

Heritage Impact Statement

Llanarth Court Hospital, Llanarth, Raglan

Priory Group

February 2021

Prepared on Behalf of Tetra Tech Planning

Document control

Document:	Heritage Impact Statement
Project:	Llanarth Court – Replacement Ward
Client:	Priory Group
Job Number:	B025749
File Origin:	W:\data\B025000-B025999\B025784 – Llanarth Court, Ragaln

Revision:	-	Status:	Draft
Date:	February 2021		
Prepared by:	Catherine Blyth	Checked by:	Approved By:
Description of revision:			

Revision:		Status:	
Date:			
Prepared by:		Checked by:	Approved By:
Description of revision:			

Revision:		Status:	
Date:			
Prepared by:		Checked by:	Approved By:
Description of revision:			

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1. Introduction

1.1 Background

- 1.1.1 This Heritage Impact Statement has been prepared on behalf of the Applicant (Priory Group) in support of an application for Full Planning Permission for the construction of a replacement building at Llanarth Court Hospital.
- 1.1.2 The application site primarily constitutes the footprint of the site of the former Treowen Building and its surrounding curtilage. The Treowen Building was constructed within the grounds of Llanarth Court in 2005 forming one of hospital's outlying residential wings. Severe fire damage to the Treowen Building in April 2020 resulted in the unavoidable need for its demolition.
- 1.1.3 Prior to its demolition, the Treowen Building accommodated a 19-bed ward encompassing a total floorspace of circa 1,427 sqm. The proposed replacement building primarily utilises the footprint of the former building, whilst accommodating a small extension in floorspace (providing an additional 605 sqm) to allow for the provision of 24-beds over two wards (refer to Proposed Layout & Schedule of Accommodation Drawing Ref. PLHT-10A-V3-22-DR-A-0701 attached at Appendix 1).
- 1.1.4 Conservation Area Consent was granted by Monmouthshire County Council for the demolition of the Treowen Building on 6th August 2020 (application ref. DM/2020/00754).
- 1.1.5 The Llanarth Court Hospital site is located within a historically sensitive location and is subject to a number of historic designations. The site encompasses the original Llanarth Court Country House, which is a Grade II* Listed Building, and a further number of buildings/structures located within the Estate are also listed. Additionally, the site is situated within a Grade II Registered Park and Garden of Special Historic Interest and is located within the Llanarth Conservation Area.

1.2 Overview of Historic Assets

- 1.2.1 A review of Cadw's online records shows that there are a number of listed buildings located within immediate proximity of the Application Site. These include:
- Llanarth Court (Grade II*)
 - Roman Catholic Church of St Mary and St Michael (Grade II*)
 - Cross outside the Roman Catholic Church of St Mary and St Michael (Grade II)
- 1.2.2 In addition, the site is also located within the boundary of the following designations:
- Grade II Cadw Registered Park and Garden of Special Historic Interest
 - Llanarth Conservation Area (specifically within the 'Llanarth Court Character Area')

1.2.3 There are a number of Listed Buildings located within circa 750m of the site towards the village of Llanarth itself, to the north-west of the Application Site. These include the following:

- Gates and Piers to former N Drive to Llanarth Court
- Church of Saint Teilo
- Elizabeth Jones Tomb and Railings Llanarth churchyard
- Churchyard Cross in Llanarth Churchyard
- Llanarth Churchyard Cross-Base
- Former Post Office
- Telephone Call Box
- Bryn-Teg
- Hen Bersondy

1.2.4 No views of the above Listed Buildings located within Llanarth Village are obtainable from the Application Site, in light of the intervening built form of the Teilo Ward (which largely screens the site of the former Treowen Building from views to the north and north east) and the substantial vegetation/tree screening located directly to the north west of the Application Site – both of which serve to obscure views of the Application Site from Llanarth Village. It is therefore considered that the proposals will have no impact on the character or setting of the outlying listed buildings

within the village of Llanarth, and these Listed Buildings are therefore discounted from detailed analysis and assessment within this report.

1.2.5 There are a number of Listed Buildings located within circa 1.2km within the settlement of The Pitt to the south-west of the Application Site. These include the following:

- Gatehouse at Llanarth Court
- Pitt House
- Little Pitt Cottage
- Pitt Farm Cottage
- Ty'r Nant
- Pitt Cottages

1.2.6 No views of the Listed Buildings located within the settlement of The Pitt are obtainable from the Application Site, in light of the both built form of Llanarth Court itself which obscures views of the former Treowen Building, and additionally due to the extensive tree planting/screening and intervening distance. It is therefore considered that the proposals will have no impact on the character or setting of the outlying listed buildings within the settlement of The Pitt, and these Listed Buildings are therefore discounted from detailed analysis and assessment within this report.

1.2.7 There are a number of Listed Buildings located within circa 750km within the settlement of Great Oak to the south-east of the Application Site. These include the following:

- Plas yr Haul
- Pentre Derwen
- Telephone Call-box
- 9 Great Oak

1.2.8 No views of the Listed Buildings within the settlement of Great Oak are obtainable from the Application Site. Although views into the Llanarth Court Hospital site from Great Oak are those that are least obscured by the form of existing buildings, it is the case that the positioning of the site of former Treowen Building is well-screened by vegetation when viewed from Great Oak, with a series of 'important tree groups' identified as lying between the Application Site and Great Oak. It is therefore considered that the proposals will have no impact on the character or setting of the

outlying Listed Buildings within the settlement of Great Oak, and these Listed Buildings are therefore discounted from detailed analysis and assessment within this report.

1.3 Approach to Undertaking Assessment

1.3.1 In undertaking a Heritage Impact Assessment, Welsh Government guidance requires the Applicant to ascertain:

- what constitutes the significance of the historic assets identified;
- what potential effects that development proposals will have upon that significance;
- and how these effects would be mitigated.

1.3.2 In order to assess the impact of proposed development on the significance of each identified historic asset, the significance of each asset is assessed against a range of 'historic values'. Whilst a variety of different sources identify a wide range of such values, these are largely similar, and as such the values set out by Cadw, forming the most proportionate and inclusive values, are utilised.

1.3.3 'Conservation Principles for the Sustainable Management of the Historic Environment in Wales' (Cadw, 2011) outlines Cadw's approach to the protection and management of the historic environment as a whole. While primarily intended to ensure consistency in Cadw's own advice and guidance, the document is recommended to LPAs, property owners, developers and their advisors to ensure that all decisions about change affecting the historic environment are informed and sustainable.

1.3.4 The guidance describes a range of historic values which enables the significance of assets to be established systematically, with the four main 'historic values' being:

- Evidential value: which derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
- Historical value: which derives from either the illustration of a particular aspect of past life, or through the association with a notable family, person, event or movement;
- Aesthetic value: which derives from the ways in which people draw sensory and intellectual stimulation from an historic asset; and
- Communal value: which derives from the meanings of a historic asset for the people who relate to it, or for whom it figures in their collective experience or memory.

2. Legislation and Policy Guidance

2.1 Legislation

2.1.1 Legislation regarding Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act), with specific reference to Section 72, concerning the statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

2.2 Well-being of Future Generations (Wales) Act 2015

2.2.1 The Well-Being of Future Generations (Wales) Act 2015 (which came into force on 1st April 2016) requires “*public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle*”. The Act sets out seven ‘well-being’ goals, including “*A Wales of vibrant culture and thriving Welsh language*”, which entails “*A society that promotes and protects culture and heritage*”.

2.2.2 Within the Act, sustainable development is defined as follows: “*the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals*”.

