Mulberry House, Abergavenny

Heritage Appraisal

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1. Scope of Appraisal

1.1. This Heritage Appraisal has been prepared on behalf of Sennybridge Ltd in connection with planning and listed building applications for conversion of the existing buildings at 11, Pen Y Pound Road (Mulberry House) to residential use, and the construction of 7 new-build properties on land to the east. The proposals have been the subject of pre-application discussions and a site meeting with officers of Monmouthshire County Council, including the Conservation Officer, who have advised on various matters including consideration of heritage issues.

1.2. The Appraisal considers the potential for the proposal to impact on the identified built heritage assets and their setting in the light of relevant Welsh planning policy and guidance. Where a likely impact is identified it assesses the special interest and significance of the heritage asset and how this might be affected by the proposal. The assessment reviews the proposed development and how its design has been influenced by potential impacts or harm to the identified assets and their setting, and comes to a conclusion as to the effect on significance of that asset taking account of any mitigation. Its conclusions are taken into account in the accompanying Planning Statement.

1.3. This report should be read in conjunction with the submitted drawings and other application documents including:

- Planning application forms and cover letter prepared by Indigo Planning;
- Existing and proposed drawings prepared by Roberts Limbrick Architects;
- Heritage Statement prepared by Indigo Planning;
- Design and Access Statement prepared by Roberts Limbrick Architects;
- Phase 1 Habitat Report prepared by Aspect Ecology;
- Arboricultural Report prepared by BroadOak Consultants;
- Transport Statement prepared by Peter Evans Partnership; and
- Landscaping Proposals prepared by Catherine Etchell.

1.4. This report is structured as follows:

- Section 2 describes the relevant heritage assets and their significance;
- Section 3 outlines relevant planning policy and guidance;
- Section 4 considers the proposals and their impact on the significance of the relevant heritage assets; and
- Section 5 sets out the conclusions of the Appraisal.

2. Heritage Assets and Significance

2.1. The proposals include the retention of and works to facilitate conversion of the statutorily listed (Grade II) property identified as Ty'r Morwydd (St Michael's Convent) from educational use to residential apartments, and the erection of new residential units on land to the east. The site lies just within the north east boundary of the Abergavenny Conservation Area. In accordance with PPW and the guidance Conservation Principles (CADW, 2011) the impact of the proposals on both these designated heritage assets and their significance needs to be considered in determining the applications. This section of the report assesses their special interest and significance.

2.2. The building at the front of the site has been variously identified throughout its history as Pen Y Pound House, Ty'r Morwydd (St Michael's Convent), Mulberry House (note the property is also referred to as Mulberry Court in some of the supporting literature), and 11 Pen y Pound Road as can be seen by inspection of historic maps and records.

Pen Y Pound House

2.3. The existing property on the site, listed Grade II, is described as a late 18th century house later used as a convent (St Michael's). It is located at the junction of Pen Y Pound Road and Old Hereford Road on the north east side of Abergavenny. Entrance gates at the front of the building are separately listed (Grade II). The list description (**Appendix 1**) notes that the property is included for its special interest as a well-preserved late 18th century house and identified as having group value with other listed buildings in Pen-y-Pound.

2.4. The existing building comprises 3 elements: the original (main) building, the south (former Chapel) annexe, and the north annexe (dated 1956). It is described in more detail later in this section.

Historical development

<u>Map evidence</u>

2.5. A building is represented in the same position on the site as the southern section of that existing (excluding the northern annexe) on an early antiquarian map of Abergavenny published in a book 'An Historical Tour in Monmouthshire' (Archdeacon Coxe 1801). The 1844 Tithe map and apportionment also shows a building on a plot at the front of the site (described as house, garden, and yards), owned and occupied by Henry Vennor Esquire. Land at the rear beyond the house and garden, noted as grass in the tithe award, is similarly attributed to Henry Vennor as owner.

2.6. The historic OS plans (Monmouthshire County Series 1880/81, 1899) show a similar building configuration on the front part of the site with a brook (Afon Cibi) running from the north, crossing Pen Y Pound Road at the junction with Old Hereford Road, and disappearing in front of the buildings before reappearing at a weir to the south. These maps also show the L&NWWR (Merthry, Tredegar & Abergavenny Railway) built across Pen Y Pound immediately to the north of the property following the southern edge of the Old Hereford Road. A track follows the eastern edge of the land to the rear, running south from Old Hereford Road and continuing as a path across fields further to the south behind land on which the later Grammar School building was erected.

