

Heritage Impact Statement

Premier Inn, Merthyr Tydfil

Premier Inn Hotels

MAY 2024

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APPENDICES

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I INTRODUCTION

- I.1 This Heritage Impact Statement has been prepared by Walsingham Planning to support an application for full planning permission for extension and alteration to the Premier Inn, Duffryn, Pentrebach, Merthyr Tydfil, CF48 4BB (centred on NGR SO 06181 03781).
- I.2 The hotel is located within the historic curtilage of Pentrebach House, a Grade II listed building (Ref: 11503) which is currently in use as a restaurant operating under the 'Table Table' brand.
- I.3 In accordance with Planning Policy Wales (2024), Technical Advice Note 24 – The Historic Environment (TAN24) (2017) and Cadw best practice guidance *Heritage Impact Assessment in Wales* (2017), this statement provides a proportionate description of the significance of Pentrebach House and provides an assessment of the impact of the proposed extension to the hotel block upon this significance. Potential impacts in this instance would be indirect and could arise as a result of introducing additional change within the setting of Pentrebach House.
- I.4 This report should read alongside the drawings prepared by Axiom Architects and the Planning Statement, also prepared by Walsingham Planning.

2 HERITAGE BASELINE

Historic Assets

- 2.1 The historic assets which are sensitive to the proposals are limited to Pentrebach House (ref: 11503) and its associated northwest and north facing garden walls (ref: 11504) both of which are individually listed at Grade II. The listing description for Pentrebach House notes that the building is included on the statutory list as a substantial house in the late Georgian style which is of interest as a surviving example of the house of a ironmaster of the mid-19th century. In respect to the garden walls to the northwest and north of the house, the listing description states these are included for group value with Pentrebach House. The listing descriptions for each historic asset are included within Appendix I.
- 2.2 The Site is also located within the boundary of Merthyr Tydfil Registered Historic Landscape (ref: HLW (MGL) 2).

Site Location and Description

- 2.3 The extant hotel is located within the historic curtilage of Pentrebach House which is situated to the east of the main A4060 Highway which borders the Site along its western boundary. To the west of the A4060 is modern residential development. To the east, the Site borders modern residential development at Greenfield Court.
- 2.4 The Site is irregularly shaped, tapering towards its southern extent. The Site can be easily split into two areas between north and south. Pentrebach House and its associated outside spaces occupies the northern portion of the Site. The house has been altered and converted into the Table Table restaurant with associated car parking to the east and south of the building. Mature trees are retained to the north garden area and western boundary.
- 2.5 The extant Premier Inn hotel building occupies the southern part of the Site. The hotel building extends to two storeys in height with painted render external elevations and slate tile covered hip roof. Car parking servicing the hotel is laid out to the north and east of the building. To the west and south of the hotel there are several mature trees and a hedgerow along the western boundary.
- 2.6 Access into the Site is also from the north with a tarmac road extending through the Site, past the eastern elevation of Pentrebach House towards the hotel block.

Relevant Planning History

- 2.7 A full planning history is included within the accompanying Planning Statement. The applications relevant to the current proposals comprise of the following:

P/96/0506	Pentrebach House Duffryn Road Pentrebach Merthyr Tydfil CF48 4BB	Construction of 40 bed Travel Inn budget hotel with car parking and alterations to access.	Approved 30 April 1997
P/14/0216	Premier Inn Hotel Pentrebach House Duffryn Road Pentrebach Merthyr Tydfil CF48 4BB	Proposed two storey extension to hotel to accommodate 22 additional bedrooms with associated works to existing car park and landscaping.	Approved 4 February 2015

