

HERITAGE IMPACT STATEMENT

**Masonic Hall
XXXX
XXX
Monmouthshire
NP25 XXX**



FOR

**Mr MX
X Ltd.**

Prepared by:

XXX

BSc. (Hons)

Cambridge University Cert. Conservation Historic Buildings

Marketing by:

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INTRODUCTION

QUALIFICATIONS AND EXPERIENCE OF THE PERSON/S PREPARING THE REPORT

XXX

BSc, MSc, FB Eng, FRICS,
Certificate in Historic Building Conservation from Cambridge University

XXX

BSc. (Hons.) Cert. Historic Building Conservation (University of Cambridge)

The company has Membership of VAG (Vernacular Architecture Group) and Membership of SPAB (Society for the Protection of Ancient Buildings).

SYNOPSIS

The text below from CADW indicates the purpose of heritage impact statements as part of the planning process for listed buildings and those in conservation areas; designated assets.

*Under **new regulations** coming into force on 1 September 2017, a heritage impact statement will be required to support listed building and conservation area consent applications. This will replace the requirement for a design and access statement in the listed building consent application process.*

A heritage impact statement is the product of a structured heritage impact assessment process. This makes sure that the significance of the historic asset is taken into account in the development of proposals for change. It is a core part of the design process, which tests whether the proposals for change are appropriate by assessing their impact on significance. Access issues are also addressed through this process, unless the proposed works involve a private dwelling.

As this report is not associated with any planning application for the Masonic Hall it cannot comment on the impact or otherwise of any proposals for the hall, however the historical research and the survey of the building to establish extant original fabric and features forms the basis of all heritage impact statements.

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REPORT FORMAT

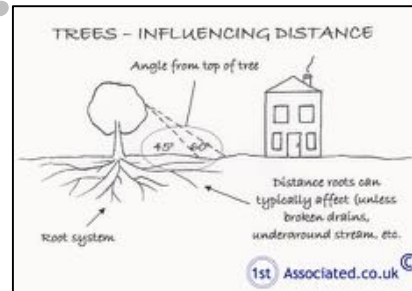
To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

GENERAL/HISTORICAL INFORMATION

This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate, they are to convey or emphasise a point. We certainly would not expect you to carry out work based upon the sketches alone.



Influencing distance of trees

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

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SITUATION AND DESCRIPTION

The Masonic Hall in XXX is situated on XXX, which is a main north to south through-route of the town. The building is set back from the west side of the road between numbers 10 and 12 X St. (Figs. 6 & 7). The immediate area has a good number of large properties of a similar period, some by the local architect of the Masonic Hall, G V Maddox and provide group interest and a visually attractive cohesive whole.

The Market Hall and the X Street X close by are recognised as Maddox' two outstanding achievements. The Masonic Hall building is within the Monmouth Conservation area (Fig.18) and the site is within the historic defended area of the town formed by the rivers X and X and the fortified medieval walls. X Street is one of X historic streets and is lined with numerous listed buildings. The street was in existence in the 14th century and X Street appears on John Speed's 1610 map of the town. It is orientated north-south its name originating from the monks at the nearby Priory, and gave its name to the nearby X, demolished in 1710, which was on X Street as part of the town's defences. It is thought that the curved wall to the right at the Masonic Hall (Fig.4) marks the previous location of the X.

The building was constructed originally as a playhouse in 1797, was subsequently used for the storage of wool, and re-opened as a theatre in 1844 at which time the neo-classical facade was added by local architect George Maddox. Two years later Maddox was further engaged to convert the theatre to its current use as a Masonic Hall. The building has a neo-classical facade with pediment, the centre section in the style of a temple. The additional garret window to the right and the differing settings of the other windows results in an asymmetrical presentation. The building has three doors to the front, that to the right serves the separate accommodation over three floors on that side. The door to the left is used for the hall, the centre door is not in use currently.

The official CADW description from the record of listing is as follows:

Name of Property *The Masonic Temple, including Tyler's Residence*

Broad Class *Recreational*

Period

History

Late C18 and early C19. First built as a theatre in 1797, it was converted into the Masonic temple in 1837 by G V Maddox. It was refronted as now in 1846 by the same architect. Interior partly burned in April 2005.

