s done in a sympathetic manner”.

4.3.5 Conservation Officer

Question 1

“The restoration preserves a rare example of a minor gentry seat that has escaped the typical C19 re-modelling. As restored, the house retains the typical low spreading proportions of an early dwelling and is an instructive glimpse of early Pembrokeshire

vernacular. The work also reinstates the domestic nucleus of the village and maintains the visual and history relationship with the castle next door, from which the house effectively evolved”.

Question 2

“Whilst unified by a simple palette of materials, the pre-fire house was a sum of various parts spanning the medieval to Late Georgian periods, reflected in the various proportions and details. The modern additions continue the context of structural ‘honesty’ and provide an instructive new chapter of the house after its disastrous fire”.

Question 3

“As stated above, the setting of both house and castle is very significant visually and historically. The work has effectively reinstated the domestic core of the village, the ‘big house’ this important for the well-being of both resident and visitors, replacing an ugly and sad development site. It is difficult to quantify, but the impact of well-conserved places is well-proven to assist physical and mental health”.

Question 4

“Yes. Whilst neither an essay of modernism or an intricate conservation scheme, the restoration is correctly a balance of preserving the sound, fabric, and tactful modern intervention elsewhere. The fire had destroyed much fabric that was poorly recorded and the decision to acknowledge the loss as part of the reuse as a modern family home is logical”.

Question 5

“Yes, my sole involvement was preparing the Heritage Impact Statement. As a local historian with knowledge of the house and its wider setting, this was an enjoyable job, if tinged with sadness as to what was lost”.

Question 6

“Llawhaden has the context of having been almost destroyed by fire and this strongly influenced the philosophy of the scheme. In most cases, the presumption is to conserve historic fabric and tactfully introduce new work on a less invasive scale than was necessary here. Perhaps some felt the remains of the house should have been

demolished and a wholly new build considered. This has logic and was historically often the course of action pursued- here, given the setting of the house – with its outbuildings to one side, the extraordinary walled garden opposite and the castle adjacent, the decision to restore the house to its original form was the correct one”.

Question 7

“Broadly speaking, yes – but as stated above, the context is different at Llawhaden, where the invasive approach would be inappropriate in most other cases. In terms of craftsmanship, the work should encourage would-be conservators”.

Question 8

“As a local boy, I feel proud to have been involved. I live near Llawhaden and had met the late owner of the house, Mrs. Thomas. She was very proud of the place, and I suspect she would be pleased that the house has a new lease of life and is still the hub of the village. Buildings after all are largely about people!”.

4.6.6 Planning Consultant

Question 1

“The building was sadly damaged in a huge fire 20 years and now just a shell. The owner sadly died; the building however was listed in prominent position within the Conservation Area. There the building has been saved in a sensitive way, creating lots of work, and enhancing this part of the village”.

Question 2

“Yes, and that deliberate. The client wished a light conservatory building to the rear, so a contrasting glass box was designed which shows its an addition for the 21st century. There are some modern openings in the barns but done in glass, so this has a minimalist impact on the building”.

Question 3

“Llawhaden is a historic village with the nearby castle being the major focus and the main reason for tourism. The enhancement of the old mansion only adds to the

character of the old mansion, and only adds to the character as well as quality of the village. The converted barns will also be holiday units to bring in quality accommodation and then more visitors to the village”.

Question 4

“Absolutely, this is a three-million-pound investment to save this private house and outbuildings. Its decline was an insignificant, becoming an eyesore, it is a quality piece of restoration with contemporary elements”.

Question 5

“Of course, these do not come up very often. Old buildings bring unique challenges, with lots of paperwork and drawings”.

Question 6

“Excellent, with attention to lots of details along with the finishes”.

Question 7

“Obviously, it has been done so well with many people who aren’t involved saying positive things about the project”.

Question 8

“I believe so, however, conservation work at this level is not cheap, and it is very time consuming. COVID-19 has made society different now, with people wanting a home or business in a more rural area, with a more rural life in areas such as Llawhaden”.

4.4 Conclusion

Objective four has been effectively completed by analysing the data accumulated the chosen method and presenting the answers. There were many interesting findings gathered through the analysis, showing that many of the individuals shared the same thoughts. Chapter five will again achieve objective four, to collect data through interviews with individuals who were involved with the conservation and restoration of Llawhaden House.