Summary Historic Background / Development

- 2.8 The extant hotel building is situated within the historic curtilage of Pentrebach House. The house is noted within its listing description to have been constructed in 1850 for Anthony Hill of the Plymouth Ironworks which were located to the north of Pentrebach House. The earliest mapping reviewed as part of this assessment is the Merthyr Tydfil Tithe Survey of 1846 (see Appendix 2, Map 1) which depicts the Site to be largely undeveloped with small, engineered watercourses shown in the location of the extant hotel. A rectangular building is depicted to the north of the plot (recorded as Plot 949) with a smaller, detached building shown to the northeast. The accompanying apportionment records the plot as 'House and Garden' occupied by Anthony Hill (Plot 949) and evidences the house was present by this date and so a slightly earlier date of origin than the listing description notes can be attributed.
- 2.9 By the time of the 1868 – 1875 Ordnance Survey (OS) map (Map 2) the grounds of Pentrebach are more defined and are shown to be laid out with gardens to the west and south, U shape building range (likely ancillary stables) to the northeast and driveway and lodge to the northwest corner. The area occupied by the extant hotel is shown to be partly laid to garden and partly pasture / tree covered with the earlier watercourse / sluice depicted to the southwest.
- 2.10 OS mapping from the early 20th century (Map 3) indicates the site of the Plymouth Ironworks had been largely cleared with residential development in the form of terraced housing to the east of the former works site.

- 2.11 The grounds of Pentrebach House including the location of the extant hotel block and the proposed extension are shown to be largely unaltered throughout the first half of the 20th century (see Maps 3 and 4).
- 2.12 During the early 20th century, the house was occupied by N.F Hankey, the owner of Plymouth Collieries before being used as by the local authority as an old people's home up until 1974 when it is noted in the listed description that the building was proposed for demolition.
- 2.13 The house was converted to a restaurant in the late 20th century with the hotel block erected in the late 1990s.

3 ASSESSMENT OF SIGNIFICANCE

- 3.1 Conservation Principles for the Sustainable Management of the Historic Environment In Wales (2011) & TAN24 state that the significance of an historic asset derives from an understanding of the associated heritage values which are summarised as evidential value, historical value, aesthetic value and communal value.
- 3.2 TAN24 (para 1.25) recognises that the significance of a historic asset can also be derived from its setting which includes *‘the surroundings in which it is understood, experienced and appreciated embracing present and past relationships to the surrounding landscape’*.

Pentrebach House

Historic Value

- 3.3 The historic value of Pentrebach House is derived through its association with local industrialists Anthony Hill and N. F Hankey. The house was originally built for Anthony Hill, owner of the former Plymouth Ironworks which historic mapping evidences was located to the north of the house. The house in its scale, polite design is illustrative of the historic prosperity of industry within Merthyr during the 19th century.
- 3.4 The house was later owned by N. F Hankey in the early 20th century, another local industrialist. Continued occupation of Pentrebach by wealthy people evidence the historic status held by the building.
- 3.5 However, historic association with previous owners is not easily understood with no obvious or tangible features within the remaining fabric of the building.

Evidential Value

- 3.6 The evidential value of Pentrebach House is derived from its remaining fabric and features as a mid-19th century, large villa that has evolved through a series of alterations and extensions over several phases during the 20th century.
- 3.7 Remaining building fabric offers evidence of both the techniques and materials used in the original construction and the architectural fashions and styles being employed within higher-status domestic building within the mid-19th century with Pentrebach retaining elements of its original simple, classical design intention.

- 3.8 The later phases of extension and adaptation are of less evidential value generally however they offer some evidence of how the building has been adapted to operate as a restaurant.

Aesthetic value

- 3.9 The aesthetic value of the building is most obviously presented through its external arrangement with the form, composition, scale and remaining original detailing expressing the original design intentions.
- 3.10 Of particular note are the remains of the original symmetrical intention of the principal west frontage which faces west towards the main road. The elevation retains angle quoins to the main range, two projecting square bays, an original pedimented doorcase to the south projecting bay with moulded architrave and pediment carried on console brackets, and corniced parapet to the roof.
- 3.11 The original pattern of fenestration to the west frontage and part of the east frontage and the service wing remain intact although the fenestration detailing has been altered and renewed resulting in a varied appearance between the principal west front and the east frontage; this likely reflecting their differing function and hierarchy of interior spaces.
- 3.12 The aesthetic value of the listed building has however been diminished by more recent phases of extension and alteration which have resulted in the loss of original detailing and affected the intended simplicity of the west frontage.

Communal Value

- 3.13 Whilst not tested, it is considered likely that Pentrebach House holds some communal value for local people as a result of its current restaurant function where people are able to enjoy the building and its setting for leisure purposes.
- 3.14 The building may also have some value as a physical reminder of the impact and influence of the former industries once prevalent within the area of the Pentrebach House which would have provided employment for many local people.

