

Heritage Statement

Outbuilding to rear of Coop Store, 35 Fox
Street, Treharris, South Wales, CF46 5HE

BOW-H4054-ZZ-ZZ-RP-A-0001

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Planning

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1.0 Introduction

- 1.1 This Heritage statement has been prepared by Bowman Riley on behalf of Coop Food Ltd. to accompany an application for the demolition within a conservation area of an existing outbuilding to the rear of the shop.
- 1.2 The site is located in Treharris in south Wales, a village founded for its close association with the Ocean Deep Navigation Colliery in the 19th century. The outbuilding is to the rear of the Coop and accessible from Fox Street.



Figure 1 Aerial view of Treharris and the outbuilding indicatively shown in red

Author

- 1.3 Robert Sharples, who prepared the assessment, is a RIBA registered Architect and Conservation Registrant with up to 10 years' experience of working with heritage projects. His projects have varied in scale and type from new build design in an historic context, retrofit, to the repair and modern intervention of existing building. Robert has experience of working with a wide variety of heritage assets including Grade I, II* and II listed buildings, conservation areas and with scheduled ancient monuments. His experience includes planning and Listed Building Consent applications for complex sites, and the preparation of detailed information and Heritage Statements.
- 1.4 Helen Walker, who prepared the assessment, is a RIBA registered Conservation Architect with over 10 years' experience of working with heritage assets. As a conservation architect, Helen's role is to primarily provide an overarching view of the heritage projects within the practice. She has a broad range of experience including preparation of Heritage Impact Assessments, Quinquennial Inspections and advice on historic building repairs and identification of defects.
- 1.5 Helen has experience of working with a wide variety of heritage assets including Grade I, II* and II listed buildings as well as battlefields, scheduled ancient monuments and conservation areas. She has provided heritage advice to local authorities, private clients, and organisations such as the National Trust.

Details of site visits / research

- 1.6 This report uses evidence from documentary sources, desktop research and a site visit carried out by Robert Sharples on 4th April 2023.

2.0 Relevant Planning Policy

NPPF

- 2.1 National Planning Policy Framework (NPPF)¹ identifies the Government's planning policies and how they should be applied in practice. It is used by Local Planning Authorities when preparing their development plans and is a material consideration in determining planning applications. Section 16 of the NPPF provides guidance on conserving and enhancing the historic environment and the decision-making process in relation to heritage assets.
- 2.2 This heritage statement has been prepared in accordance with the requirement under paragraph **194** of the NPPF which requires the applicant to:
- "...describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*
- 2.3 The NPPF defines Significance as:
- "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting..."*
- 2.4 The NPPF definition of "heritage asset" includes designated heritage assets, non-designated heritage assets and locally listed buildings :
- "... A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."*
- 2.5 The statement of significance and impact assessment then enables the Local Planning Authority to assess the application in accordance with Paragraph **195** of the NPPF which states:
- "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*
- 2.6 The NPPF indicates that when assessing impact, great weight should be given to the asset's conservation and that this should be proportionate to the importance of the asset.

Conservation Area

- 2.7 New development in conservation areas should seek to enhance or better reveal the special historic nature of the area in accordance with paragraph **206** of the NPPF:
- "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."*

¹ MHCLG, National Planning Policy Framework. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Setting

- 2.8 Significance can be harmed not just by a material change to the asset but also to its setting which can be of great value to the significance. If the proposal is deemed to cause harm to the asset, a robust justification will need to be presented to and assessed by the local planning authority. The NPPF defines the setting of a heritage asset to be:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Non-Designated Heritage Assets

- 2.9 The NPPF requires that the effect of development on the significance of a non-designated heritage asset to be taken into consideration when determining applications:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Level of Harm

- 2.10 The purpose of this heritage statement is to understand the significance of the heritage asset to ensure that change can be managed in a way that seeks to mitigate harm to the special character of the heritage asset. The NPPF identifies two levels of harm; “Less than substantial” and “Substantial” harm. Any harm to a heritage assets will require “...clear and convincing justification.”
- 2.11 If the development will lead to substantial harm, paragraph 201 indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public OR if the proposal can demonstrate all of the following:
- the nature of the heritage asset prevents all reasonable uses of the site; and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use.
- 2.12 If the development leads to less than substantial harm, paragraph 202 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.
- 2.13 In the case of sites which have the potential to contain archaeological finds, the NPPF advises that the developers of the site submit an appropriate desk-based assessment, and where necessary, a field evaluation.

