

GLASLYN, MORFA BYCHAN, PORTHMAOG – LISTING REQUEST – DESK ASSESSMENT

A listing request has been submitted by a member of the public concerned that it has been put for sale and the new owner may want to demolish it. It is currently on sale with guide price for £1.7m so I think this may be unlikely. Very little information has been provided apart from sales particulars which describes it as Arts and Crafts in style but provides no date of construction. The person who has made the request says that there are records of it being owned or /occupied in late 19C by a well-known local family called Chivers but I have been unable to find anything about them. The current owners bought the property and refurbished it in the 1980s. The garden is said to have been established by the Bodnant estate to which the property presumably belonged.

There is no mention of the building in Pevsner, Coflein or the HER. Early OS maps of the area appear to show a considerably smaller structure on or near the site there (1st edn. 1880s) but hard to tell if it is the same building.

There is no mention of this in the records of the Porthmadog survey which was done in 2005, and no potential group value with nearby listed buildings.

From the photos accompanying the sales particulars it would seem to be a small rural cottage, probably 19th century with a large, gabled extension added to the front possibly at some stage in early/mid 20 century. All the windows and doors look as if they have been replaced and there is a large dormer window on the rear of original building. The interior has been heavily altered but some original walls and ceiling timbers survive though many are modern additions which appear to be mainly there for decoration. This and the windows, rear dormer etc are presumably the result of the 1980s refurbishment.









Recommendation

While there may be an older building of indeterminate date behind the façade and more recent alterations, the extent of the alterations are such that I do not think that we would be able to list this building. Even if the original building was shown to be pre-1840 I doubt that enough of it survives to merit listing. I do not think that this requires a site visit.

1 August 2022