2.3 Planning Policy Wales (Edition 10)

2.3.1 Planning Policy Wales Edition 10 – December 2018 (PPW 10) sets out the land use planning policies of the Welsh Government. The primary objective of the latest version of PPW is to ensure that the planning system contributes to the delivery of sustainable development and improves the social, economic, environmental and cultural wellbeing of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.

2.3.2 PPW provides the national planning policy framework for the consideration of the historic environment, supplemented by guidance contained in Technical Advice Note 24: The Historic Environment, and Cadw associated best practice guidance on the historic environment.

2.3.3 It is set out at Paragraph 6.1.6 of PPW that the Welsh Government’s specific objectives for the historic environment include seeking to:

- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous; and
- preserve the special interest of sites on the register of historic parks and gardens.

2.3.4 In regard to Listed Buildings, PPW states at Paragraph 6.1.10 that “*There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting,*

which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of historic interest which it possesses”.

2.3.5 In regard to Conservation Areas, PPW states at Paragraph 6.1.14 that *“There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings”.* Paragraph 6.1.16 goes on to state that *“Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area’s character or appearance or leaves them unharmed”.*

2.3.6 In regard to Registered Parks and Gardens, PPW states at Paragraph 6.1.19 that *“The effect of a proposed development on a registered park or garden, or its setting, is a material consideration in the determination of planning applications”.*

2.4 Technical Advice Note 24 – The Historic Environment

2.4.1 Technical Advice Note 24 (TAN 24) provides guidance on how the planning system should consider the historic environment during both the preparation of development plans and decision-making for listed building consent applications and planning applications affecting the historic environment, including World Heritage Sites, Scheduled Monuments, Archaeological remains, Listed Buildings, Conservation Areas, Historic Parks and Gardens, Historic Landscapes and Historic Assets of special local interest.

2.4.2 The TAN states that a Heritage Impact Statement must form part of any listed building consent and conservation area consent, whilst Design and Access Statements may be required for planning applications which could have an impact on historic assets. It also states that for any development within the setting of a historic asset, some of the factors to consider and weigh in the assessment include:

- the significance of the asset and the contribution the setting makes to that significance;
- the prominence of the historic asset;
- the expected lifespan of the proposed development;
- the extent of tree cover and its likely longevity; and
- non-visual factors affecting the setting of the historic asset such as noise.

2.5 Local Planning Policy

2.5.1 The local planning context is defined by the adopted Monmouthshire County Council Local Development Plan (LDP) (adopted February 2014). Key policies of relevance are summarised as follows:

Policy DES1 – General Design Considerations: specifies that development should be of a high-quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. Development proposals are required to meet a number of criteria – of particular relevance to the proposals at Llanarth Hospital are the following:

c) respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring quality buildings.

e) respect built and natural views and panoramas where they include historical features and / or attractive or distinctive built environment or landscape.

f) use building techniques, decoration, styles and lighting to enhance the appearance of the proposal having regard to texture, colour, pattern, durability and craftsmanship in the use of materials.

g) incorporate and, where possible enhance existing features that are of historical, visual or nature conservation value and use the vernacular tradition where appropriate.

Policy HE1 – Development in Conservation Areas: sets out that within Conservation Areas, development proposals should, where appropriate, have regard to the Conservation Area Appraisal for that area and will be permitted if they:

a) preserve or enhance the character or appearance of the area and its landscape setting;

b) have no serious adverse effect on significant views into and out of the Conservation Area;

c) have no serious adverse effect on significant vistas within the area and the general character and appearance of the street scene and roofscape;

d) use materials appropriate to their setting and context and which protect or enhance the character or appearance of the Conservation Area; and

e) pay special attention to the setting of the building and its open areas.

Policy HE2 – Alterations to Unlisted Buildings in Conservation Areas: advises that permission will be refused where proposals are unsympathetic to an existing building and /or detract from the overall character or appearance of the Conservation Area. The policy sets out that proposals for the alteration, extension or conversion of existing buildings in Conservation Areas must take into account:

a) the desirability of retaining, restoring or replacing historic features and details of buildings, including garden or forecourt features, boundary walls, paving etc;

b) whether the details of the proposed works properly respect the proportions, materials and

construction of the existing building;

c) the effect on the setting of the building and its surroundings;

d) the effect of introducing new uses into a Conservation Area in terms of parking and servicing arrangements and the detailed design of such arrangements.

3. Assessment of Significance

3.1 Introduction

3.1.1 An assessment of the significance of the following historic assets (as identified by inspection of relevant databases and sources) is provided within this section of the statement:

- Llanarth Conservation Area
- Llanarth Court (Grade II*)
- Roman Catholic Church of St Mary and St Michael (Grade II*)
- Cross outside the Roman Catholic Church of St Mary and St Michael (Grade II)
- Llanarth Court Registered Park and Garden of Special Historic Interest (Grade II)

3.2 Llanarth Conservation Area

3.2.1 The Llanarth Conservation Area was designated on 12th January 1976. The Llanarth Conservation Area contains four principal areas of historic settlement:

- Llanarth Court – which has existed since the 14th century at least, with the hamlet of Llanarth clustered around the church of St Teilo.
- The hamlet of The Pitt to the south-west.
- The loose cluster settlement of Great Oak to the south-east which in the 19th century comprised a scatter of estate cottages set between small fields and orchards.
- In addition to these areas there are several isolated farmsteads including Clytha Farm and Coed-y-Gelli, reinforcing the dispersed character of the area.

3.2.2 The key historic influences and characteristics of Llanarth are summarised at Paragraph 6.3.1 of the Llanarth Conservation Area Appraisal (March 2016):

- A Llandaff charter records the donation of Llanarth by King Iddon to Teilo in c.600 A.D.
- Pre-Norman monastery governed by the monasterium of St Teilo probably on the site of the 13th century church of St Teilo.
- Dispersed settlement pattern with two hamlets and several isolated farmsteads, some of 16th century origin.
- Hendre-obaith manor house in existence since at least the 14th century. Replaced with Llanover Court in c.1770 when the parkland was laid out with a lake and trees.

- 18th and 19th century estate development with the construction of estate housing.
- 1846 union of Llanarth and Llanover Estates by marriage.
- 20th century estate workers cottages built in Llanarth, The Pitt and Great Oak.
- Conversion of Llanarth Court into a psychiatric hospital and on-going development of patient facilities and accommodation in the grounds.

3.2.3 It is set out within the Conservation Area Appraisal that landscape setting is of high importance to the history and special character of the Conservation Area: *“The position of Llanarth Court, situated within gently rolling parkland against the backdrop of distant hills and mountains, was key to its picturesque aspirations and the development of its grounds in the 18th century. This landscape character still remains as one of the features of this estate based Conservation Area”*.

3.2.4 The Application Site is located within the ‘Llanarth Court Character Area’. However, it should be noted, as highlighted at Paragraph 7.1.2 of the Conservation Area Appraisal that *“Whilst individual character areas have been defined with a line adjacent areas will, in almost all cases, have a direct effect on the character of any defined sub-area. Character areas do not sit in isolation and when considering the impact of proposals on the character and/or appearance of a Conservation Area the character area and adjacent character areas and their wider setting (which may in some cases extend beyond the Conservation Area boundary) should be very carefully considered. There are often cases where character areas will overlap giving these spaces added complexity and importance in terms of proposed changes”*.