Setting

- 3.15 The historic setting of the building is much altered. Within the immediate setting of the building, former outbuilding ranges to the northeast and the lodge to the northwest have been removed. The historic access into the Site has also been altered with the formal entrance

having been from the west along a short drive accessed adjacent to the former lodge. The gardens have also been altered in layout, however, a change in topography between the northern and southern portions of the Site, distinguishable as a sloping bank, and many large trees remain, particularly to the north and west. Further change includes the addition of the extant hotel block within the southern portion of the Site.

- 3.16 To the immediate east, residential development has been introduced and the duelled A4060 road network including a large roundabout installed to the west, southwest and north. Beyond road to the southwest are further modern residential properties.
- 3.17 Within the wider setting of the house, the former Plymouth Ironworks has been removed and the area redeveloped with commercial, and care uses.
- 3.18 The aspects of the extant setting which contribute towards an appreciation of the heritage values of the house are judged to comprise of the following key elements:
 - Enclosure to the north and northwest by the Grade II listed stone boundary wall - The remaining garden wall although altered following road improvements, is contemporary with the house and provides a sense of the historic enclosure and status of the house. The wall to the north extends to approximately 3m in height and would have screened the house and its gardens from the former Plymouth Ironworks site which lay to the north. The wall retains a carriage entrance, now the vehicle main entrance, flanked by relocated, square stone ashlar gate piers and a plain pedestrian entranceway.
 - Mature trees to the north and west of the Site – the Site retains many large, mature trees to the north garden area and along the western boundary. The trees are prominent features locally and contribute to the aesthetic appreciation of the house within the altered, urban setting and also offer evidence as to earlier, planned planting schemes.
 - Views to the west – The house was designed to have its principal frontage orientated to face westwards which would have offered outlook towards the River Taff and towards Mynydd Gethin and Pen-y-lan Hill to the west and southwest. The primary spaces of the original house would have been arranged to windows to the west so that the aesthetic and picturesque qualities of the surrounding landscape could be enjoyed from inside the house and from the principal garden area.

- West and northwest garden area – The house retains a sense of the original openness of the gardens to the west and north.

4 HERITAGE IMPACT ASSESSMENT

The Proposals

- 4.1 The proposed development comprises a two-storey extension to the southeast of the extant hotel block to create an 16 guest bedrooms. Internal alteration to the existing block is also proposed to create a 38-cover breakfast room for use of hotel guests and associated back of house area.
- 4.2 The proposed extension measures approximately 18.4m x 12.4m wide x 9m high and has been designed to match the existing external appearance and form as the extant block with hipped slate roof covering and off-white painted render external walls with pre-cast concrete stone effect quoins. New windows and doors are to be of matching white finished UPVC with black UPVC rainwater goods.
- 4.3 The proposed extension will result in the loss of 4 existing trees and parking from the southeast corner of the Site. The proposed landscaping scheme includes a replacement tree strategy on the Site providing a minimum of three replacement trees for every tree lost resulting in 12 new trees planted throughout the Site.
- 4.4 An additional accessible parking space is to be created to the north of the extant hotel block adjacent to existing accessible parking spaces.

Change

- 4.5 The proposals will result in additional built form at the southern extent of the historic curtilage of Pentrebach House however the extension would be viewed in the context of the existing modern hotel block to which it is adjoins.
- 4.6 The extension would result in the loss of some existing trees from this part of the Site.
- 4.7 The internal alterations to the extant hotel block would not result in any external alterations.

Effect of Change

- 4.8 Both the immediate and wider setting of Pentrebach House has experienced much alteration such that the contribution made to its significance by its setting is limited largely to the remaining Grade II listed wall to the north and northwest, the garden area to the west and northwest of the house including retained, mature trees and the orientation of the principal

frontage of the house to face west where views towards the surrounding valley landscape can be appreciated in the background.