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Exterior

Grade II

Status Designated

Date of Designation 15/08/1974

Date of Amendment 10/08/2005

Roughcast and painted throughout with Welsh slate roofs. Understated Classical style facade of two storeys and five windows, with three storeys on the right hand side. The plan is H-shaped with the long sides parallel with the street and the bar stretching back between them. Centre three bays are set forward and pedimented as a miniature temple front. Arched centre ground floor door with part glazed doors on either side, the right hand one being the entry to the Tyler's Residence. Bands across at door head and first floor cill height; between and to either side are the square and compasses of the Masons. The first floor has plain pilasters, with niches in place of windows in outer bays and a round headed 6 over 6 pane sash window in the centre. Letter G in pediment. The left hand recessed wing has a 6 over 6 pane sash on each floor, the right wing, with three storeys, has an additional 3 over 3 pane sash under the eaves. Plain ridge roof with stack on either gable. Tall recessed panel in either gable. The centre wing has a single storey lean-to corridor on the south side which is otherwise featureless. The rear wing has a recessed panel in the south gable with another square and compasses. The west elevation overlooking the river has an additional understorey with two doors and two small windows. The first floor has a canted oriel flanked by blind recesses; the second floor has one modern plastic window unit and three blind recesses. Plain low pitch roof.

Interior

The planning of the building is most confusing as the front block has the main entrance and the caretaker's house (Tyler's Residence, not seen), the centre is the Temple which is entered from the rear via a lean-to passage on the south side and the rear block has meeting rooms. As to whether any of the theatre survives is questionable. The entrance foyer has a two panelled wall facing the entrance which may have been doorways into the theatre, which presumably had the stage at the far end, but there is no evidence in the Temple for this. The Temple itself has an arched balcony on the north wall with a wrought iron railing incorporating the square and compasses; otherwise plain plasterwork and finish with Masonic furnishings. The meeting rooms are plain. Partly burnt in a fire in April 2005.

Reason for designation

Included for its special architectural interest as a distinctive late Georgian example of a rare building type designed by a notable Monmouth architect.

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EXTERNAL PHOTOGRAPHS



(Figure 1) Front left elevation



(Figure 2) Front right elevation



(Figure 3) Front central elevation

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(Figure 4) Wall at front right side



(Figure 5) View of Masonic Hall from X St

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(Figure 6) Numbers X and X Street
(Masonic Hall visible at rear right)



(Figure 7) Number X Street

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INTERNAL PHOTOGRAPHS



(Figure 8)



(Figure 9)

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(Figure 10)



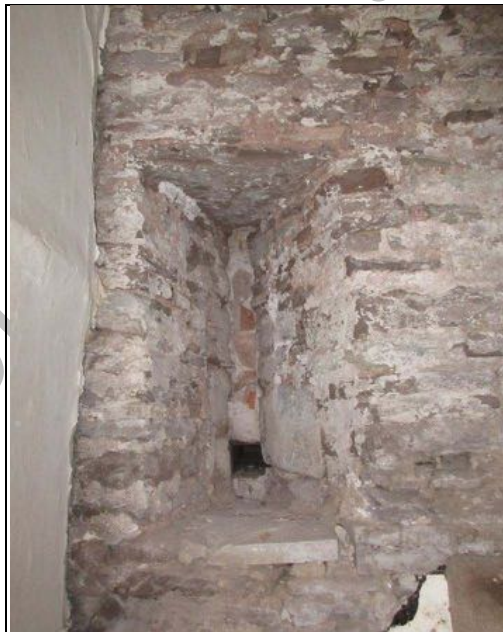
(Figure 11)

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(Figure 12)



(Figure 13)

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LOCATION PLANS



XXX



XX map



Location of Masonic Hall within X (Figure 14)

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HERITAGE IMPACT STATEMENT

Name of property and its Listing

X Masonic Hall, Grade 2
Masonic Hall
X
X
Monmouthshire
NP25 XXX

History and Development

The origins of the Masonic Hall building are as a theatre built in 1797 which under the instructions of Lord Llangattock were re-modelled by local architect George V Maddox for use as a masonic lodge. The Loyal Monmouth Lodge N° 457 was formed officially in 1839 and is the oldest surviving lodge in Wales.