Historic England

- 2.14 This document has been prepared in accordance with Historic England’s *Conservation Principles Policies and Guidance for the sustainable management for the historic environment*.² This publication advises that the development of the proposals for works to a heritage asset should be informed by an overarching understanding of the significance:

In summary, what is needed is an impartial analysis of significance and the contribution of setting. A statement of heritage significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance.

² Historic England, *Conservation Principles Policies and Guidance for the sustainable management for the historic environment*

- 2.15 It is only by understanding significance that we can begin to understand the impact of any proposed change to that heritage asset.

Setting of Heritage Assets

- 2.16 This report has been prepared in accordance with “The Setting of Heritage Assets” published by Historic England and seeks to assess the impact on a heritage asset using four steps:

Step 1: Identify the heritage assets and their settings affected by the allocation.

Step 2: Assess the contribution of the setting to the heritage asset.

Step 3: Assess the effect of the proposed allocation on the significance of the asset.

Step 4: Assess the options for mitigation in order to maximise the enhancement and minimise harm.

Local policies

- 2.17 Merthyr Tydfil Replacement Local Development Plan 2016–2030 ³
- 2.18 Policy BW6: Townscape and built heritage; Paragraph 3.6.1
- 2.19 Merthyr Tydfil Replacement Local Development Plan 2006-2021 ⁴
- 2.20 Policy CW1(CW15): Historic Environment; Paragraph 6.6.14
- 2.21 Policy CW1(CW15): Historic Environment; Paragraph 6.6.16

Previous applications permitted for 35 Fox Street

- 2.22 Installation of new signage, Ref. No: P/08/0369, Status: Advertisement Approval
- 2.23 Installation of external refrigeration/air conditioning unit and acoustic barrier and replacement of rear security doors, Ref. No: P/16/0149, Status: Full Approval
- 2.24 Erection of 3 advertisement: a fascia sign, a projecting sign, and wall mounted sign, Ref. No: P/16/0216, Status: Full Approval
- 2.25 Fascia and projecting sign, Ref. No: P/03/0325, Status: Advertisement Approval
- 2.26 Erection of ATM (cashpoint) and satellite dish, Ref. No: P/03/0298, Status: Refusal

³ <https://www.merthyr.gov.uk/resident/planning-and-building-control/planning-policy/>

⁴ <https://www.merthyr.gov.uk/media/2165/merthyr-tydfil-local-development-plan-2006-2021-review-report-april-2016.pdf>

3.0 Methodology

Assessing heritage interest – Archaeological, Architectural, Historic

- 3.1 In order to understand the significance of the heritage asset, it is necessary to first understand the perceived heritage interest which contributes to that significance. In accordance with "*Historic England 2019 Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*"⁵, these heritage values have been arranged into three groups:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and artistic interest	These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
Historic Interest	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Assessing the significance of the asset

- 3.2 Once the interest has been ascertained, the level of contribution the interest makes to the heritage significance of the asset can then be determined and used to guide the development of the scheme. This level of significance has been classified as follows:

Negligible:	The element provides little or no contribution to the heritage asset.
Slight:	The element provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.
Moderate:	The element is important to the significance of the asset and requires assessment with the assumption that any harm will be less than substantial and can be mitigated.
High:	The element is very important to the significance of the asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated.
Considerable:	The element is essential to our understanding of the significance of the heritage asset with the assumption that any harm to that element would be constitute substantial harm to the heritage asset and would require full justification.

⁵ Historic England 2019 Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.

- 3.3 It is only by understanding significance can we then begin to understand the impact of any proposed change to that heritage asset. HEAG12 recommends a staged approach to the development of proposals for change:
- i. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
 - ii. Understand the significance of the asset(s)
 - iii. Understand the impact of the proposal on that significance
 - iv. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
 - v. Look for opportunities to better reveal or enhance significance
- 3.4 The level of harm to the significance of the heritage can then be assessed by understanding the impact of undertaking the works and can range between major beneficial to major adverse. This impact is assessed as potential and final and takes into account the options for mitigation and public benefit.

4.0 Historical development of the Site and/or Buildings

Identification of the heritage asset

- 4.1 The Heritage Asset is an outbuilding to the rear of the Coop Food Store that is undesignated and within the Treharris Conservation area (No.25).