2.7. A Map and Valuation Book for the Inland Revenue Valuation Office Survey (1912) showing land parcels and assessments identifies the building and plot to the front of the site in the ownership of the Honourable Mrs Herbert of Llanover, occupied by the White Sisters, as Pen Y Pound House. A small plot of land immediately to the east is shown as owned by John

Denner of the Beaufort Arms, Victoria Road, Abergavenny and identified as 'garden land' whilst the larger area of land at the rear of Pen Y Pound House (noted r/o Convent) is identified as owned by the Honourable Mrs Herbert. Neither plot indicates any occupier at that time. Both the OS plan of 1899 and 1916 Valuation plan show the land at the rear of Pen Y Pound House with rows of trees.

Historical directories and records

2.8. Historical records reviewed (see **Appendix 2** for documents) show that during the last part of the 18th century the house was occupied by Sir James Harington, 7th Baronet Ridlington, and his family continued in occupation until the death of his widow in June 1812. At that time the elevations are likely to have been of stone/stucco with quoins at the corners and keystones above the windows as this façade is evident in an historic image of circa 1900 (see **Appendix 3**) although it was later rendered with a rough cast finish, its present appearance. It appears from the historic image to have the same overall built form as that currently existing (2 storeys over lower ground, 5 windows wide with a projecting central entrance bay and large porch, steep pitched roof, chimneys at either gabled end) but without the dormers. Windows at ground and first floors are shown with 9/6 and 6/6 panes respectively as existing. Attached to the gable end at the south side is a lower 2 storey building than the existing south (former Chapel) annexe. A small shield with emblems (2 crosses above a chevron) on the pediment above the existing entrance porch appears in the same location as one in this image

2.9. Historical directories show the property subsequently to have been occupied by a number of different families through the 19th century, including Henry Vennor, as noted in the tithe apportionment of 1844. In the early 20th century a colony of Catholic Breton nuns (Sisters of the Holy Ghost), a daughter colony of the main British house in Reading, occupied the premises and appear to have been granted a bequest of the property by a benefactor, reputedly the Lady Llanover (the Honourable Mrs Herbert) who is identified as owning the property in the 1912 Inland Revenue Valuation Office Survey. The nuns opened an Independent School on the site with a few pupils in 1912. Pupil numbers increased and extensions were made to the building (understood to be the main house) in 1923 and 1935. A postcard image in 1934 shows the central (main) part with an extension to the south which is lower than that existing (see **Appendix 4**). By this time the elevations appear to have been rendered with a rough cast finish, as shown on the image.

2.10. By 1945 further expansion of the school roll led to the purchase of Glancibi Grange in Chapel Road to the west of Pen y Pound, and the transfer of 112 senior girl pupils there in September 1945. Following this transfer the original premises in Pen y Pound were allocated entirely for the use of the Junior (Mixed and Infants) School for ages 5-10+. A separate building on a parcel of land at the rear, which appears to be coincident with that identified in the ownership of John Denner in the 1912 Inland Revenue Valuation Book, as a Boarding House to accommodate boarders from both the Junior and Senior Schools. In total there were 149 pupils enrolled at the Junior School. The premises included 6 classrooms, a small low roofed hall, staff room, and cloakrooms. Additional lavatories were provided outside. In the ground at the rear was a small hard surfaced area with a cycle shed and, beyond, at a higher level a tree lined playing field, tennis court, and grass playground.

2.11. By 1964 the Senior School at Glancibi Grange was closed but St Michael's Preparatory (Junior) School continued to be housed at Pen y Pound, the nucleus comprising the former central building but with an extension to the north as well as the south (extended/partially rebuilt). The Boarding House remained in use at the rear together with a playing field and playground. It is possible further accommodation was added within the roofspace at the same time as the north annexe was built, including the insertion of 2 dormers at the front and 2 small rooflights in the rear slope.

2.12. In July 1971 the School was closed and the premises sold in 1976 to the Inner London Education Authority (ILEA) for use as a Centre for Excellence in environmental education. When the ILEA was disbanded in 1992 the premises were passed to the Royal Borough of

Kensington and Chelsea and subsequently used as an education centre in partnership with the YHA as a Youth Hostel in the mid-20th century extension to the north.