- 4.9 The southern part of the Site has been subject to previous alteration with the addition of the extant hotel block. The extant block is positioned to have clear visual separation from Pentrebach House which remains the prominent building within the Site. The extant block has been designed to complement the simple classical style of Pentrebach House with vertically emphasised windows, angle quoins, parapet roof and matching external render and slate tile roofs.
- 4.10 The extension would be partly visible on arrival into the Site from the northeast. These views currently present the extant hotel block and do not contribute towards the experience of the heritage values held by Pentrebach House.
- 4.11 The proposed extension, being located at the southern extent of the Site would also not affect the current subservient relationship between the extant hotel block and Pentrebach House. Furthermore, the design of the extension which replicates the scale, detail and finishes of the extant block would conserve the complementary design.
- 4.12 The extension would not be visible in west facing views from Pentrebach House. Equally, there is no inter-visibility between the extension and views towards the west frontage of the house such that the appreciation of the aesthetic and historic values held by the house obtained from these views would not be affected.
- 4.13 Whilst some trees are proposed for removal, the mature, large trees located to the north of the Site and the along the western boundary and which are reflective of the historic planting associated with house would not be affected.
- 4.14 In summary, the resulting visual and physical changes associated with the proposed extension would have no adverse effect on the significance or setting of Pentrebach.

5 ASSESSMENT AGAINST PLANNING POLICY

National Planning Policy

5.1 Chapter 6 of Planning Policy Wales (PPW) sets out the Welsh Governments objectives to the protection, management and conservation of the historic environment in Wales. In respect to the proposals, PPW requires that:

- Decisions are based upon an understanding of the significance of historic assets.
- The character of historic buildings is safeguarded and manage changes to ensure their special architectural and historic interest is preserved.

5.2 Where historic assets are to be affected by a proposed development TAN 24 advises that it is for an applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of designated assets and their settings. This statement in providing a proportionate description of the significance of Pentrebach House and its setting complies with the requirement of TAN24.

Local Planning Policy

5.3 The adopted local plan comprises of the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031. Policy CW1: Historic Environment is relevant. This policy seeks to conserve and enhance the integrity of historic assets and states that development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character or the historic or cultural importance of designated historic assets.

5.4 The proposed extension in causing no harm to the significance of Pentrebach House or its setting will preserve the existing architectural quality and character of the building and the character of its setting.

6 CONCLUSION

- 6.1 This assessment, undertaken following guidance published by Welsh Government and Cadw and with the utilisation of terminology in full accordance with Cadw best practice guidance, has assessed the significance of Pentrebach House including the contribution made its setting.
- 6.2 Pentrebach House has been subject to extensive alteration to its immediate and wider setting such that the contribution made by this setting to an appreciation of its associated heritage values is limited. It has been judged, following assessment, that the setting of the listed building is able to accommodate further, appropriate change without affecting its significance.
- 6.3 The proposals are therefore considered to comply with both local and national planning policy.

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APPENDICES

APPENDIX 1a: Copy of listing description for Pentrebach House

APPENDIX 1b: Copy of listing description for northwest and north garden walls to Pentrebach House

APPENDIX 2: Historic Mapping

APPENDIX 3: Site Visit Photographs

APPENDIX 1a: Copy of listing description for Pentrebach House

Full Report for Listed Buildings

**Cadw**Llywodraeth Cymru
Welsh Government

Summary Description of a Listed Buildings

**Reference
Number**

11503

**Building
Number****Grade**

II

Status

Designated

**Date of
Designation**

22/08/1975

**Date of
Amendment**

29/07/2003

Name of Property

Pentrebach House

Address

Location

**Unitary
Authority**

Merthyr Tydfil

Community

Troed-y-Rhiw

Town**Locality**

Pentrebach

Easting

306149

Northing

203857

Street Side**Location**

Between Abercanaid and Pentrebach, just E of the roundabout on the A4064.

Description

Broad Class

Domestic

Period

History

Mid C19 ironmaster's mansion said to have been built in 1850 for Anthony Hill (died 1862) of the Plymouth Ironworks. The house is a substantial late Georgian to Italianate country house but was sited right up against the S boundary of

the industrial area. Occupied by N.F. Hankey, owner of Plymouth Collieries in earlier C20. Used as old people's home by council until 1974 then proposed for demolition, converted to inn in late C20.

Exterior

Large villa, now inn, painted stucco Italianate classical style, with slate roof and stuccoed end stacks and 2 stacks on front roof slope, the right end stack rebuilt much smaller in C20. Two storeys, seven bays with projecting sections in second and sixth bays. Angle quoins to main range and to the two projecting bays, moulded cornice and parapet. Plate glass sash windows without surrounds, fine stucco pedimented doorcase in right projection with moulded architrave and pediment on console brackets, C20 glazed doors. Seventh bay has added later C19 2-storey canted bay with plate-glass sashes, cornice and parapet carried around. Ground floor centre has large C20 conservatory-style addition across the 3 bays, formerly with sash windows as elsewhere. Various additions to end walls and rear, end walls with first floor and attic window each. The 1876 OS map shows originally one rear projection to centre right, now there is another of equal or larger size to left.