Review of historic maps

- 4.2 The village of Treharris was founded in the late 19th century to support the Harris Navigation Colliery. An [1833](#) OS Map shows the area prior to the development of the Harris Navigation Colliery. The Harris Navigation Steam Coal Company successfully acquired a mineral lease of 3000 acres of land previously made to three farms, Twyn-y-garreg, Pantannas and Cefn Fforest,⁶ evidently titled on the OS map.
- 4.3 The colliery was originally named after the main shareholder of Harris Navigation Steam Coal Company, Frederick W. Harris. *In September 1872, the first level is opened, sinking or excavation of a mine shaft commenced in 1873, and the colliery was fully operational by 1879.*
- 4.4 Figure 2 is an extract⁸ of an 1875 OS map showing the area *now covered by modern-day Treharris was part of the land associated with the three farms of Twyn-y-garreg, Pantannas and Cefn Fforest.*⁹ The map shows the Treharris area prior to any significance development and founding of the village, subsequently named Harris Town or Treharris¹⁰. Both the 1875 and the [1884](#) map shows the footprint of the Colliery without an adjacent village to the west. The outbuilding is not on either OS map.

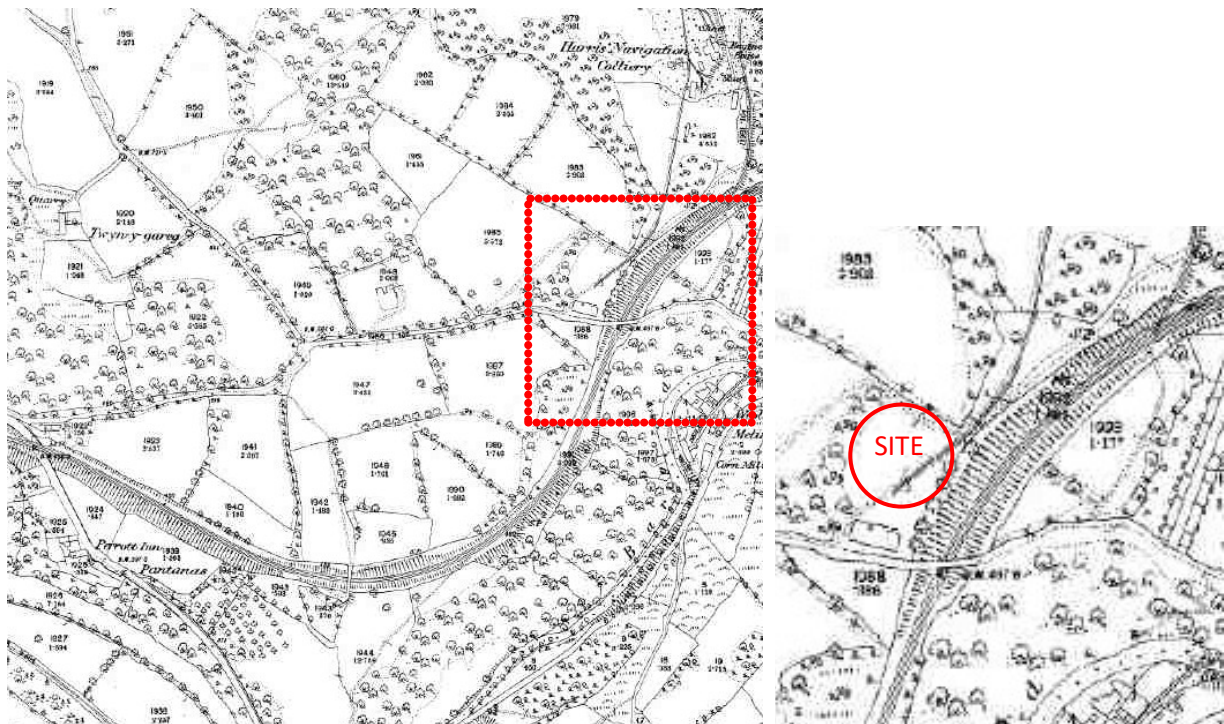


Figure 2 1875 OS Map showing the land prior to the development of Treharris village. The site is indicatively shown in red.