Chapter 5 - Evaluation

5.0 Introduction

Chapter three discussed the methodology for the primary research which was identified successfully. Within this chapter, the researcher achieves objective four of this dissertation, thus being to identify the benefits in which Llawhaden House will provide in terms of conservation and restoration.

The intention for this chapter is for the writer to analyse data which had been collected through online interviews, to meet and achieve objective four.

This chapter will involve the analysis and presentation of findings from the online interviews. The writer chose to interview the most important professionals involved within the re-construction of Llawhaden House. The writer carried out interviews with six individuals, all of which gave interesting response which were all answered accordingly.

5.1 Findings

5.1.1 Question One

Within the first question the researcher asked the six participants, what they think the conservation and restoration of Llawhaden House will achieve. It was clear that all responses believed that the restoration of Llawhaden House would restore and protect a vital building throughout the village, as well as “reinstating the domestic nucleus of the village” and “maintaining the visual and historic relationship with the castle next door” which was respectably stated by the Conservational Officer, Rob Schourfield, which is shown in Appendix F. The main contractor indicated that the restoration of Llawhaden House had been a long time waiting, along with the architect revealing that the building could have been lost within the next decade, which is shown in Appendix C. This is illustrating the importance of restoration and conservation of buildings like Llawhaden House; due to these buildings holding such historical values, which the architect, conservation officer, and main contractor all believed. This was shown within 2.3, stating that a major factor in the conservation of buildings will allow the future generation of Pembrokeshire to enjoy the heritage of the building involved.

5.1.2 Question Two

The results from question two show how all interviewees hold the same belief, in that although the reconstruction could be an exact replica of the previous building, it was decided that modern features were needed in the restoration. Making the house fit for modern living, which was explained by the client in the response I received. “Rather than re-build a mock version of what might have once existed, it made sense to restore the character of the building while modernising its fabric for the next chapter in its history”, shown in Appendix D. As demonstrated in 2.6.2, it is important for the architect to accomplish sustainable building restoration, the professionals need to start re-using existing materials, as well as preserving resources. As not only would this preserve the life of the building, but it would also sustain the historic character of the building within the local community (WBDG-Historic-Preservation-Subcommittee, 2019).

5.1.3 Question Three

The responses from question three displayed it was clear that the general benefit of the restoration and conservation will attract visitors to Llawhaden. As stated in 2.6.3, two million people visit tourist attractions including castles in Wales in 2018 alone. Having a large number of tourists visiting Wales helps to increase the employment sector as 40,000 jobs were created alone within tourism in old buildings, which was 3% of Wales’ overall employment (Cadw.Gov.Wales, 2019). This illustrates how important restoring old buildings in Wales is, and how much of an effect sustainability has on a local community. This is strongly for the reason that the house is situated in such a proximity to Llawhaden Castle, an already strong point within the village.

Another interesting response was based on how the impact of a well-conserved place is well-proven to assist physical and mental health, shown in Appendix F, relating back to 2.4 where the writer had discussed how places can develop a great personal meaning, with emotions remaining positive; for example, the feeling of happiness and joy, which can benefit a person’s mental health (Scannel & Gifford, 2014). Although the response from the ecologist stated that it would be unlikely to provide any benefits rather than bringing a currently unused and derelict building back into use, as shown

in Appendix E. The ecologist has not been involved long enough to have grown an attachment, or place attachment to the building unlike other participants.

This is due to the fact in which she has not been majorly involved in the project, where she stated herself in 3.6.4, question four; “unfortunately I am unable to comment in depth as I have not seen what works have been completed at Llawhaden House”, shown in Appendix E.