3.2.5 The ‘Llanarth Court Character Area’ contains a number of historic and architecturally important buildings, with Llanarth Court, the Roman Catholic church of St Mary and St Michael, west entrance lodge, and northern gateway being statutorily listed. The Conservation Area Appraisal confirms that *“Llanarth Court, gardens, ornamental lake and chapel form an historic group of some considerable significance”*, and goes on to state that the 19th century stable block to the north-east of the house is also of importance; although late 20th century hospital buildings have compromised its setting and relationship to the main house. The west gate lodge, northern entrance gates, stone bridge over the lake and former tank house in the Great Oak Plantation all contribute to the special interest of the historic parkland.

3.2.6 Building styles and building materials are diverse within this part of the Conservation Area. As exemplified within the Conservation Area Appraisal: *“The Neo-classical Llanarth Court is rendered with slate roofs. The Roman Catholic Chapel, white painted roughcast with slate roof. The gatehouse comprises polychrome stonework with bands of coursed brown stone between broader bands of crazed grey and pink rubblestone, with an ornate, banded French pavilion slate roof with fish-scale courses. The north drive gate piers are sandstone ashlar with rubblestone walling. Modern hospital buildings are rendered brick painted cream with natural slate roofs”*.

3.3 Llanarth Court

3.3.1 Llanarth Court is a large country house designed and built in the Neo-classical style in circa 1793. The building was remodelled in 1849-51 in the late classical Italianate style. In terms of features, the house is large, being eleven bays wide with a conventional slightly projecting central three bay section and side wings of four bays each. The door and its side windows are round headed (more Italianate than Neo classical) and the central bay is capped by a stepped parapet rather than a Palladian pediment. Roofs, typically, are low pitched and hipped, receding behind tall parapets supported by a bold dentilled cornice. The chimneys are probably part of the Italianate rebuild as are the mullion and transom windows.

3.3.2 The Llanarth Conservation Area Appraisal reveals that *“little is known about Llanarth in the medieval period; the settlement probably consisted of the church, Llanarth Court (then called Hendre-obaith) which is believed to have existed since the 14th century at least, probably as a defensive site, and a scatter of isolated farmhouses and cottages”*. Hendre-obaith manor house has therefore been in existence since at least the 14th century. All that survives of Hendre-obaith are the cellars under the existing Neo-classical building that was constructed in c.1770 under the stewardship of John Jones.

3.3.3 Llanarth Court was designated as a Grade II* Listed Building on 6th May 1952. The reason for designation as given on the Cadw Listing Report is as follows: **“Listed Grade II* as a large landscaped country house, elaborately remodelled in the Classical style in 1849-51 by a leading firm of local architects. Early and important history”**.

3.3.4 The Listing Description provides the following information on the building’s history:

“Country house originally of c1770 remodelled 1849-51 by W. & E. Habershon in Italianate style. An engraving of the house by the Rev. A. Gardner, of c1796, shows a neo-classical 11-bay house of which the pedimented centre of 2-3-2 bays may be older than the two wings. These are taller with an attic lunette over 3-storey bows and have hipped roofs. The centre had a 3-bay ground floor portico of coupled columns with balustrades in Gardner’s view, single columns without balustrade in an engraving by J.P. Neale of 1820. The grounds were altered in the 1770s for John Jones towards a landscape design, though some formality remained. In about 1792 Samuel Lapidge designed the lake, and in 1805 J.C. Loudon altered the lake and introduced further groups of trees. The house is on the site of an earlier house recorded back to the early medieval period. Alice Wallis of Llanarth married Thomas Huntley of Treowen, their grand-daughter Margaret married David ap Jenkin ap Howel of Hendreobaith, killed at the battle of Banbury 1469. His descendants the Jones family held Treowen and rebuilt Hendreobaith as Llanarth Court in the C17 and also owned Clytha House. The family name was changed to Herbert in 1848. The Jones and Herbert family were Roman Catholic since recusant days and the Roman Catholic church by the house of the late C18 is among the oldest in Wales. The house was given to the Roman Catholic church by the last Herbert, Mrs Fflorens Roch, in 1948, and run as Blackfriars

School by the Dominican order. Closed c1990 and eventually sold to AMI Healthcare Group as a private hospital”.

3.3.5 The Listing Description provides the following information on the building’s exterior:

“Country house, unpainted stucco, with low slate hipped roofs and stucco corniced stacks. Three storeys, main facades to N and S with heavy dentilled cornices over ground floor and at roof level below shallow parapets, moulded second floor sill course. Windows have moulded architraves, French windows with top-lights to ground floor, long cross-windows to first floor and square casement pairs to upper floor. N entrance front of 2-2-3-2-2 bays has slightly projected centre and ends with panelled parapets, the centre parapet more elaborate, stepped at centre. Ground floor windows each side have cornices to architraves, centre 3 bays project with channelled rustication, arched window each side of arched doorway, all with keystones, the doorway with triple key, ornamental ironwork in fan apparently the letter 'A'. Cornice carried around and fine scrolled iron railing above. S garden front has 3-2-3-2-3 bays, with centre and ends projected. Centre attached raised Ionic portico, full-height bows each end. Sandstone steps in front of centre and the 2 bows. Centre has heavy channelled piers to ground floor, entablature over, then 4 large Ionic columns above with entablature and pediment. First floor windows have curved iron balconies. Outer bows have paired Ionic columns to ground floor and entablature. Panelled curved parapets. At E end set lower due to fall in ground is service block of basement and 2 storeys. Two-bay 2-storey link to main house, 2-1-2-bay service range with advanced pedimented centre with channelled angle piers, cornice and parapet to each side. Platband between floors and channelled basement. Windows are small-paned sashes, tripartite to centre bay. N front is 4-bay with sashes, cornice and parapet. Country house, unpainted stucco, with low slate hipped roofs and stucco corniced stacks. Three storeys, main facades to N and S with heavy dentilled cornices over ground floor and at roof level below shallow parapets, moulded second floor sill course. Windows have moulded architraves, French windows with top-lights to ground floor, long cross-windows to first floor and square casement pairs to upper floor. N entrance front of 2-2-3-2-2 bays has slightly projected centre and ends with panelled parapets, the centre parapet more elaborate, stepped at centre. Ground floor windows each side have cornices to architraves, centre 3 bays project with channelled rustication, arched window each side of arched doorway, all with keystones, the doorway with triple key, ornamental ironwork in fan apparently the letter 'A'. Cornice carried around and fine scrolled iron railing above. S garden front has 3-2-3-2-3 bays, with centre and ends projected. Centre attached raised Ionic portico, full-height bows each end. Sandstone steps in front of centre and the 2 bows. Centre has heavy channelled piers to ground floor, entablature over, then 4 large Ionic columns above with entablature and pediment. First floor windows have curved iron balconies. Outer bows have paired Ionic columns to ground floor and entablature. Panelled curved parapets. At E end set lower due to fall in ground is service block of basement and 2 storeys. Two-bay 2-storey link to main house, 2-1-2-bay service range with advanced pedimented centre with channelled angle piers, cornice and parapet to each side. Platband

between floors and channelled basement. Windows are small-paned sashes, tripartite to centre bay. N front is 4-bay with sashes, cornice and parapet”.

3.3.6 The Listing Description provides the following information on the building’s interior:

“Interior spaces appear largely of the C19 but there may be remnants of the late C18 house in upper rooms, and of the C17 house in the cellars. Front hall has triple arch from porch, double arch each side, and back wall contains the very fine screen dated 1627 removed here from Treowen (proposed to be returned to Treowen 1999), between two arches. Neo-Jacobean fireplace and overmantel. Stair hall through arches to right, open-well stair rising full height with scrolled tread ends and cast-iron balusters. Library on garden front has 2 Ionic white marble columns and 2 pilasters to screen, moulded cornice, painted roundel in ceiling to right. Large Renaissance style marble fireplace. Book-cases with closed cupboards below, plaster panels above. Mahogany double doors in frames moulded to match ceiling cornice”.