- 4.5 Outside of the conservation area, the 1875 and 1884 OS map shows two long rows no longer extant, known locally as The Huts or Tywn-y-garreg Huts and built for the sinkers of the colliery in 1869. This [archive](#) shows this area with photos from [1870](#) and [1936](#).

⁶ <https://web.archive.org/web/20120323103010/http://treharrisdistrict.tech-hosts.co.uk/collieriesdeepnavigation.php>

⁷ <http://www.alangeorge.co.uk/treharris.htm>

⁸ Page 16 Section 3.1 Historic Development, Treharris Conservation Character Appraisal

⁹ Page 16 Section 3.1 Historic Development, Treharris Conservation Character Appraisal

¹⁰ <https://web.archive.org/web/20120323103010/http://treharrisdistrict.tech-hosts.co.uk/collieriesdeepnavigation.php>

- 4.6 Building's which appear on the 1884 OS map within the conservation area include Bargoed House that is no longer extant and is now a residential care home. The other is near the site and on the junction of a road and rail line leading to the colliery. See Figure 2. This is a row of houses (render finish, no quoins, upvc windows, new roof) that is either the site of earlier building(s) or has had considerable twentieth century modernisation.
- 4.7 The 1884 OS map shows the Great Western Railway line and the associated viaducts centred in the valley running from east to west which later enclosing Treharris to the north. The map highlights the rail infrastructure as the Taff Vale extension, *an important railway line in Glamorganshire built primarily to service the expanding exploitation of the South Wales Coalfield in the 19th Century*.¹¹ This area would have appeared as a rural setting with a strong presence of infrastructure from the Victorian period.
- 4.8 The growth of Treharris is shown between the [1884](#) OS map and the [1897](#) and [1901](#) OS map(s). Since 1884, both maps show rapid built development given the short period of time, initially housing and street infrastructure for an increasing population. Between 1897 and 1901, the 1901 OS map clearly identifies the addition of key public buildings such as the Saint Matthias Church, Brewery, a School and various chapels including the Tabernacle Independent Chapel. The village retained its use of major routes, the now The Park and adjoining B4254 and Bargoed Terrace. Fox Street was erected along with other parallel rows to the north, Webster Street, Fell Street, Penn Street and Fox Street divided by Cross Street.
- 4.9 Fox Street is present on both the 1897 and 1901 map but during this period the Navigation Hotel and Public Hall were erected, and Treharris Square was formed. A [photo](#) shows the Square and Public Hall in context, a [photo](#) from 1910 shows Fox Street. This development shown on the 1901 OS map is near the site and the detached Navigation Hotel shows access to its rear. The site's outbuilding and its land first appear on the 1901 OS map and bounded separately from the Hotel with access from the northwest from the rear of 35 Fox Street.
- 4.10 Both the 1901 and [1919](#) OS Map refers to the former Harris Navigation Colliery as the Ocean Deep Navigation Colliery. The change of name refers to the new ownership and investment by Ocean Coal Company in 1893.¹² The colliery has some expansion in footprint and the railway line and sidings have been developed. The 1919 OS map shows a defined and denser built environment showing added rows of housing and the Treharris Public Library. There is a reservoir constructed to the northwest and Treharris park was created. A [photo](#) from 1911 shows Treharris from afar.
- 4.11 The 1919 OS Map shows the current Coop building with further development to the rear with an adjacent marked overbuilding. This is evident today and provides vehicular access to the rear and to the site. The neighbouring property has an outbuilding. The map also shows a separation between the perimeter of the gardens and the site's outbuilding, with access from the public house to the land adjoining the site.
- 4.12 The [1921](#) and [1922](#) OS map(s) show this differently with no direct connection from the public house to the adjoining land, instead the neighbouring outbuilding has been demolished and the site to the rear of 35 Fox Street has been expanded, the access from the Hotel is now directly to the rear of 35 Fox Street.
- 4.13 From the 1920's up to the [1947](#) and [1953](#) OS maps there is a legible mix of housing, public buildings and amenities across a familiar street pattern; churches, chapels, schools, allotment gardens, the quarries and colliery still present. There is little transformation along the extent of Fox Street up to the junction of Williams Terrace. To the north of Fox Street along Forest Road there is the addition of the cascading housing called Cilhaul. To the southeast, the 1953 OS map labels an open space and to area to the rear of a Public House as a football pitch. The Public House was formerly labelled as a hotel.
- 4.14 There is a considerable transformation from the 1953 OS map to the present-day evident. The closure of the colliery in 1991 and subsequent demolition is now the Taff Bargoed Millennium Park with rugby and football facilities. The Huts have been demolished. The rail and associated infrastructure are generally absent from the setting. Fox Street now extends to wrap the newly built Treharris Primary Care Centre to continue parallel to the