Interior

Interior ground floor wholly altered.

Reason for designation

Included as a substantial house in late Georgian style, of interest also as surviving example of the house of an ironmaster of the mid C19.

APPENDIX 1b: Copy of listing description for northwest and north garden walls to Pentrebach House

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
11504		II	Designated	22/08/1975	29/07/2003
Name of Property		Address			
NW and N facing garden walls at Pentrebach House					

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Merthyr Tydfil	Troed-y-Rhiw		Pentrebach	306114	203906
Street Side	Location				
SE	Adjoining the traffic roundabout at S end of Merthyr Road (A4064) and enclosing the garden ground to NW and N of the house.				

Description

Broad Class	Period
Domestic	
History	

Originally built in mid C19 when the ironmaster Anthony Hill (d 1862) built the house. Much rebuilt on a different alignment following road improvements in later C20. The modern railings to W of house are not included.

Exterior

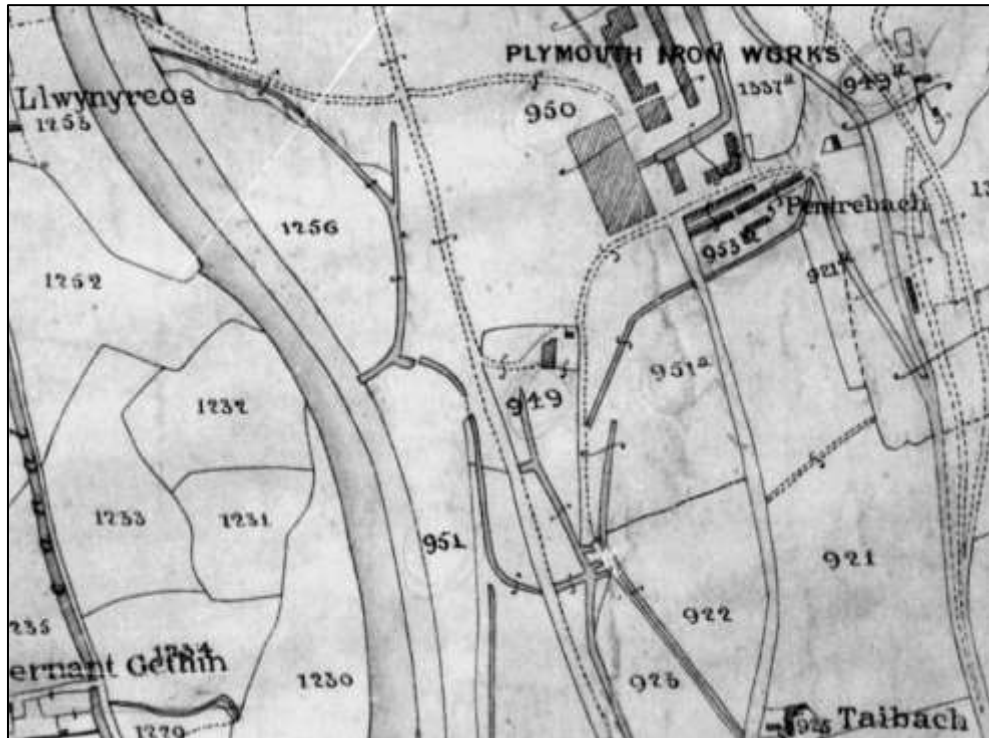
Mid C19, probably contemporary with the house. Approximately 8 -10 foot high boundary wall of stone with rusticated capping; the rebuilt sections with cock-and-hen cappings. Towards the eastern end of the north facing wall there is a carriage entrance flanked by relocated ashlar gate piers with capping; immediately to the west of the roadway entrance there is a plain opening for the pedestrian entrance. The wall runs towrds the roundabout and then splays twice to rejoin the original line directly to W of Pentrebach House.

Interior

Reason for designation

Included, notwithstanding modern alterations, for group value with Pentrebach House.