3.3.7 The significance of this Grade II* Listed Building primarily arises from its historic value, being considered to demonstrate both an early and important history i.e. Hendre-obaith manor house has been in existence on the site since at least the 14th century, and with the Llanarth Court country house being of c1770 Neo-classical construction. The aesthetic value arises from its representation of a grand country house, with extensive remodelling during 1849-51 by W. & E. Habershon in Italianate style, illustrating elaborate Classical style.

3.4 Roman Catholic Church of St Mary and St Michael

3.4.1 The Roman Catholic Church of St Mary and St Michael, located in the grounds of Llanarth Court, is one of the oldest Catholic churches in Wales being built in circa 1790. The church was possibly converted to this use from an orangery or built to resemble an orangery (disguising its use before Catholic emancipation). In terms of features, externally the building is simple roughcast with hipped slate roof and arched windows. Internally, classical motifs are used more readily and freely, for example, in the use of Roman Doric columns and piers.

3.4.2 The building is orientated on an unusual axis north-east to south-west with the altar in the north-west. The long white-rendered building with six large round-headed windows was built before Catholic emancipation hence its orientation and appearance as an Orangery.

3.4.3 The church was designated as a Grade II* Listed Building on 9th January 1956. The reason for designation as given on the Cadw Listing Report is as follows: ***“Graded II* as a very rare survival of a late C18 Roman Catholic Chapel retaining its original character intact. Fine interior detail. Historically important as one of the oldest Roman Catholic churches in Wales”.***

3.4.4 The Listing Description provides the following information on the building's history:

"Late C18 Roman Catholic church possibly converted from a barn or perhaps built c1790 to look like an outbuilding. The Jones family of Llanarth were an ancient Catholic family and maintained a priest at Llanarth from 1781. The church is one of the oldest RC churches in Wales".

3.4.5 The Listing Description provides the following information on the building's exterior:

"Roman Catholic church, whitewashed roughcast with hipped slate roof. Single long range running N-S with raised plinth and rusticated stucco angle piers. S end porch, N end apse and E side small projecting vestry. W side has six large arched windows, the left one with slightly higher sill. Curved apse has 2 smaller arched windows. E side is mostly windowless with same angle piers. Added vestry has E bellcote, rusticated angle piers, N door and arched windows each side. One small arched gallery light to main church wall left. S end hipped porch with arched E side window and S double door".

3.4.6 The Listing Description provides the following information on the building's interior:

"Fine interior with S end gallery, N end apsed sanctuary screened by 2 Roman Doric columns in antis. Cornice all around with deep cove to ceiling. Two plain plaster roundels to ceiling centre. E wall has vestry door towards left, large statue niche right of door. Dado rail each side up to niche and corresponding window opposite. The ornate Italian altar formerly in the sanctuary has been removed. S end bow-fronted gallery on Roman Doric columns and piers, front of 2-2-2 panels with fluted pilasters between. In apse 2 fine Arts and Crafts style stained glass windows to Elydyr Herbert killed 1917 and Ivor Herbert, Lord Treowen (d 1933), of SS Bernard and Francis. In S wall 5 windows with C17 and perhaps C16 continental stained glass, probably Rhineland or Flemish in origin, put in in later C19. First has 1659 date and has 8 small panels in grisaille and inscription ?K. Immendorpff. Second head of saint, probably St James, under canopy, 3rd has St John with dragon in chalice, 4th C17 scene of the Presentation, wood-engraving style with colour and gold grounds, 5th with a saint and Christ blessing above. Sixth window has C20 glass to Ladt Treowen (d 1939), Christ and St Teresa. Plaques to J.A.E. Herbert (d 1895), Lt Col Bleiddian Herbert (d 1931), Sir John Arthur Herbert (d 1945), Governor of Bengal 1939-43, Cecile Herbert of Clytha (d 1941), Brig-Gen. E.A. Herbert of Moynes Court (d 1948), and Mrs Fflorens Roch (d 1969). Vestry has small plaster cornice, wall cupboards each side of N window, and Swindow C20 stained glass of St David, made at Caldey Abbey, conventional C15 style. Entrance lobby has 6-panel door, stone flag floor and gallery stairs, with stick balusters and ramped rail. E side window has stained glass of St Michael, to Arthur Herbert d 1921. W wall alabaster war memorial plaque".

3.4.7 The significance of this building primarily arises from its historic value, demonstrating an example of very rare survival of a late C18 Roman Catholic Chapel. The building is considered to be is

one of the oldest Catholic churches in Wales. In addition, the building retains its original character intact, and its aesthetic significance arises from its fine interior detail.

3.5 Cross outside RC Church, Llanarth Court

- 3.5.1 The Cross outside RC Church, Llanarth Court was designated as a Grade II Listed structure on 15th March 2000. The reason for designation as given on the Cadw Listing Report is as follows: ***“Included for fine carved head and for group value with the R.C. church”***.
- 3.5.2 The Listing Description provides the following information on the structure’s history: *“Late C19 or early C20 stone cross incorporating a fine late medieval carved head of unknown provenance, presumably given by the Herbert family of Llanarth Court”*.
- 3.5.3 The Listing Description provides the following information on the structure’s exterior: *“Outside cross, sandstone single step base, tapering octagonal pedestal and octagonal shaft, all late C19 or early C20. Late medieval gabled carved head with eroded scene each side. On the S the Virgin and Child, on the N the Crucifixion with SS Mary and John”*.
- 3.5.4 The significance of this structure primarily arises from its historic value representing an example of a fine late medieval stone cross, which supplements the group value of the Church.

3.6 Llanarth Court Registered Park & Garden

- 3.6.1 Llanarth Court is designated as a Grade II Listed Historic Park on the Cadw Register of Landscapes Parks and Gardens of Special Historic Interest in Wales. The parkland to the house at Llanarth Court was laid out in the 1790s in a Capability Brown style, with the landscaped park surrounding the house.
- 3.6.2 The Coflein online database for the National Monuments Record of Wales (NMRW) states that *“Llanarth Court is a well-preserved eighteenth century landscape park with possible work by Samuel Lapidge and J.C. Loudon. It probably overlies a more formal earlier landscape, and the elements of its nineteenth century garden include terraces and a lake. The site is much changed by post-War developments and it has lost its 19th century kitchen garden”*.
- 3.6.3 The Llanarth Conservation Area Appraisal sets out that Samuel Lapidge (a draughtsman who worked for Capability Brown) worked on the park from 1792, designing a lake and setting out the grounds. J. C. Loudon altered the park for Jones in 1805, reconfiguring the lake, which was altered again in 1849 into the long narrow lake it is today. The picturesque landscape of Llanarth Court became highly praised and Ralph Hall produced a series of Staffordshire Blue plates entitled the ‘picturesque scenery collection’ in 1822-1836 depicting Llanarth Court and gardens. In 1849-50 W. G. & E. Habershon altered and extended Llanarth Court. The French Chateau style gatehouse situated at the entrance to the western approach was erected in 1863.