2.13. Records from the MCC planning department show that in 1971 approval was given for conversion of the former Boarding House building into a convent and 4 self-contained flats, construction of 5 garages and formation of vehicular access (ref 1469, approved 13/07/1971.

Building Description

2.14. The double depth central entry plan form and 2 storey over lower ground height of the main house remain almost as the building appears on the earliest records available, as discussed above. However the original stone/stucco facades have been covered in rough cast render, probably in the early 19thC (**Appendix 4**) and before alterations to the former Chapel annexe (as also evidenced by inspection within the roof space of the south annexe). The original roof form has been altered to allow additional accommodation to be provided at this level. The north annexe is dated 1956, following planning approval (ref 282, Erection of Boarding school dormitories & common room in extension to existing premises, approved 30/08/1954) post the building's statutory listing, and is considered to have no historic value, as confirmed by the Conservation Officer. Although no plans or detail of the building's original layout have been found it is clear from later plans and physical inspection that, internally, the original plan form and circulation arrangements have been heavily modified by the introduction of partitions and creation of new openings to accommodate new uses, notably for the Convent and School.

2.15. The main entrance gates appear to be those that existed at the beginning of the 19th century, identified as such on the list description as probably closely contemporary with the house and shown in the image referred to above (**Appendix 3**). The rear garden has been truncated by development to the east although much of what appears to be original stone and brick walls bounding the property and an inner garden remain. An internal inspection identified the following key features of interest as noted below.

<u>Main house</u>

2.16. The principal rooms on the upper ground floor appear to remain in plan form substantially as would have been likely to have existed originally with some original architectural features still in place. References to room numbers are to those as identified on the submitted existing drawings The main entrance canopied porch leads into a wide central hall with one room opening off to the left hand side and two (originally) off to the right. The main stairs rise from the rear left side of the hall in an open stair well with 3 flights rising to the first floor. An additional timber support and repair appears to have been introduced to support the middle/upper flight of the stair. This will be retained. A tall arched window in the rear elevation rises to first floor level beyond the middle flight with an arched doorway leading out of the rear of the hall below the stairs onto steps leading down into the rear garden.

2.17. Plain timber secondary stairs going down to the lower ground floor and to the upper floors are accessed through a door at the rear right side of the hall. The rear right room has been altered to provide a corridor through to the Chapel entrance although some panelling has been retained in this area.

Entrance Hall and Main Stairs (RM 0.1)

- Timber panelled relieving arch across centre of hallway;
- Open well timber staircase with 3 flights, turned balusters and newels, moulded handrail, closed outer string with carved scroll decoration, framed half height panelling continues up the stairs;
- Main entrance door from canopied porch has 8 fielded panels, door to rear garden in arched opening, 6 panelled (upper 4 glazed, possibly later alteration);

- Doors (6 fielded panels) to rooms, moulded architraves, framed half height panelling to all walls, simple moulded skirtings; and

- Ghosted marks on walls in possible locations of walls or other features at first floor level.

Principal room – (Rm 0.2)

- Windows (2 at rear, 2 at front, 9/6 light sliding wooden sashes) with full height panelled reveals and architraves, folding wooden shutters to window height only:

- Plain run cornice to ceiling;

- Decorative skirting boards; and

- Chimney breast centrally located on original external wall with alcoves either side (no mantelpiece), front alcove now providing access into the later north annexe.

Front room (Rm 0.3)

- Entrance direct from main entrance hall (as original);

- Windows (2) as in principal room (RM 0.2);

- All walls half height panelling and dado as the main entrance hall;

- Similar architectural details to principal room (RM 0.2);

- Chimney breast centrally placed on original external wall, mantel piece (possibly later addition) with arched cast iron fireplace;

- Doorway to room adjacent to chapel at (Rm 0.7) front corner, 6 panelled door plainer than others on GF (later addition); and

- Cupboard to alcove at rear corner, 6 panelled door similar to others on GF.

Rear room and corridor (Rm 0.5, 0.5a)

- Partition inserted to form a corridor (Rm 0.5a) through to former Chapel beyond the original external wall, some panelling remains with cupboard above on the spine wall to front room Rm 0.3);

- Single sliding sash window as other GF rooms but panelled reveals only in lower section and no shutters; and

- Half height panelling to only 3 walls.