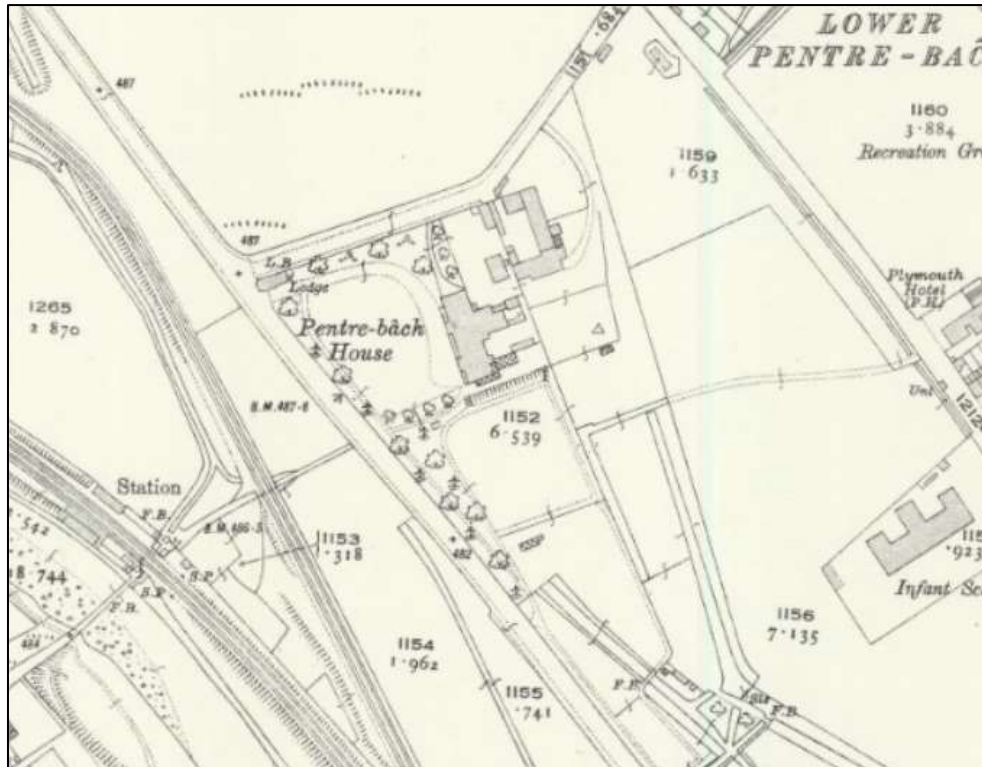
APPENDIX 2: Historic Mapping



Map 1 – Extract of the 1846 Tithe Survey for Glamorgan



*Extract of the 1868 – 1875 (published 1885) Ordnance Survey Map for Glamorgan Sheet XII
(Reproduced with the permission of the National Library of Scotland).*



Extract of the 1915 (published 1919) Ordnance Survey Map for Glamorgan XII.10 (Reproduced with permission of the National Library of Scotland).



Map 4 – Extract of the 1948 (published 1951) Ordnance Survey Map for Glamorgan Sheet XII.SW (Reproduced with the permission of the National Library of Scotland).

APPENDIX 3: Site Visit Photographs



Plate 1 – Area of proposed extension.



Plate 2 – East and part south elevations of the extant hotel block viewed on the site of the proposed extension.



Plate 3 – View south through the Site towards the extant hotel block towards the location of the proposed extension.



Plate 4 – View towards the location of the proposed extension from the northeast corner of the extant hotel block.



Plate 5 – North elevation of the extant hotel block; location of the proposed extension not visible.



Plate 6 – North elevation of the extant hotel block viewed from the southern extent of the restaurant garden area.



Plate 7 – West frontage of Pentrebach House with later conservatory addition to centre and single storey extension to the right of the image.



Plate 8 – South and part east elevations of Pentrebach House showing later additions and alterations.



Plate 9 – View towards the west garden area of the restaurant showing change in topography and mature trees to the west boundary and northern area.



Plate 10 – Stone boundary wall to the northeast corner of the Site.



Plate 11 – Gate pier and boundary wall to the north of the Site.



Plate 12 – North face of gate pier.



Plate 13 – North face of the Grade II listed boundary wall along the north and northwest of the Site frontage.