¹¹ Extract from <https://wrrc.org.uk/taffrc.php>

¹² Extract from <https://web.archive.org/web/20120323103010/http://treharrisdistrict.tech-hosts.co.uk/collieriesdeepnavigation.php>

original Street. Since the 1953 OS map, within the conservation area, the Public Hall (later known as The Palace) was demolished *in 2000 and has been purchased by a housing association*¹³.

- 4.15 The site and outbuilding are the same but the site to the rear of 35 Fox Street, the Coop Store, has had considerable change. The coop store has been extended with a flat roof extension as part of the retail accommodation expanding. The Land Registry Title Plan for the site shows the access to the rear of the Hotel cut back to the Coop's neighbouring property.

Review of historic sources

- 4.16 The Treharris conservation area character appraisal¹⁴ lists several Locally Listed buildings, listed by Merthyr Tydfil Council, including The Navigation Hotel – The Square, The Royal Hotel – Thomas Street, The former Masonic Temple – Williams Terrace. The Navigation Hotel which is near to the site *played an important part in the life of both colliery and town, acting as both a meeting place for the colliery workers and as a pay centre*.¹⁵
- 4.17 Other buildings that might be added to the local include, Saint Matthias' Church – Cardiff Road, Bethel Baptist Chapel – John Street, The Royal Mail Receiving Officer – Edward Street, Treharris Community Centre – Perrott Street, Brynhyfryd Welsh Baptist Chapel – Thomas Street.
- 4.18 Historic Environment Records (HERs) research adds the Bethania Methodist Chapel (NPRN No.9959) which is opposite the Coop Store on the junction of Cross Street and the parallel Penn Street.
- 4.19 Two designated heritage assets nearby including Tabernacle Independent Chapel is Grade II listed as a designated Heritage Asset Ref No.21315, *included for its architectural interest as a substantial late C19 chapel with good internal furnishings*,¹⁶ and Treharris Public Library is Grade II listed as a designated Heritage Asset Ref.No.80909, *included as a smaller Edwardian public building retaining original external and internal character and detail*.¹⁷
- 4.20 The National Monuments Record of Wales (NMRW) lists Treharris Townscape (No.86974), the Treharris Public Hall and Institute (No.414740) and Palace Theatre (No.416885) now demolished, and Bargoad House (No.411545) also demolished. An archive [image](#) (Archive No.6230511) shows a postcard from 1908.
- 4.21 The Ocean Deep Navigation Colliery (No.80489) is listed and states the below:

*In 1872, work started on sinking the shafts of Harris's Navigation Colliery, eventually reaching depths of 593m (north shaft) and 695m (south shaft) by 1879, at the time the deepest in the south Wales coalfield. Production began shortly afterwards. By 1896 the mine was owned by the Ocean Coal Company and was known as Deep Navigation. The first pithead baths in Wales were opened, by Miss Davies of Llandinam, at Ocean Deep Navigation on 15 June 1916. The mine closed in 1991, since when the buildings have been demolished and the site cleared and landscaped.*¹⁸
B.A.Malaws, RCAHMW, 14 October 2008.

- 4.22 There are finds¹⁹ from the HER within 1km showing some evidence of the bronze age to the west of the area and Roman period to the east region, but no finds on or adjacent to the site. Examples from the Bronze Age to the west of Treharris include a group of three ring cairns²⁰. Examples from the Roman period to the east include a much-eroded rectilinear ditched enclosure²¹ towards the Gelligaer location.

¹³ Extract from <http://cinematreasures.org/theaters/30495>

¹⁴ Page 29 Section 5.3 Locally listed buildings, Treharris Conservation Character Appraisal

¹⁵ Page 29 Section 5.3 Locally listed buildings, Treharris Conservation Character Appraisal

¹⁶ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=21315>

¹⁷ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=80909>

¹⁸ <https://coflein.gov.uk/en/site/80489/>

¹⁹ <https://www.archiuk.com/>

²⁰ <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1964305>; <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1964308>;

<https://archaeologydataservice.ac.uk/archsearch/record?titleId=1978126>

²¹ <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1965716>

5.0 Review of the existing site and buildings

Site

- 5.1 Figure 3 shows the extent of the conservation area (in blue), and the site positioned which is near to the boundary. The existing outbuilding is located to the rear of the cooperative store and runs in parallel to the rows of housing. Access is from the rear of the store and externally from Fox Street. There is a pocket of land adjacent to the outbuilding to the southeast then a terrain sloping to the road below.