Secondary stairs (Rm 0.4)

- Simpler timber dogleg staircase and balustrade than in main hall rising to attic level from lower ground; and

- Sliding sash window over stairs and half landing as others on ground floor.

First floor

- Original rooms have been heavily subdivided by new partitions to form bathrooms and smaller bedrooms – the only room retaining its original plan form is the rear LH room;

- Main landing also partitioned;

- Windows 6/6 light sliding sashes, splay reveals, internal cambered arches;
- Few architectural features remaining; and
- Doors largely new, one 6 panel one remaining as door to cupboard one side of chimney breast adjacent to corridor entrance to Chapel.

Second floor/attic

- Secondary stairs (Rm 1.13) continue to attic level cutting across upper level of rear arched window; and
- Some remnant timbers pre-dating the roof alterations, some remnant lath and plaster sections.

Lower ground

- Some exposed timber beams with simple chamfer & endstops; and
- Wide arches in north wall (Rm 1.7).

<u>Former Chapel Annexe</u>

Ground floor

- Single and double lancet type trefoil headed windows (cast concrete);
- Diamond lattice leaded window panels with plain/coloured glazing; and
- Raised dais at south end within curved end wall.

First floor

- Space heavily subdivided with partitions.

Special interest of Ty'r Morwydd

2.18. Evidence for the origins and date of construction of the house known as Mulberry Court (Pen y Pound House) indicate it was built in the mid-late 18thC as a typical small 'gentry' house of its time. The property was added to the statutory list in 1952 when it was still in the ownership of the Sisters of the Holy Ghost and in School use. The entrance gates and railings were added to the list in 2005 and appear to be almost contemporary with the original building.

2.19. Since its listing considerable alterations and extensions have been made to the original former 'gentry' house and south annexe. The layout of the main house has been much altered and its historic internal plan form and circulation is no longer readily legible. Contemporary architectural features and decorative elements have been lost. As a consequence internally it currently retains limited historic fabric and its historic layout has been heavily compromised such that its special architectural or historic interest has been diminished.

2.20. Externally the central or main part of the property largely retains its original historic form (the double depth central entry plan over 2 storeys above a lower ground floor) but this has been subsumed within the much larger overall built form created by the 3 storey mid 20thC extension to the north and alterations to the previous 2 storey annexe to the south. The former elevations of stone/stucco have been covered over by the application of rough cast rendering, although the keystones remain above the windows in the front elevation, possibly repositioned when the rough cast render was applied. Overall it is not a good exemplar of a

'well-preserved' late 18th century house. The application of the rough cast render has largely diminished its external architectural interest although it does retain historic interest as part of the early expansion of the town northwards.

2.21. The building is identified as having Group Value with other listed buildings in Pen y Pound. These are very varied in function, use, architectural style, and character and the existing building has very few characteristics in common with them. It is difficult to appreciate aspects of their special architectural or historic interest that demonstrate any particular value as part of a group listing.

2.22. Other listed buildings in Pen y Pound

2.23. From the end of the 18th century and during the 19th the town of Abergavenny expanded rapidly with the coming of the canal and railway and development of industry and agriculture in the surrounding area supporting Abergavenny's role as a market town. New housing began to spread along the radial routes outside the town walls including along Pen y Pound. Such houses included The Willows and The Cloisters further north of Pen y Pound House both of which are also statutorily listed, Grade II.

2.24. The statutory list description identifies Pen y Pound House as having group value with a number of other listed buildings in Pen y Pound. These buildings comprise a range of periods, styles, and materials and include public buildings (The former King Henry Grammar School, Whitefield Church, Church of Our Lady and St Michael, the Toll House (**Appendix 5**) in addition to several residential properties. Some are identified as being in Park Road, some in Pen y Fal Road. In view of the very varied characteristics of this group overall it is difficult to appreciate aspects of their special architectural or historic interest that demonstrate any particular value for a group listing.

2.25. There are several houses included in this 'varied group of historic buildings on the main north-eastern access to Abergavenny'. These are Nos. 3, 4, 6, and 8 Park Road south of Pen y Pound House and The Willows to the north of the junction with Old Hereford Road. Those in Park Road have elevations of white painted render (both smooth and rough cast), as has the Toll House.