The reason for the designation of the Masonic Hall as a Grade 2 listed building is owing to its being an example of architectural design by the local architect George V Maddox. There are several examples in Monmouth of Maddox's work, his style being in the neo-classical. The design of the Masonic hall has similarities with the Monmouth Methodist Church, also by Maddox in 1837, in nearby X Street.

John Newman in his *The Buildings of Wales Gwent/Monmouthshire* notes that George Vaughan Maddox contributed to the particular architectural flavour of the town and for two decades from the mid 1820s designed many houses in the town, the most important being the Market House (1839) and the X beneath X Street. For the second half of the c18th and early c19th the town experienced a period of fashionable prosperity which may well have prompted the construction of the X Street Theatre in 1797. The building's time as a theatre was fairly short and the building was used for storage of wool for a period before its conversion in 1837 to the Masonic Hall. The re-fronting by Maddox in 1846 gave the building its distinctive facade, described by Newman as 'that of a miniature temple with the central three-bay pediment on baseless Tuscan pilasters with wide segment-headed entrance'. 'The side bays are non-matching'.

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The site of the Masonic hall has a historic context from medieval times and a report in the Monmouthshire Beacon following a survey for repairs recorded the discovery of a three-storey medieval guard tower with lutes (arrow slits) (Fig.13) in the part of the building used as accommodation. Furthermore, the survey indicated prior existence of a small group of buildings, altered and conjoined over time. Beneath the building to the left is a steep path and tunnel, formerly fortified, which provided a link from a medieval quay on the river Monmow and the road above. Evidence of a fireplace in the undercroft or basement area allude further to medieval origins and the possibility of a hall from that period occupying the site.

Reference in the Masonic Hall's building committee notes provides further historical context and in an inland revenue document from 1877 has recorded on the site the following:

1. Dwelling house and offices
2. Two dwellings
3. Four dwellings at front and yard and roadway
4. Freemasons Hall (previously wool loft and four tenements)
5. Cottage and garden to river.

It is known that the row of cottages at the front, converted by Maddox in the 1840s from a wool store were demolished in 1938.

In the garden one of the neighbouring houses, N^o 10 X Street (Fig. was uncovered a medieval tile kiln, believed to be c14th and the first of its kind in Wales. There is reference that the tiles discovered are of the Malvern school and the kiln being one of only two such kilns outside Gt Malvern. (Lordship, Parish and borough of Monmouth p.88).

Map Resources

The report forms two parts, the first of which is the Heritage Statement. In this we identify the significance and any areas of special interests of the subject building. We carry this out by way of an historic evaluation, where we:

- 1.) Carry out a visual inspection of the property (non-intrusive).
- 2.) Research records:

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Historic information resources investigated

- 1.) Local records by way of public domain Internet search
- 2.) Publications by noted historian X
- 3.) Records kept at the Masonic Hall
- 4.) Pevsner Buildings of Wales Gwent/Monmouthshire

Scope of work and limitations

These are set out within the Limitations Section at the rear of the report.

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HISTORIC BACKGROUND – MAPS RESEARCH

Maps



(Figure 15) Survey of 1889, published 1881 Ordnance Survey map

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(Figure 16) 1921 Ordnance Survey Map of X

The Mediaeval Town

- A. The Great Tower (c.1100-1150)
 - B. The Round Tower (c.1250), on site of original motte?
 - C. The Great Hall (c.1270)
 - D. The Castle Gate and Chapel
 - E. The X Place (c.1080)
 - O. The Priory buildings (c.1080-1500)
 - P. The Parish Church (c.1170)
 - Q. The Priory Church (c.1100)
 - Z. The Industrial areas of wharves, forges and cinder hills
-
- a. The X's Gate (leading to the X Farm).
 - b. The Barton (originally the building for storing the produce of the demesne).
 - c. Dixon or East Gate
 - e. Priory buildings (Infirmary?).
 - f. The Grange
 - g. X Street (became X Street in 19th century). It originally stretched from X Street to X Gate
 - h. X Street
 - i. Gate with drawbridge in town wall? (see p. 33)
 - j. X Gate (later X Gate)/
 - k. Possible site of St. X Church (see pp 12,22).
 - m. Castle mill
 - n. X Bridge
 - o. X Street
 - p. X Lane (leading to Dixon)
 - r. St X Street. It should logically continue the line of X Street to the church tower but was presumably diverted by the presence of the manorial grange.
 - s. X Row (now Church Street)
 - t. X Street
 - u. X Street
 - v. X Street