- 3.6.4 The park is a mix of arable fields with grassland around Llanarth Court. The regular medium to large fields with low hedges and occasional tree clusters gives the area an open character. Key views are to be had from the Court across parkland to the village and church. Public footpaths cross the parkland, which has lost much of its previous splendour. Many of the original carriageways and paths are now no more than footpaths, the large terraces south of the house are now grassed over, the east garden, walled kitchen garden, glasshouses, summerhouse, fountain and sundial are all gone. In addition the ornamental lake is silted up in places and the Register of Parks and Gardens entry recorded a stone boat house surviving but without its roof in 2006. The 19th century formal trapezoidal walled kitchen garden, positioned between the house and stable block, was demolished when the Court was a school and since in hospital use a large patient block has been built in its place. There are a number of footbridges over brooks and a stone carriage bridge survives over the lake to the south-west. To the south-east in the Great Oak Plantation a stone and red-brick tank house still survives, although in a poor condition.
- 3.6.5 The significance of this Grade II Historic Park arises from its historic value being laid out in the 1790s in a Capability Brown style with possible work by Samuel Lapidge and J.C. Loudon. Its aesthetic value arises from its example as a well-preserved eighteenth century landscape park, and although still actively managed and forming an important setting to the Grade II* listed Llanarth Court, it is considered that the once picturesque parkland, that still features its ornamental lake, has lost some of its former landscaped qualities, but still retains its essential legibility.

4. The Proposals

4.1 The Proposed Development

- 4.1.1 An application is submitted for Full Planning Permission for the construction of a replacement building at Llanarth Court Hospital to accommodate two 12-bed mental health wards comprising a total of 24-beds, positioned on the site of the former Treowen Building (refer to Proposed Site Plan - Drawing Ref. PLHT-10A-V1-00-DR-A-0003 at Appendix 2).
- 4.1.2 The replacement building will primarily utilise the footprint of the former building to ensure that its impact upon the sensitive historic setting is minimised.
- 4.1.3 The floorspace of the former Treowen Building totalled circa 1,427 sqm. The proposed replacement building utilises the footprint of the former building, whilst accommodating a small extension in floorspace – amounting to an additional 605 sqm. The extension in floorspace is required in order to accommodate up-to-date regulatory requirements / standards – however, in light of the sensitive historic context of the site and surroundings, the extension has been kept to the minimum level possible whilst allowing for current standards to be met.

4.2 Application Drawings

- 4.2.1 The following set of application drawings are submitted in support of the Planning Application:
- Original Floor Plan (Drawing Ref. PLHT-10A-V0-ZZ-DR-A-0004)
 - Location Plan (Drawing Ref. PLHT-10A-V1-00-DR-A-0001)
 - Existing Site Plan (Drawing Ref. PLHT-10A-V1-00-DR-A-0002)
 - Proposed Site Plan (Drawing Ref. PLHT-10A-V1-00-DR-A-0003)
 - Existing Site Sections (Drawing Ref. PLHT-10A-V1-00-DR-A-0005)
 - Proposed Site Sections (Drawing Ref. PLHT-10A-V1-00-DR-A-2220)
 - 3D Views (Drawing Ref. PLHT-10A-V1-00-DR-A-2250)
 - Elevations (Drawing Ref. PLHT-10A-V1-00-DR-A-2240)
 - Elevations – Courtyards (Drawing Ref. PLHT-10A-V1-00-DR-A-2241)
 - Proposed Ground Floor (Drawing Ref. PLHT-10A-V3-01-DR-A-2200)
 - Proposed First Floor (Drawing Ref. PLHT-10A-V3-01-DR-A-2201)
 - Proposed Layout & Schedule of Accommodation (Drawing Ref. PLHT-10A-V3-22-DR-A-0701)
- 4.2.2 Reference should also be made the Design and Access Statement (10Architects) which sets out a full consideration of design development.

4.3 Assessment of the Former Treowen Building

- 4.3.1 The Treowen Building formed one of the outlying residential wings of the Llanarth Hospital Estate, constructed circa 2005. The building was predominantly a rectangular single-storey building with part first floor planned around a central courtyard. The main accommodation was located on the ground floor including 16 bedrooms with en-suite showers, lounges, main kitchen and other ancillary accommodation. The first floor consisted of ancillary accommodation and offices.
- 4.3.2 In terms of external appearance, the building was quite plain/simple, typical of its age comprising render with a fair faced brick plinth and natural slate pitched roof. Windows comprised horizontal casements with top opening lights, with a soldier course of face brick to the head and reconstituted stone cills.
- 4.3.3 Floorplans and elevations of the former Treowen Building are provided at Figure 1 and 2, whilst site photographs are provided at Figure 4 and 5.