5.1.4 Question Four

In regard to question four, it was interesting to see that every participant believed it was an achievement for Pembrokeshire in terms of conservation and restoration. There were many points raised throughout the responses that are really interesting, firstly from the architect. The architect mentioned that there are plenty of other buildings throughout Pembrokeshire in the same situation and condition, shown in Appendix A. Whereas the planning consultant agreed that it was an absolute achievement for Pembrokeshire, outlining that it is a three-million-pound investment, as shown in Appendix G. Which is a perfect example of how Llawhaden House would be classed within the at-risk category, characterised under the financial sub-category, where the writer discussed the financial status under paragraph 2.5.4. Another interesting comment the writer came across was from the main contractor, illustrated in Appendix C, who stated that the council were prepared to allow the owners to make bold additions to this very historical house.

5.1.5 Question Five

Every single interviewee within question five agreed that they all enjoyed being involved in such a major project. The main contractor’s response stood out majorly due to the fact they included how it was “a loan out of love”, shown in Appendix C, which clearly shows the personal attachment some of the workers have developed over the period of works. The ecologist mentioned that from an ecological standpoint, it will ensure that the value of the property will be maintained for the future, outlined in Appendix E. This will relieve Llawhaden House from being classed as an at risk.

Subcategorised under environmental and described under paragraph 2.5.1. Environmental issues play a vital role, referring to disputes caused by the external factors, of which building condition was identified. With the ecologist again stating that it is always rewarding to see the building being brought back to life and restored, rather than being left as a ruin, outlined in Appendix E. In particular it seems that the builder has gained an emotional attachment for the building, otherwise known as place attachment. Outlined in 2.4, the writer described how when a person and a place withhold long or deep experiences with each other, they can develop emotions such as the feeling of love (Scannel & Gifford, 2014), which would explain why the main contractor believed it was a “loan out of love”, shown in Appendix C.

5.1.6 Question Six

This question had been aimed at all interviewees apart from the Planning Consultant, with all responses showing similarities in their responses. Every response included how they were happy to be a part of the project, with the architect stating how they are “pleased to have been a part of this addition of preserving a building or any other local buildings with historic value for the County” exemplified in Appendix A. The Conservational Officer, Rob Scourfield mentioning how he lives near Llawhaden and had met the late owner of the house, Mrs Thomas. He went on to say how she was very proud of the place and suspected that she would be extremely pleased that the house has a “new lease of life and is still the hub of the village”; Rob also made a great point in stating that “buildings after all are largely about people”, all displayed in Appendix F. In response to how every response stated how they were pleased to have been a part of the addition of preserving another building with historical value within the County, again showing the influence that place attachment has on many of the involved people. Relating back to what the writer discussed in 2.4, place attachment can develop towards the country where you were born (Scannel & Gifford, 2014), but in response to this question, the county where you were born. All of the responses were either born in Pembrokeshire or have lived in Pembrokeshire for the majority of their lives, gaining an attachment for the county; meaning anything they do which benefits the county, they remain positive over.

5.1.7 Question Seven

There seemed to be mixed responses from this question, with everyone agreeing within their answers, apart from the ecologist; the client expressed their hope in how it will, but then outlined the challenges a project like this will in tale. “It takes the right people to come along at the right time with the required dedication and passion”, an interesting comment from the client. Who also went on to explain how it is a “considerable undertaking”, saying that if people show interest that they need to be supported and encouraged. A very controversial statement made within the response would be “we had a lot of expert support and guidance from specialist consultants and from the county planning team very early on, and that gave us the confidence to press ahead, shown in Appendix D. As illustrated in 2.7.1 Cadw provided specialist consultants, otherwise known as HEG members, to contribute within the planning system by providing an incredibly specialist service for the citizens of Wales (Cadw.Gov.Wales, Heritage Counts Wales, 2019).

5.1.8 Question Eight

During question eight all interviewees were asked what their thoughts were in regard to conservation and restoration of buildings with historic relevance like Llawhaden House. Every single response expressed how they think restoration and conservation of any historical building is an important matter, the architect mentioned how most conservation and restoration is “a positive for saving buildings with historical value”; but also raised the point in that it would be a lot simpler, and efficient to simply replace certain buildings with more modern and efficient building practices. The client also made a comment on how it is vital for our social history and amenity that such important buildings are maintained and restored. They also outlined how it takes a lot of bravery and significant funds to do such a project, illustrated in Appendix D, which relates back to 2.5.4 where the researcher discussed the financial risks that clients are facing when involving themselves in such large projects, with major influence from the COVID-19 pandemic. Interestingly the conservation officer discussed how some people felt the remains of the house should have been demolished and a wholly new build considered, outlined in Appendix F, which the architect mentioned in their comments, displayed in Appendix A.