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- w. X Bridge (later X Bridge)
- x. X Street
- y. X Lane

Map and key from: Kissack, K. 1974. *Medieval Monmouthshire*.

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Go View Ordnance Survey Maps

We have looked at OS maps taken from Go View Ordnance Survey database, reference: XXX.

Finally, we would advise the quality of Ordnance Survey maps do vary to some degree and also their availability in different areas has limited our research.

Other Maps

Model of Medieval X



(Figure 17) Photograph of section of model 'Medieval X on display at Nelson Museum X

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(Figure 18) X Conservation Area

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CONCLUSION FROM SURVEY MAP RESEARCH

The maps show that the site of the Masonic Hall has is within the medieval fortified part of the town and served as an area used for the movement of goods from a quay on the river XXX into the town by way of the passageway to the left under the present building. No indication of the time the building was used as a Theatre were found on the maps viewed but the extent of the buildings on the site are shown on both the 1880 and 1921 Ordnance Survey maps by which time the Maddox alterations had taken place and before the range of cottages were removed.

SURVEY OF MASONIC HALL AND X'S FLAT, XST, XXX



(Figure 19) Section of historic map of X 1610

The purpose of this survey was to establish what is extant in respect of the historic architectural features and fabric, which if there are future works to the building affecting its character need to be taken account of.

Starting with the flat the survey works from the ground up to the top floor of each part of

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the building. The undercroft and external areas were also surveyed for historic evidence.

X's Flat

The sliding sash window at the front, ground floor, of the flat appears original in being a style consistent with the known age of the building; importantly the internal shutters and ironmongery are correct also. The fireplace is a later replacement, a style used in the mid c20th reminiscent of the earlier art deco style in shape but lacking certain stylistic features of that period. The doorcase to the lower ground floor kitchen is period in style and may be original. Other than that, the wrought iron hand beaten hinge to the understair cupboard door is of historic interest and is a replacement for the older, broken hinge which remains above and thought by the Monmouthshire Conservation Officer to be c16th. (Fig.12)

The staircase, contained within what is thought to be the guard tower, has approximately 2.5m above ground floor level a vertical slit, filled in with brick (Fig.13), which we understand is an arrow-loop. It is certainly correct in style being narrow, vertical and with splayed inner jambs. According to archaeologist Steve Clark OBE they are similar in size to those found at X Bridge in the town, confirmed as being arrow-loops.

The next floor and above the kitchen is the room last used as a bedroom no original features extant, however to the right side of the wall is a further vertical slit, blocked, in the same style as before and likely for the same purpose.

The small room to the front, right, has an original sash window and fireplace (Fig. 8). The side cupboard has an original door with contemporary ironmongery (Fig.10).

The front centre room has a sash window, fixed top section, and likely original as are the panelled door and door fixings to the cupboard. The door and door catch along with the internal square six-light window are all historic features.

The front left room has a simple timber fire surround in period, the fireplace has been blocked and apart from an original sliding sash window at the front there are no other historic features apparent.

The stairs to the top floor are of a style consistent with the period (Fig. 9) as are both the

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sash window and the door and door catch.

Masonic Hall

Access to the Masonic Hall is via the door to the left, the principal door not in use at the time of the survey. The two side doors and the central door are partly glazed, the whole may not be original and, owing to the fire in 2005, there would have been some remedial work needed. Reference to the photograph of the front before the cottages were demolished shows the three doors being of the same style; however, they are glazed with modern glass and possibly copies of the originals. The door fittings are modern in all three cases.