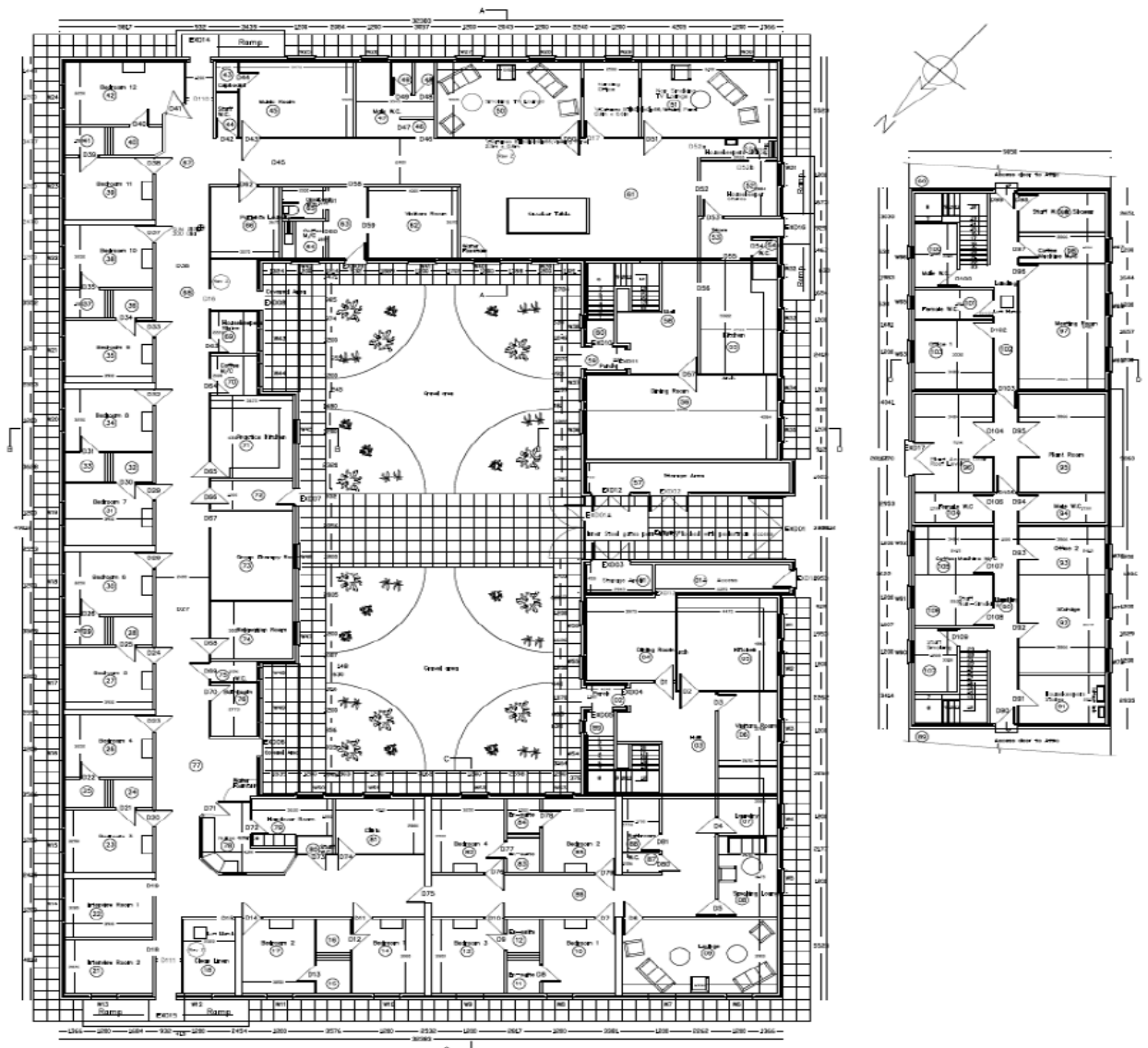


Figure 1: Former Treowen Building - Floorplan

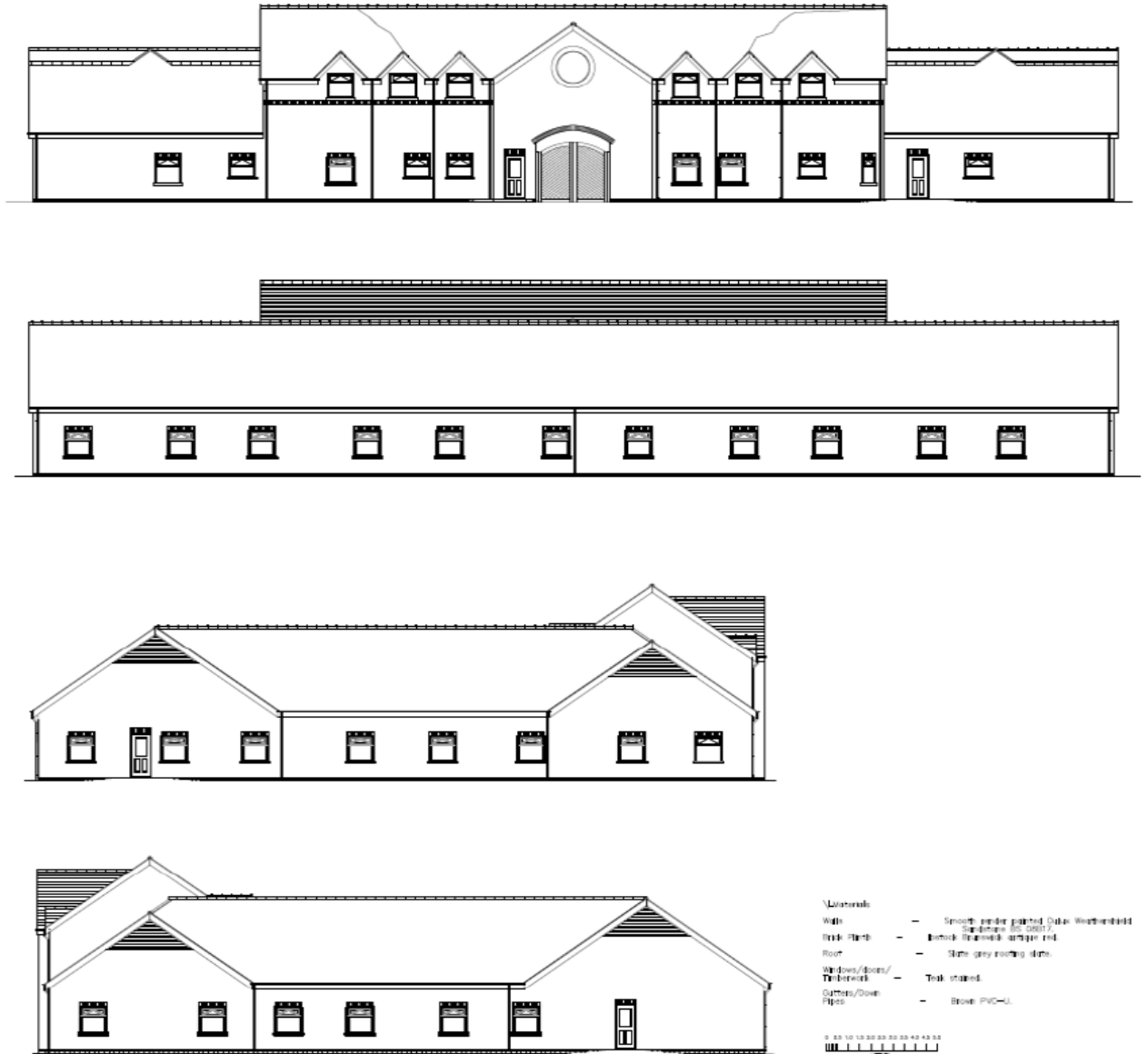


Figure 2: Former Treowen Building – Elevations



Figure 3: Former Treowen Building – NE Elevation



Figure 4: Former Treowen Building – Front Elevation (with fire damage)

4.4 Proposed Scheme

4.4.1 An application is submitted for Full Planning Permission for the construction of a replacement building at Llanarth Court Hospital to accommodate two 12-bed wards (total 24-beds), with accompanying day/recreational space, operational accommodation, staff facilities and external gardens, positioned on the site of the former Treowen Building. The replacement building will primarily utilise the footprint of the former building to ensure that its impact upon the sensitive historic setting is minimised.

4.4.2 This facility will complement the other range of mental health services offered across the wider site inclusive of low, medium and acute care. The development will provide accommodation which will comply with the regulatory standards and guidance for this classification of healthcare facility.

Justification for Increase in Floorspace

4.4.3 The proposed footprint of the development utilises the full extent of the retained ground floor slab from the former building. Due to the scope of accommodation and operational strategy for the proposed building, the extent of this footprint has been extended by circa 9.5 metres to the east along the full width of the retained slab.

4.4.4 There are a number of key differences in the accommodation requirements and building parameters of the proposed building when directly compared against the former. These have been identified and driven by various design/healthcare standards. The principal points are summarised as follows:

- Bed Numbers – the former Treowen building had 19 beds, the proposal is for 2 x 12 bed units.
- Height of Eaves – the former Treowen building was 3m in height, the proposal is 5.2m for single storey elements and perimeter fence.
- Approach around intent to retain foundations – the razed building had piled foundations which the design looks to try and retain (subject to testing their capacity and condition).
- Front of House – the former Treowen building had a single door access point for staff and visitors, and a gated airlock into the garden space, which doubled up as a vehicle drop off area. The proposed contains a dedicated reception and security area, with vehicular access separate to the garden spaces.

4.4.5 The proposed development includes a total increase in floorspace of 605 sqm. This increase is necessary due to the requirement to include 5 additional beds (providing 24 beds in total, across two 12-bed wards). Basic ward facility requirements and the minimum number of staff to operate a ward of any patient numbers in a viable way is 12 beds. The accommodation requirements for a modern medium secure facility also include a number of facilities which the Treowen Building previously didn't require due to the age of its design. These are outlined as follows:

- Provision of additional lounges, kitchens, dining room, staff offices, clinical areas and

visitor facilities;

- Tribunal Suite;
- Additional Seclusion Suite (1 per ward);
- More prescriptive 'front of house' – to accommodate visitor facilities;
- Increase in plant space.

4.4.6 In addition, the Treowen Building had a very simple front of house (air lock corridor, leading to a visiting room and then onto the ward itself). The current requirements for a medium secure facility are more stringently controlled from a security perspective, including a reception/24hr security station with a secure airlock so that passage of patients, visitors and staff can be carefully managed and controlled. Beyond this point a family visiting area is proposed, with separate search rooms, and further airlocked access to wards, tribunal facilities, staff areas and therapies departments, to ensure that all areas remain secure.

4.4.7 In summary, the increase in floorspace is therefore required to allow for the provision of high quality and exemplar building to provide accommodation and associated facilities to the standard of prescribed by Care Inspectorate Wales.