The conservation officer then commented on how the setting of Llawhaden House influenced the decision, with the outbuildings, walled garden, and the castle adjacent, as well stating the decision to restore the house to its original form was “the correct one” presented in Appendix F.

5.1.9 Question Nine

Question nine concluded the interviews by asking whether or not they believe the project based around Llawhaden House is conserving and restoring a piece of history with focus within Pembrokeshire. With no surprise every single interviewee agreed to the question, the architect stated how he was pleased to have been a part of the whole process, displayed in Appendix A, with the client and main contractor both stating how they are proud of the project, shown in Appendix C and D. The conservation officer talked about how he lives near Llawhaden and had met the late owner of the house, Mrs Thomas. He explained how she was very proud of the house and suspects she would be pleased that the house has a new lease of life and is still the hub of the village, demonstrated in Appendix F. The main contractor being extremely honoured and proud to be the main contractor of the project illustrates how they have place attachment, especially for Llawhaden House, displayed in Appendix C. As well as the late owner of the house being very proud, as it would have most likely been her childhood home, and sadly a death (Scannel & Gifford, 2014).

5.1.10 Question Ten- Specifically for the main contractor

Question ten was a question specifically for the main contractor, as someone who is involved within the building work, day by day. The researcher wanted to ask whether there were any major issues regarding the building work which may have occurred during the project. Steve Rogers, the main contractor explained how the underpinning of the old stone walls and preserve the walls during the delicate operation was “quite a challenge”. This response relates to information gathered within 2.5.3, where in paragraph six the researcher had written about the affects a shortage of workers trained with the proper expertise and knowledge can result in issues caused throughout the conservation of a building, displayed in Appendix C.

5.1.11 Question Eleven- Specifically for the architect

Due to the architect being involved in the design work, this question only required the response from themselves. The architect was questioned on whether or not any other previous buildings had influenced the modern additions to Llawhaden House. The architect's response was interesting, he responded yes; but the client had a very well thought out vision for the design and layout of the building. Although in respect to the sunroom, older and similar projects had some influence with regards to the zinc roof and cladding with large areas of glazing. Illustrated in 2.6.3 architect had undertaken works on a project in Little Haven, the proposed modern adaptations to the building celebrate the history of the marina villa, shown in Appendix A.

5.1.12 Question Twelve- Specifically for the architect

The final question asked again only to the architect, as an architect do you prefer being involved with conservation work compared to new development? The response from the architect was very interesting considering the previous answers to multiple questions. The architect answered that it can be enjoyable at times, as well as hard work too; but ultimately the architect's overall preference has been new development. This illustrates what the writer had discussed within 2.4.3, how the largest challenges in building conservation stand the restricted accessibility to resources. Along with inadequate supplies to entirely redevelop structures into a suitable modern use, and the concerns of shortages of labor and material to reproduce the vital materials, with the replication of craft (Fidler, 2005). All of these points raised will contribute to the feeling of hard work when taking on a project which will involve the conservation and restoration of a historical building, as shown in Appendix A.

Chapter 6 – Conclusion

To conclude, throughout this dissertation the researcher demonstrates the importance of conservation and restoration within Pembrokeshire in the 21st Century. It was clear that during the modern movement of construction, how important sustainable options are, and how more companies need to become more sustainable (Rafi, 2021). Becoming a more sustainable company will help create long-term investments, which is greatly beneficial for the building industry (Henisz, Koller, & Nuttall, 2019). This would not only reduce waste created from materials, but whilst preserving the historic characteristics of the building within the closer community (WBDG-Historic-Preservation-Subcommittee, 2019). The responses from the interviews illustrated the attachments in which each interviewee withheld for Llawhaden House were strong, which showed that some interviewees had a special connection with the project. 2.4 emphasised that the individuals would gain an attachment to a place after withholding a long and deep experience with a place. The main contractor greatly demonstrated this by saying that it was a “loan out of love”, and that he has been honoured and proud to be the main contractor for Llawhaden House. Conservation and restoration can contribute to employment, as 40,000 jobs in Wales alone were created in 2018 (Cadw.Gov.Wales, Heritage Counts Wales, 2019). Lastly, it can help conserve the characteristics of the building, in ways such as re-use of materials (Acciona, 2019). All the interviewees believed this was important to restore the characteristics of the building, whilst modernising it stated by the Planning Consultant in 5.1.3. This shows that the conservation and restoration of a historical building, with relevance to Llawhaden House will greatly benefit the local community, and historic buildings within Pembrokeshire.