Figure 3 Map view showing the Conservation Area boundary. Site indicatively highlighted as a red circle.

- 5.2 Figure 4 shows a diagram of the key buildings in the conservation area and identifies the outbuilding is **not** a key building (key buildings in green), nor a locally listed building (in accordance with the character appraisal) or a listed building (not shown in the Cadw Records). The Navigation Hotel is highlighted as a Locally Listed Buildings as shown in yellow.

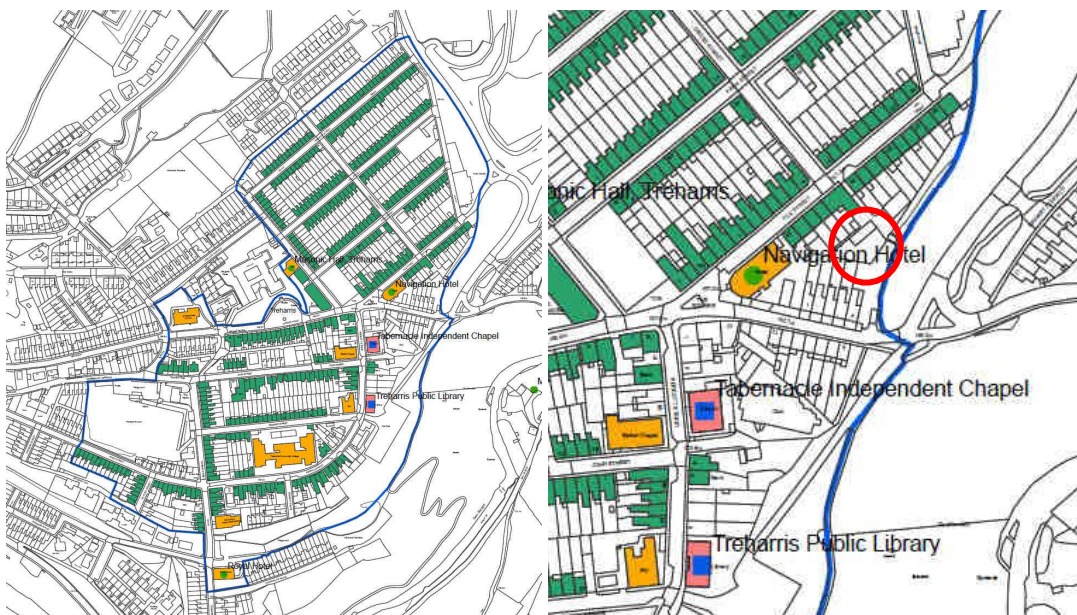


Figure 4 Map of the Conservation Area showing Listed Buildings (Red), Locally Listed Buildings (yellow), Key Buildings (Green). Site indicatively highlighted as a red circle.

Buildings

- 5.3 The building is a simple dual pitch uninsulated outbuilding running northeast to southwest, constructed in a mix of stone, brick and contrasting brick walls, timber trusses and a slate roof. Facing the Coop Store, a pair of timber swing doors with an expressed lintel above provides access, three other openings have been blocked up with brick. The building is not being utilised, portions of the roof and rainwater goods are missing and the condition relatively poor with some evidence of later structural support. Externally, the walls have been covered by foliage. Internally, the floor finishes are divided between stone and brick. Refer to photo(s) 1 to 7 below.



Photo 1: Northeast view of the gable end; Photo 2: Southeast view of the side elevation.



Photo 3: Southwest view of the gable end; Photo 4: Northeast view of the side elevation.
Photo 5: Facing view of the large double door entrance.



Photo 6: Internal view facing southwest; Photo 7: Internal view facing northeast;
Photo 8: Further outbuilding which appears on the same OS map.