Key Design Objectives

4.4.8 The layout, form and materiality seek to create a building that will aid the recovery of mental health patients whilst confidently addressing the context and character of the Conservation Area and curtilage of the Grade II* Llanarth Court within the hospital wider site.

4.4.9 The reuse of viable sub structure ensures that the majority of the proposed building is contained within the footprint of the former building. Although the form and mass of the proposed building is different from Treowen Ward, fundamentally there will be no consequential impact to sight lines of the relationship between the listed buildings on the hospital site and their immediate/wider context.

4.4.10 The proposed development seeks to enhance the site context through the expression of a confident, welcoming contemporary design using a limited palette of high-quality materials. These will be carefully selected to express the building in a controlled manner, with reference to local and historic materials used across the range of listed buildings at Llanarth Court.

Design Development

4.4.11 A contextual study of the wider hospital site has been undertaken by the design team to fully understand the characteristics of the conservation area – both in the form and materiality of the buildings, but also the landscape in which they are sited. Around Llanarth Court, there is a mix of arable fields and grasslands. The regular medium to large fields are demarcated by low hedgerows, and the landscape is punctuated with occasional tree clusters. Notably there are tree clusters to the immediate south and north of the development site. Despite these clusters, the landscape characteristic is predominately open. Therefore, the scale of the proposed building

needs responds to this, with the form and mass a key aspect in how it successfully integrates within the overall context.

- 4.4.12 The proposed design will not directly be influenced by the adjacent Teilo Ward as this is not considered to be an appropriate reference for architectural form or aesthetic. The materiality of the listed buildings on site have been reviewed and where appropriate, references to these will be incorporated into the proposed design.
- 4.4.13 The concept of the spine, the two-storey central element to the building provides order and control to the general arrangement plan. The two 12 bed wards are located to each side and are a mirror of each other. The set out of the fenestration is controlled and rhythmic, and this establishes an order to the single storey elements of the building. The spine provides a focal point announcing the main visitor entrance and reception and provides the range of staff facilities required. The mass of this will be articulated to ensure the perceived mass is split into distinct and identifiable sections – the function of the accommodation reflecting the materiality to introduce a hierarchy of dominant and recessive parts to this two-storey element.
- 4.4.14 The set out and orientation of the seclusion gardens have also been carefully considered with regards to the impact on the elevations. These will be secured by external fencing – the height of which will match the eaves height of the single storey wards. The orientation of the fencing has therefore been considered as an integral part of how the elevations are presented – and have been used as a device to further articulate and punctuate the side (north and south) elevations.

Scale and Massing

- 4.4.15 The proposed building will be a mixture of single and two storey elements, as per the former Treowen Building and the adjacent Teilo Ward Building. The design intent is to minimise the perceived scale of the building, and to allow it to nestle into the wider landscape from medium to distant viewed (refer to 3D Views - Drawing Ref. PLHT-10A-V1-00-DR-A-2250 at Appendix 3).
- 4.4.16 The design approach taken is one of a flat roof, with internal ceilings at 3m, roof at approximately 4m, and a parapet level of 5.2m. This allows the building scale to be controlled to a minimum, and no higher than the former building overall, whilst achieving the level of security building required through the use of the of the building mass.
- 4.4.17 Given the wide range of architectural styles already present on the site, it is felt that on balance, a contemporary style, which maintains scale and massing is more appropriate than a replica of the former (pitched roof will increase building height and volume).

Consideration of Boundary Treatments

- 4.4.18 Boundary conditions have been carefully considered in the space planning of the building in light of the sensitive historic surroundings.
- 4.4.19 The front elevation presents into the wider site, and this is devoid of fencing or any other retaining or security structures. The front elevation is set behind a landscaped frontage, a mixture of planted and grassed areas, with focal planting around the main entrance area and complemented

with feature paving leading from the existing road and parking spaces.

- 4.4.20 Security fencing is located to the side and rear elevations – the main extent of the external security fencing is located to the rear of the building, enclosing the 2 secure gardens to each ward and seclusions suites and the central vehicle lock.

Materials

- 4.4.21 The proposed building will reflect the nature of the historically significant context and Conservation Area characteristics by using a limited palette of high-quality building materials, brick, blue slate and white render. These reference materials are used on the local buildings, but these also contrast and compliment against each other very well. These, together with dark grey window and curtain walling will punctuate the solid walls to provide a rhythm to the elevations and will also allow vertical features to be formed to create a sleek transition between materials and/or the building form.
- 4.4.22 The ward blocks are to be brick with a discrete powder coated aluminium capping detail providing a crisp edge. Window units to be powder coated aluminium frames with a neutral glass tint. The specification of these will be appropriate to the function and use of the room, with bedroom and other patient areas being anti ligature window units. The brick work is punctuated on the side elevations by full height curtain walling with dark glazed spandrel panels. This vertical break is reflected elsewhere as a device to articulate mass and form and to confidently address transition between materials.
- 4.4.23 The main entrance area is expressed through the use of blue grey slate, curtain walling and a rendered wall. This is the only area where slate is used on the building – a reference to local material – and so provides a confident focal point. This is articulated as a geometric cube mass, with full height slot of curtain walling offset to the front elevation running from ground to first floor. The contrast of this adjacent to the sleek curtain wall which is then sharply contained within a slate fin wall celebrates not only the entrance of the building but contrasts confidently with the brick ward blocks whilst referencing the historic materiality of surrounding buildings.

Landscaping

- 4.4.24 The external works will be remodelled as part of the development, with the patient gardens being a mixture of grass and wet pour surfaces. Access/service roads and pathways will be limited to provide sufficient access for operational purposes. Full perimeter footpath will be provided to the building, with access to some areas designated for authorised personnel only.
- 4.4.25 The main approach to the entrance of the building will be subject to detailed landscape design to provide a high-quality public realm space, inclusive of appropriate external lighting, signage and

street furniture. Surfaces will be a mixture of black top to access/service roads, resin gravel and paving slabs to paths and feature planting as indicated on the site plans.

Summary

- 4.4.26 The design team's aspiration is to reuse where viable the existing sub structure from the former building, and this has presented opportunities to develop a concept for the new facility which sensitively addresses its setting whilst complementing the buildings the natural setting within Llanarth Court but which will also provide a contemporary, welcoming facility which adheres to the comprehensive guidance and standards required for the design and operation of a medium secure mental health facility.
- 4.4.27 The design confidently addresses and mitigates the perceived mass and scale of the building through the utilisation of flat roofs and a limited palette of high quality, contextual materials. The form is uncompromising and contemporary, but at an appropriate scale to its surroundings. The articulation of the elevations addresses material junctions whilst providing a subtle and nuanced texture and proportion to the buildings mass.

5. Assessment of Impact

5.1 Introduction

5.1.1 This stage of the assessment will consider both the impact of the proposed development on the significance of each of the historic assets in turn and will then examine the potential for maximising enhancement and/or minimising harm, where identified. In examining the impact of the proposed development on the significance of the identified historic assets, consideration is given to the scale, massing, design, materials, of the proposed scheme, and the degree to which these may alter the way in which the site contributes, or otherwise, to the significance of the identified historic assets.

5.2 Llanarth Court – Listed Buildings

5.2.1 The site of the replacement building is screened by an existing dense band of trees along its southern boundary and by the existing Teilo Building along its western boundary. The site is therefore positioned within a discrete area of the Llanarth Court Hospital site. It is considered that the replacement building will not intrude unacceptably upon the historic buildings of Llanarth Court. The building will not be readily apparent from the sensitive historic parts of the hospital site i.e. the listed buildings including Llanarth Court itself and the Church of St Mary and St Michael (and certainly not from those located further from the application site, such as the gatehouse or gates and piers to the north drive).