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Appendix

Appendix A: Architect

What do you think the conservation and restoration of Llawhaden house will achieve?

1 response

The conservation and restoration will basically achieve the saving of an important Listed Building to Llawhaden which has History spanning back to the 1800's which could potentially have been lost with another decade or so of further weather erosion and neglect.

What are your thoughts on the modern additions to Llawhaden house? do you believe it is moving away from the original characteristics of the building?

1 response

I feel most of the restoration has tried to keep as much of the original Building, where feasible. The percentage of re-build (due to the fire damage; years of weather erosion & neglect) has been kept to a minimum where possible. Some modern features have been introduced, such as the rear Sun room; Double height glazed screens to stairwell the and Dining area; Glass box entrance porch, which all compliment and do not compete with the original characteristics by use of large glazed simple forms.

What benefits do you think the restoration and conservation will provide for Llawhaden as a village? For example, do you think it may influence the tourism within the village?

1 response

I feel it will keep alive an important part of Llawhadens past History, and provide a fantastic New Family home for the client who was born & brought up in Pembrokeshire, who has since worked and lived in Cardiff during his early Adult life and now wishes to return to Pembrokeshire with his Family and become a welcomed resident in Llawhaden

Would you consider Llawhaden house to be a considerable achievement for Pembrokeshire in terms of the conservation and restoration of a listed building within the 21st century? Please explain your decision.

1 response

I wouldn't say its a considerable achievement for Pembrokeshire, but definitely a benefit, in that saving & restoring any Listed Building is a positive in that respect, as there are still plenty of other Buildings in the same situation and condition.

Have you enjoyed being involved in such a major project in terms of historical and conservational/restoration value?

1 response

YES

Do you feel you are conserving and restoring a piece of history within Pembrokeshire? How does this make you feel?

1 response

I'm pleased to have been a part of this addition of preserving a Building or any other local Buildings with Historic Value for the County.

What are your thoughts on the conservation and restoration of historic buildings like Llawhaden House?

1 response

As mentioned previously, most conservation and restoration is a positive for saving Buildings with historical value but in some situations where listed buildings have little value, i feel the work sometimes entailed does not justify the final result, in that it would be a lot simpler and efficient to simply replace certain buildings with more modern and efficient building practices.

Do you feel that the conservation and restoration of Llawhaden House will be a personal achievement for yourself considering the values it places within Pembrokeshire?

1 response

Although my involvement post planning/Building regulations approvals has been limited, apart from resolving various site queries / various detailing issues and any general assistance to the client/main contractor - Yes, i feel its personal achievement being involved in the restoration of this building

Do you feel that once work on Llawhaden House has finished, it will encourage others to do the same to similar buildings throughout Pembrokeshire?

1 response

It may well inspire others, who have a keen interest in conservation of Buildings to take on similar projects rather than New build, by seeing what can be achieved with a vision and perseverance.

Were there any other previous buildings that influenced the modern additions to Llawhaden House?

1 response

Yes, but generally the clients had a very well thought out vision for the design and layout of the building, but in respect of the Sun room, some other similar projects had some influence with regards to the Zinc roofing/cladding and large areas of glazing.

As an architect, do you prefer being involved with conservation and restoration? Compared to new build development?

1 response

It can be enjoyable at times, and hard work also!
My preference though has always been New Development.

Appendix B: Main Contractor

What do you think the conservation and restoration of Llawhaden house will achieve?

1 response

The restoration of this historical house has been a long time waiting. Bringing it back to life will be hugely beneficial to, not just the owners, but the whole village.

What are your thoughts on the modern additions to Llawhaden house? do you believe it is moving away from the original characteristics of the building?