The ground-floor entrance area full width and rectangular in form has little original features apparent. The long row of hooks attached to a timber batten, repeated in longer form in the side passage, are of interest in a social history context, dating to a time when the lodge had a great many members; there is no reason to suggest these are not contemporary to the building. The decorative brackets (Fig.11) on the rear wall of the entrance hall are likely contemporary to the building but in the very plain surrounds of the entrance hall their origin is uncertain. As this part of the building was affected by the fire remedial work and re-decoration has been undertaken in the recent past.

The room to the right at the end of the passageway has historic bi-folding doors and escutcheons. The fire-surround is timber and of a style of the Georgian period, fluted pilaster and roundel detail to the corners. The canted bay window is correct for the period but the casements are likely to be later replacements for a vertical sash window arrangement.

The Masonic Hall itself is accessed through original double doors into a double height room with much originality including cornices and a balcony to the left. The door at that side, leading to the side exit, is historic. Owing to the special arrangements in terms of style and layout of the Masonic Hall and without any documentary or photographic evidence it is only conjecture that the hall remains in its original form.

A dog-leg, original, staircase leads to the upper-floor. The room immediately to the left

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has lost its sash window, original window case remains, to an unsuitable modern replacement. The fireplace has been removed.

The door-case and door furniture to the washroom are most likely original.

As previously mentioned there is evidence of the medieval origins of the site which include:

Remains of fireplace in undercroft

Stone path from car park at left (south) side of house leading to historic quay on river.

Guard tower concealed in the part of building used as accommodation.

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OTHER SOURCES

Old Photographic Record



(Figure 19) View from front taken before demolition of cottages at right in 1938
(Photograph on display in Masonic Hall)

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SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing the second or third draft when we have had time to reflect upon our research and thoughts on the property and proposals and we would add the following in this instance:

The physical survey to establish the existence of historic fabric and the research into the how the building has developed and prior to that the significance of the site within X uncovered a complex story which, if there are works undertaken which affect the character of the building and/or its environs, must be taken into account. Original features which have previously been removed and replaced with modern substitutes, such as windows, can be replicated however they should not be artificially aged thus complicating any future interpretation of the building.

As noted previously the reason for listing was owing to the building being an example of a rare building type by local architect G V Maddox.

However, of equal historical importance are the remaining medieval features such as the guard tower and the passageway from the road to the river passing under the building. It is understood that although archaeological searches have been undertaken nearby none has yet to be undertaken at the site of the Masonic Hall.

If a planning application for works affecting the character of the Masonic Hall is made this document will need to be referred to and revised in accordance with the specific requirements of the application.

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We would ask that you read the Heritage Impact Statement and contact us on any issues that you require further clarification on **0800 298 5424**.

XXX BSc. (Hons.) Cert. Historic building conservation (University of Cambridge).

For and on Behalf of
XXX Limited
Independent Chartered Surveyors
XXXX

This Report is dated: XXXXX

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APPENDICES

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RESEARCH REFERENCES

Online references:

<https://rcahmw.gov.uk/discover/>

<http://cadw.gov.wales/>

<http://gov.wales/docs/desh/publications/170724-design-and-access-statements->

https://commons.wikimedia.org/wiki/File:Monmouth_Masonic_Hall_1.JPG

<http://idox.monmouthshire.gov.uk/WAM/doc/>

<http://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport>

<http://maps.nls.uk/>

<http://www.freemasonrytoday.com/more-news/>

<http://www.monmasons.org.uk/history.php>

<http://www.monmouthshirebeacon.co.uk/article>.

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SCOPE OF WORK AND LIMITATIONS

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated XXXXX and relates to the Heritage Statement.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

VISUAL INSPECTION

When we carried out the visual inspection the property was unoccupied. The survey to identify extant historic features was conducted from the ground and as such it was not possible to inspect as close quarters any elements at high level.

TIME LIMIT

Our research has been time limited, due to:

1. The physical survey was conducted over part of one day XXX. The Masonic Hall's Notes from Buildings Committee documents record were inspected at that time.
2. It was not possible owing to time constraints to visit the county archives office; if a heritage impact statement is required in the future as part of a planning application it is recommended that records held at the X County Council archives are inspected.

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3. Further research was conducted at Cambridge University Library and Map Room, the Nelson Museum X and by telephone with X archaeologist XXX MBE.

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