5.2.2 Although the setting of the development site is heavily screened to the south from the cluster of historically significant buildings by an established and substantial tree belt, careful consideration has been given to the form, mass, materials and articulation of the proposed building with the design seeking to complement the existing built and park environment, including impact upon listed buildings and their setting.

5.2.3 In this regard, although the scale and massing of the proposed replacement building is different from Treowen Ward, fundamentally there will be no consequential impact to sight lines of the relationship between the listed buildings on the hospital site and their immediate/wider context. The proposed development seeks to enhance the site context through the expression of a confident, welcoming contemporary design using a limited palette of high-quality materials. These are carefully selected to express the building in a controlled manner, with reference to local and historic materials used across the range of listed buildings at Llanarth Court.

5.2.4 The former Treowen Building, and other modern outlying hospital buildings, have been accepted by both Monmouthshire County Council (Planning and Conservation Officers) and by Cadw to form acceptable features at the hospital site, which has a history of development, and which would not harm the listed buildings at Llanarth Court. This is also the case for an application for two

further detached wards on land to the south of the Treowen Building, which was granted planning permission in 2009.

- 5.2.5 It is maintained that the proposed replacement building through its sensitive design and siting will not harm the listed buildings at Llanarth Court or have any adverse impact upon their setting.
- 5.2.6 It is therefore considered that the proposed development will have a neutral impact on the significance of the Listed Buildings at the Llanarth Court Hospital Site, and no impact upon those Listed Buildings located within the site surroundings i.e. within the surrounding settlements of Llanarth, Pitt and Castleoak which are obscured from the application site by means of distance and screening.

5.3 Llanarth Court – Historic Park and Garden

- 5.3.1 The replacement building will not intrude upon the wider scene and setting of the Registered Park since the building will only be readily visible from a limited number of public vantage points along footpaths through the grounds. Furthermore, even where the proposed development might be visible, it be seen in the context of the existing complex of buildings at Llanarth Court. Due to the eclectic mix of buildings on the wider Llanarth Court site (age, scale, materiality), the design driver for the form and materiality of the proposed building is to provide a contemporary aesthetic which addresses its context through the use of a limited palette of high quality materials, which reference, where appropriate the existing environment.
- 5.3.2 The form, massing and materiality of the building has been developed and articulated to provide a legible, welcoming, and contemporary building which addresses the sensitive nature of the buildings within the estate, and importantly nestles into the wider park landscape, so as to minimise any impact on the scene and setting of the Registered Park.
- 5.3.3 The former Treowen Building, and other modern outlying hospital buildings, have been accepted by both Monmouthshire County Council (Planning and Conservation Officers) and by Cadw to form acceptable features at the hospital site. The building is not considered to be unacceptably intrusive in the general landscape and it is therefore maintained that the proposed replacement building through its sensitive design and siting will not damage any major features of the park, views, or setting of the mansion, lake and gardens.
- 5.3.4 It is therefore considered that the proposed development will have a neutral impact on the significance of the Registered Llanarth Court Historic Park and Garden.

5.4 Llanarth Conservation Area

- 5.4.1 The layout, form and materiality of the proposals seek to create a building that will aid the recovery of mental health patients whilst confidently addressing the context and character of the Conservation Area. The reuse of viable sub structure ensures that the majority of the proposed building is contained within the footprint of the former building, and the proposed building will be a mixture of single and two storey elements, as per the former Treowen Building and the adjacent

Teilo Ward Building (thereby looking to minimise impact on the Conservation Area in terms of the building's siting and form).

- 5.4.2 Given the wide range of architectural styles already present on the site, it is felt that on balance, a contemporary style, which maintains scale and massing is more appropriate than a replica of the former (pitched roof will increase building height and volume), and it is considered that this design intent will enhance the building in the context of the Conservation Area. In addition, the proposed building will reflect the nature of Conservation Area characteristics by using a limited palette of high-quality building materials (i.e. brick, blue slate and white render).
- 5.4.3 The Conservation Area at Llanarth was designated for its value as an attractive hamlet which, along with the court and their settings, has remained largely unspoilt by modern development. The replacement building would form part of an already established complex of buildings and as the building would be seen in that context, it is considered that the proposals would have a neutral impact on the Conservation Area. The building would not impact upon the hamlet itself and would not harm the court and its setting.
- 5.4.4 It is therefore considered that the proposed development will have a neutral impact on the significance of the Conservation Area.

6. Conclusion

6.1 Summary of Findings

6.1.1. In summary, it has been established that the proposed development will result in:

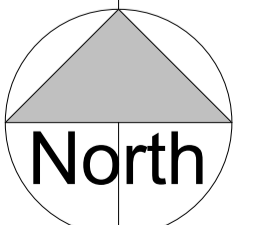
- A neutral impact on the significance of the Conservation Area.
- A neutral impact on the significance of the Registered Llanarth Court Historic Park and Garden.
- A neutral impact on the significance of the Listed Buildings at the Llanarth Court Hospital Site (and no impact upon those Listed Buildings located within the Conservation Area but obscured from the Application Site in light of distance/screening).

6.2 Conclusions

6.2.1 From these findings, it is considered that the proposals constitute the preserving of the character and appearance of the Llanarth Conservation Area; the Llanarth Court Registered Historic Park and Garden (Grade II); and Listed Buildings comprising Llanarth Court (Grade II*) and the Church of St Michael and St Mary (Grade II). As such, the proposals comply with the statutory requirement set out at Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, with Planning Policy Wales and its associated technical advice notes, and with local plan policy.

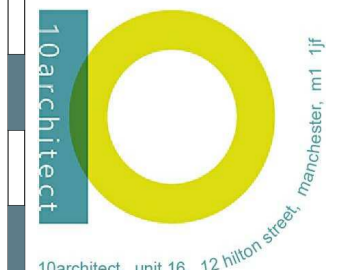
Appendix 1: Proposed Layout & Schedule of Accommodation (Drawing Ref. PLHT-10A-V3-22-DR-A-0701)

Appendix 2 – Proposed Site Plan (Drawing Ref. PLHT-10A-V1-00-DR-A-0003



Client: Priority Group
 Project: Proposed 2x12 Bed MSU, Llanarth Hospital
 Job No.: 1157
 Date: 17/12/20
 BIM Model: PLHT-10A-M3-001
 QA: KL, SW
 Scale: 1:200@A1
 Drawing: Proposed Site Plan
 Rev notes: Issue for Planning Pre-Application

PLHT-10A-V1-00-DR-A-0003-P1



Appendix 3 – 3D Views (Drawing Ref. PLHT-10A-V1-00-DR-A-2250)



1 3D View 1



2 3D View 2



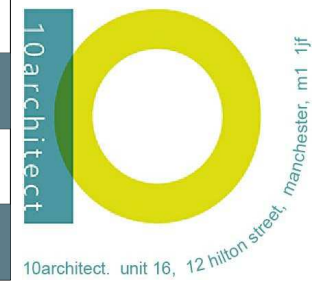
3 3D View 3



4 3D View 4

Client: Priory Group
Project: Proposed 2x12 Bed MSU, Llanarth Hospital
Job No.: 1157
Date: 12/15/20
BIM Model: PLHT-10A-M3-001
QA: KL SW
Scale: @A3
Drawing: 3D Views
Rev notes: Issue for Planning Pre-Application

PLHT- 10A- V2- XX-DR- A- 2250-P1



Appendix 4: References

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Monmouthshire County Council Local Development Plan (adopted February 2014)
Monmouthshire County Council, Llanarth Conservation Area Appraisal, 2016