1 response

I believe, that the original external features that have been restored, with the new modern features, do add to the building. It also clearly separates the old with the new.

What benefits do you think the restoration and conservation will provide for Llawhaden as a village? For example, do you think it may influence the tourism within the village?

1 response

In my opinion, the work that has been done will have an impact on other property owners in the village. They may feel tempted to make more of an effort with their own property and to explore adding very modern additions to what they already have.

Would you consider Llawhaden house to be a considerable achievement for Pembrokeshire in terms of the conservation and restoration of a listed building within the 21st century? Explain your decision.

1 response

I think it is indeed an achievement. The council was prepared to allow the owners to make bold additions to this very historical house.

Have you enjoyed being involved in such a major project in terms of historical and conservation/restoration value?

1 response

Yes, I have loved working on this project. A loan out of love!!

What are your thoughts on the conservation and restoration of historic buildings like Llawhaden House?

1 response

It extremely important that all historical buildings have the opportunity to be restored. The council should explore all possible options, if available, to renovate and restore properties like Llawhaden House.

Do you feel that the conservation and restoration of Llawhaden House will be a personal achievement for yourself considering the values it places within Pembrokeshire?

1 response

Yes, this will be a personal achievement for myself and the staff I employ. It's very rare for properties like Llawhaden house to be renovated to such a high specification, and I've never worked on a restoration project as big as this previously.

Do you feel that once work on Llawhaden House has finished, it will encourage others to do the same to similar buildings throughout Pembrokeshire?

1 response

Yes, and already we've had other property owners approach us for similar projects.

Do you feel you are conserving and restoring a piece of history within Pembrokeshire? How does this make you feel?

1 response

Yes I do, and I am honoured and proud to be the main contractor on this project.

Were there any major issues regarding building work during this project?

1 response

Yes, the underpinning of the old stone walls and preserving the these walls during this delicate operation was quite a challenge.

Appendix C: Client

Why did you want to take on such a major project?

1 response

Having looked at a number of properties in the area, when we came across the ruin we were excited about the opportunity to bring such an amazing property back to life. It gave us the opportunity to build just what we wanted in a village setting with tremendous landscape views. It was a beautiful ruin, so heart might have ruled head!

What do you think the conservation and restoration of Llawhaden house will achieve?

1 response

It will bring back to life a building of significant historic importance, while enhancing the character of the surrounding village.

What are your thoughts on the modern additions to Llawhaden house? do you believe it is moving away from the original characteristics of the building?

1 response

No, the old building no longer existed, with very limited historic records. Rather than re-build a mock version of what might have once existed, it made sense to restore the character of the building while modernising its fabric for the next chapter in its history.

What benefits do you think the restoration and conservation will provide for Llawhaden as a village? For example, do you think it may influence the tourism within the village?

1 response

Tourism is already strong as there is a castle in the village. The house will add to the general amenity of the village and will enhance its appeal to visitors.

Would you consider Llawhaden house to be a considerable achievement for Pembrokeshire in terms of the conservation and restoration of a listed building within the 21st century? Explain your decision.

1 response

Yes, the house is of historic importance to Pembrokeshire and had been a ruin for 20 years. It was almost beyond salvaging. It is an achievement for the county and for everyone involved in the project, in particular the architects, planning consultants and the County conservation and planning teams. The primary objective was the preservation of the listed building, but that was only achievable by understanding and balancing the needs we had as the developers for a modern and striking home. The achievement is represented by the collaboration by all the parties involved in the project to weigh all the competing interests to deliver not only the primary objective but also our requirements as home owners.

Have you enjoyed being involved in such a major project in terms of historical and conservation/restoration value?

1 response

Yes, it has been hugely rewarding. We are proud that we have been able to save the building and add to its history and that of the locality.

What are your thoughts on the conservation and restoration of historic buildings like Llawhaden House?

1 response

It is vital for our social history and amenity that such important buildings are maintained and restored. It takes dedication, bravery and significant funds to do so. It also requires a sensible and empathetic approach from local planning authorities to encourage the preservation of these buildings, so they are not lost forever. Undertaking a listed building project is not for the faint hearted and we would always encourage the parties involved to understand each other's objectives and to understand that while we are custodians of such buildings, we still have to be able to live in them with all that modern design brings. It is important to preserve history but just as these buildings evolved over time, they must be allowed to evolve sympathetically in future.