6.0 Phasing

- 6.1 The review of the historic maps shows the outbuilding first appeared on the 1901 OS map accessed through from Fox Street as a building and parcel of land to the south along with another outbuilding. Development to the rear of 35 Fox Street through the twentieth century suggests the purpose of this area has evolved and expanded, this is exemplified by the considerable extension forming the footprint for the Coop Store today.
- 6.2 The OS maps show the main access from Fox Street has been consistent but the secondary access to the southwest has had minor variation. There is now a pocket of area to the rear of the properties to the southwest which is inaccessible and overgrown.
- 6.3 The outbuilding wall materials vary between stone and brick, the building sits mostly on a stone plinth with portions of stone forming areas of wall fabric on the southwest and northwest elevations. The building adjoins a stone boundary wall on the south corner with similar stone and coursing suggesting the areas of stone wall fabric on the southwest elevation was part of the boundary wall. This is also evident on the internal face of this wall and in the break to form a new opening currently blocked up, plus the addition of irregular large coursing on the side elevation. The southeast gable elevation perpendicular to the wall has probably been built with the with the plinth using the same stone. This stone is also evident internally.
- 6.4 As there is no clear indication of any outbuilding or boundary wall prior to the 1901 map, the brick used is not modern broadly dating from the early 1900's, and the use of brick for ancillary and industrial building is common in the area at the turn of the century onwards, it can be assumed that the building is as constructed and not the rebuilding of an earlier ruinous stone building. The other outbuilding, see photo 8, which appears on the same OS map has the same appearance, age of brick, mix of materials and adjoins a boundary wall.
- 6.5 There are three openings which have been blocked up later with the brickwork partially keyed and flush instead of forming a blind reveal. In one case, you can see an existing window behind the brick infill, another you can see the opening has been made larger and brick piers added behind, then later infilled. The existing double wooden doors appear later given the reveal has been widened shown in the brickwork either side. See Photo 5.
- 6.6 The timbers used for the raised tie trusses timbers appear to be a later suggesting a replacement roof in the late twentieth century. See photo 6 & 7. The structural tie looks to be added due to the instability of the side elevations and movement of the brickwork.

7.0 Proposal

- 7.1 The proposal outlines the demolition of the outbuilding. Once demolished, the hardstanding base is to be retained to reduce construction waste and the remaining hardstanding is to be utilised by the co-op.
- 7.2 The empty stock cages are currently being stored in the shared access to the side and causing an obstruction to the neighbours. The remaining hardstanding will be used to store the stock cages.

8.0 Assessment of Significance

Archaeological interest

- 8.1 The outbuilding first appears on the 1901 OS map suggesting it was built in conjunction with Treharris as a model industrial village in a rural setting. There are finds from the HER within 1km of some evidence of the bronze age to the east and north of the area and Roman period to the east region, but no finds on or adjacent to the site.
- 8.2 Though the site is historically near to a former transport line and apparent access to the line leading to the colliery, there are no older settlements or suggested buildings evident prior to its inception. Given the rapid transformation of Treharris at the turn of the century, and the ancillary outbuilding being erected at this time with no indication of previous use such as a farm building, the assessment indicates a **slight archaeological interest**.

Historic interest

- 8.3 The outbuilding has an ancillary use which has likely evolved over the twentieth century. The building is not a car garage like the other outbuilding however the overbuilding along Fox Street is suitable for vehicular access. The conservation area highlights the historic relevance of Treharris being a model industrial village however the outbuilding is not considered a key building in terms of its contribution to the conservation area and is secluded from public view.
- 8.4 Though the building has areas of stone forming the external fabric, the outbuilding doesn't provide much assistance in understanding the past lives and events of Treharris other than there was requirement for an ancillary building. Fox Street was a commercial area so probably used as a workshop or commercial store given the location and design of the openings. Therefore, the assessment indicates **slight historic interest**.

Architectural and artistic interest

- 8.5 The conservation area is predominantly housing with similar detailing (quoins, stone and render wall finish) and other associated buildings to serve the community and support the colliery. The outbuilding is not typical of the general aesthetics of Treharris and appears as a rapidly produced functional building with limited architectural detail. The outbuilding does have some interest due to its stone plinth which could indicate an earlier boundary wall. The later alterations to the door reveal, roof, and openings, detract from its design. Therefore, the assessment indicates a **negligible architectural interest**.

Significance summary

- 8.6 In summary, this outbuilding is a non-designated heritage asset that has limited significance, any significance it does have is with its contribution to the conservation area but slight. The element provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.