Do you feel that the conservation and restoration of Llawhaden House will be a personal achievement for yourself considering the values it places within Pembrokeshire?

1 response

Yes, we are proud that we have been able to preserve this house for the amenity of the village and for the county. We will also have a beautiful home for our family.

Do you feel that once work on Llawhaden House has finished, it will encourage others to do the same to similar buildings throughout Pembrokeshire?

1 response

We hope that it will, but it takes the right people to come along at the right time with the required dedication and passion. It is a considerable undertaking, so if people show interest they should be supported and encouraged; possibly even provided with access to a collaborative team from the outset. We had a lot of expert support and guidance from specialist consultants and from the county planning team very early on and that gave us the confidence to press ahead.

Do you feel you are conserving and restoring a piece of history within Pembrokeshire? How does this make you feel?

1 response

Yes, we are proud that we have been able to preserve this house for the amenity of the village and for the county.

Appendix D: Ecologist

What do you think the conservation and restoration of Llawhaden house will achieve? *

protection of a currently disused property

What are your thoughts on the modern additions to Llawhaden house? do you believe it is moving away from the original characteristics of the building? *

They're required to make the house fit modern living

What benefits do you think the restoration and conservation will provide for Llawhaden as a village? For example, do you think it may influence the tourism within the village? *

unlikely to provide any benefits other than bringing a currently unused and derelict building back into use.

Would you consider Llawhaden house to be a considerable achievement for Pembrokeshire in terms of the conservation and restoration of a listed building within the 21st century? Explain your decision. *

Unfortunately I am unable to comment as I haven't seen what works have been completed at Llawhaden House. It was a shame to see such a big and imposing property left as a ruin so any works to restore it back to use can only be a good thing.

Have you enjoyed being involved in such a major project in terms of historical and conservational/restoration value? *

Surveying such a property is always rewarding as you see the building being brought back to life and restored to how it should be rather than being left as a ruin. From an ecological point of view, it also ensures that the ecological value of the property is maintained for the future.

What are your thoughts on the conservation and restoration of historic buildings like Llawhaden House? *

Always lovely to see derelict buildings brought back to use rather than just being left and forgotten about.

Do you feel that once work on Llawhaden House has finished, it will encourage others to do the same to similar buildings throughout Pembrokeshire? *

Not really, as projects like this seem to be driven by the individual rather than them wanting to copy what they have seen elsewhere. Such restoration projects usually seem to be taken on by someone with links to the area who want to protect the building for the future.

Do you believe that this project is conserving and restoring a piece of history within Pembrokeshire? How does this make you feel? *

Yes, its always rewarding to see a derelict and disused building brought back to use, particularly when its done in a sympathetic manner.

Appendix E: Conservation Officer (National Parks)

What do you think the conservation and restoration of Llawhaden house will achieve?

1 response

The restoration preserves a rare example of a minor gentry seat that has escaped the typical C19 remodelling. As restored, the house retains the typical low spreading proportions of an early dwelling and is an instructive glimpse of early Pembrokeshire vernacular. The work also reinstates the domestic nucleus of the village and maintains the visual and historic relationship with the castle next door, from which the house effectively evolved.

What are your thoughts on the modern additions to Llawhaden house? do you believe it is moving away from the original characteristics of the building?

1 response

Whilst unified by a simple palette of materials, the pre-fire house was a sum of various parts spanning the medieval to Late Georgian periods, reflected in the various proportions and details. The modern additions continue the context of structural 'honesty' and provide an instructive new chapter of the house after its disastrous fire

What benefits do you think the restoration and conservation will provide for Llawhaden as a village? For example, do you think it may influence the tourism within the village?

1 response

As stated above, the setting of both house and castle is very significant visually and historically. The work has effectively reinstated the domestic core of the village, the 'big house' this important for the well-being of both residents and visitors, replacing an ugly and sad development site. It is difficult to quantify, but the impact of well-conserved places is well-proven to assist physical and mental health.

Would you consider Llawhaden house to be a considerable achievement for Pembrokeshire in terms of the conservation and restoration of a listed building within the 21st century? Explain your decision.

1 response

Yes. Whilst neither an essay of modernism or a intricate conservation scheme, the restoration is correctly a balance of preserving the sound fabric and tactful modern intervention elsewhere. The fire had destroyed much fabric that was poorly recorded and the decision to acknowledge the loss as part of the reuse as a modern family home is logical.

Have you enjoyed being involved in such a major project in terms of historical and conservation/restoration value?

1 response

Yes, my sole involvement was preparing the Heritage Impact Statement. As a local historian with knowledge of the house and its wider setting, this was an enjoyable job, if tinged with sadness as to what was lost.

What are your thoughts on the conservation and restoration of historic buildings like Llawhaden House?

1 response

Llawhaden has the context of having been almost destroyed by fire and this strongly influenced the philosophy of the scheme. In most cases, the presumption is to conserve historic fabric and tactfully introduce new work on a less invasive scale than was necessary here. Perhaps some felt the remains of the house should have been demolished and a wholly new build considered. This has logic and was historically often the course of action pursued - here, given the setting of the house - with its outbuildings to one side, the extraordinary walled garden opposite and the castle adjacent, the decision to restore the house to its original form was the correct one.

Do you feel that once work on Llawhaden House has finished, it will encourage others to do the same to similar buildings throughout Pembrokeshire?

1 response

Broadly speaking, yes - but as stated above, the context is different at Llawhaden, where the invasive approach would be inappropriate in most other cases. In terms of craftsmanship, the work should encourage would-be conservators.

Do you believe that this project is conserving and restoring a piece of history within Pembrokeshire? How does this make you feel?

1 response

As a local boy, I feel proud to have been involved. I live near Llawhaden and had met the late owner of the house, Mrs Thomas. She was very proud of the place and I suspect she would be pleased that the house has a new lease of life and is still the hub of the village. Buildings after all are largely about people!

Appendix F: Planning Consultant

What do you think the conservation and restoration of Llawhaden house will achieve?

1 response

The Building was sadly damaged in huge fire 20 years ago and just a shell. The owner sadly died. However was listed building in prominent position in the Conservation Area. Therefore the building has been saved in sensitive way creating lots of work and enhancing this part of the village.

What are your thoughts on the modern additions to Llawhaden house? do you believe it is moving away from the original characteristics of the building?

1 response

Yes and that deliberate. The client wished a light conservatory building to the rear so a contrasting glass box was designed which shows its an addition for the 21st century. There are some modern openings in the barns but done in glass and so has minimum impact.

What benefits do you think the restoration and conservation will provide for Llawhaden as a village? For example, do you think it may influence the tourism within the village?

1 response

Llawhaden is a historic Village with the nearby castle being the major focus and reason for visitors. The enhancement of the old mansion, only adds to the character and quality of the village. The converted barns will also be holiday units so bring in quality accommodation and then more visitors to the village.

Would you consider Llawhaden house to be a considerable achievement for Pembrokeshire in terms of the conservation and restoration of a listed building within the 21st century? Explain your decision.

1 response

Absolutely. This is a 3 million investment to save this private house and outbuildings. Its decline was significant and becoming an eyesore. Its a quality piece of restoration with contemporary elements.

Have you enjoyed being involved in such a major project in terms of historical and conservational/restoration value?

1 response

Of Course - these do not come up very often. Old buildings bring unique challenges with lots of paperwork and drawings.

What are your thoughts on the conservation and restoration of historic buildings like Llawhaden House?

1 response

Excellent with attention to lots of details and finishes

Do you feel that the conservation and restoration of Llawhaden House will be a personal achievement for yourself considering the values it places within Pembrokeshire?

1 response

Obviously. Its been done so well and many people saying positive things.

Do you feel that once work on Llawhaden House has finished, it will encourage others to do the same to similar buildings throughout Pembrokeshire?

1 response

I believe so. However Conservation work at this level is not cheap and time consuming. Covid has made society different now, with people wanting a home/business a more rural way of life in rural areas like this.

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Date ...17/04/22.....