9.0 Summary/Conclusion

- 9.1 It is the finding of this report that the outbuilding is of slight significance in its contribution to the conservation area as a non-designated heritage asset. The proposal to demolish the outbuilding will not cause harm. We would recommend that the drawings and photographs of the building are deposited as a record with the local archive.
- 9.2 In conclusion, this Heritage Statement finds that, the proposed plans for the development of the site will cause no harm to the setting of the conservation area and as such is compliant with the special duty in Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which requires that LPAs pay special attention, in the exercise of their planning functions, to the desirability of preserving or enhancing the character or appearance of a conservation area.

10.0 Appendices

10.1 Appendix A : Treharris Method of Works. Subject: Demolished rear outbuilding.

Author: ASB Construction Midlands Limited

ASB CONSTRUCTION MIDLANDS LIMITED

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Ransom Wood Business Park,
Mansfield.
NG21 0HJ

Site address. Co-Op, 35 Fox Street. Treharris. Cf46 5he

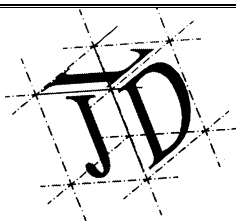
Demolish rear outbuilding

Using Cherry pickers with Ipaf trained operatives to safely demolish the building. We will use basic hand tools consisting of hammers, bolsters and chisels. Other hands tools will also be available. For additional support we would use battery powered breakers and reciprocating saws will also be provided along with anti vibration gloves. All stonework will be removed stone by stone at a time by hand due to the fragility of the building. The roof structure will be handsawn and removed piece by piece.

To safely dispose of the large volume of masonry and timber products we have enlisted the assistance of track barrows due to the discretion and easier method of transport to the waiting skips at front of building.

10.2 Appendix B : Coop Report Treharris (Ref:DAL/NSB/jel/22069)

Author: JDL Consultants Limited Civil and Structural Consulting Engineers



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Job Title : **Co-op Treharris**

By: NB

Project No: 22069

Date: Dec 22

35 Fox Street Treharris CF46 5HE

DAL/NSB/jel/22069
12th December 2022

For the attention of
David Reade

1. Introduction

JDL Consultants were appointed to attend a site meeting to look at issues with the sales floor and structural defects to outbuilding at the rear of the site.

2. Limitations

Our inspection was undertaken on the 08th Dec 2022. The weather was cold and dry.

This report shall be for the private and confidential use of the Co-op, Weatherhead and Reade Associates for whom the report is undertaken and shall not be reproduced in whole or in part or relied upon by third parties for any use what so ever without the express written authority of J D L Consultants.

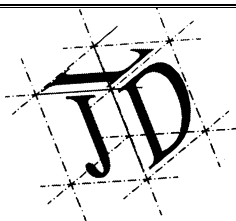
No intrusive or destructive investigations have been carried out and the comments made within this report are based solely on visual evidence.

J. D. L. shall have no liability for any use of this report by Co-op, Weatherhead and Reade Associates other than for the purposes for which the report was originally prepared.

3. Inspection / Recommendations

The survey was carried out in the presence of members of Coop and Weatherheads.

1. The floor around the ATM is damaged and there is a potential trip hazard where the floor has become un-even. There is a basement below the ATM, a hole in the ceiling can be cut out to



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determine if the floor joists are damaged and any repairs required. The ATM will need to be moved so that the plywood flooring to the sales floor can be removed and replaced with new WBP ply. The new ply sheet should be at least 2m square and screwed down to the floor joists.

2. The plywood floor at the entrance has been damaged where water has entered through the shop front entrance doors. The timber joists appear in good condition and don't appear to be damaged but this should be checked. The plywood should be replaced with WBP plywood (thickness to match existing).
3. The outbuilding to the rear of the store is in a dilapidated condition and there should be no access to the building which is in a dangerous condition. The roof is damaged beyond repair and the masonry walls are bowed and could become unsafe if the roof structure collapses. The building should be demolished as a matter of urgency.
4. The garage is in reasonable condition. The garage door should be replaced to provide a secure area. The right hand corner brickwork pier has been damaged by vegetation and will need to be re-built.

Yours sincerely,

Nick Barrington

EngTech TIStructE
Director
JDL Consultants Limited