2.26. Hill Court further north on Pen y Pound (No 62) is noted as a mid to late C18 house reputedly built in 1768 as a small country house and then altered and extended in 1860 with little alteration since then. The list description notes the main block as faced wholly with cement render, probably over rubblestone, the wings are rendered and painted, and having Welsh slate roofs and rendered stacks. This is not identified as having group value with Pen y Pound House or the others forming the group. It appears either contemporary with or slightly pre-dates Pen Y Pound House and may well have had a similar origin and function, built as a small gentry house.

Abergavenny Conservation Area

Conservation Area Designation

2.27. The site lies at the north eastern edge of the Abergavenny Conservation Area (ACA) as shown on the LDP Proposals Map (**Appendix 6**). The conservation area was first designated in 1970. As yet no conservation area appraisals have been prepared although an initial draft SPD prepared over 10 years ago described the origins of the market town at the confluence of the Rivers Usk and Gavenny surrounded by hills. The history of the town from Roman times through the medieval period to its 18th century development is briefly explained. The boundary was extended in 1988 although it is not clear if the extensions incorporated the proposal site or this lay within the original boundary.

2.28. The heart of the ACA lies around the old medieval town with the Castle to the south overlooking the water meadows a significant element. Development leading from Frogmore Street at the south end of Pen Y Pound up to the site and Toll House opposite took place

later than that of the medieval parts of the town, mainly in the latter part of the 19th century as can be seen on the tithe and historic OS maps. The Grade II listed Toll House marked the edge of the town leading northwards on the old road towards Hereford. The Merthyr, Tredgar, and Abergavenny Railway (later the L & NWR) crossed Pen Y Pound immediately to the north of this building but was demolished many years ago and its crossing is now marked by the light controlled road junction immediately to the north of the site.

Conservation Area Context of the Site

2.29. The CA boundary encircles the Toll House and the site from the south leaving development to the north and west outside the ACA. The Toll House, hexagonal plan form, is a single storey building with slate roof and white painted rendered walls. Residential development to the east of the site along Park Crescent beyond the CA comprises inter-war semi-detached 2 storey houses with slate roofs and white painted render and red brick elevations. To the north lies grassed playing fields on the north side of Old Hereford Road with more dispersed residential development continuing further north along Pen Y Pound Road on the opposite side of the playing fields, all lying outside the conservation area.

2.30. Pen Y Pound Road drops steeply from the site to its junction with Frogmore Street at the northern edge of the town centre. Development along Pen Y Pound Road south of the site comprises buildings used mainly for civic and community purposes (churches, school, drama centre). A number of these are listed and noted in the list description as being of interest as part of a varied group of listed buildings on Pen Y Pound (see **Appendix 5**). They represent differing styles of design and architecture but all are set back from the street behind railings and/or stone walls. Most have been altered and extended in the past. There is a large modern single storey flat roofed extension to the school opposite the site.

2.31. A terrace of houses to the south on the east side of Pen Y Pound Road remains in residential use. These houses are of 2 storeys and built very close to the edge of the street behind low stone walls and railings. Built in the early 19th century they are similar to the Toll House in their slate roofs and elevations of white painted render.

2.32. Mature trees and shrubs along Pen y Pound Road provide a significant feature of this part of the ACA, contributing to its character.

The Site in the Conservation Area

2.33. The front façade of the existing building and its north and south additions face onto Pen Y Pound Road and the ACA. To the sides and rear a tall stone wall forms the boundary of the site and defines the conservation area limits. The large rear garden area within this wall lies within the conservation area and has a number of established trees which are visible from within the ACA as well as along Park Crescent and other adjacent roads. Enclosed within this tall boundary wall and with extensive trees and vegetation no part of the site proposed for the new buildings can be seen from outside. Access would be obtained via the existing vehicle entrance from Park Crescent which lies just outside the conservation area, and adjacent to the existing garage court immediately to the west. None of the site for the new buildings would be visible from within the conservation area itself except the grounds of Pen Y Pound House.

2.34. As detailed in the accompanying Arboricultural Assessment there are a number of trees on the site which are afforded protection due to their presence within a conservation area. The trees along the northern boundary of the site are mature, are very visible from the north beyond the ACA, and contribute to the character of the site and the conservation area. These trees will be retained and, where trees of less significance within the site are to be removed, replacement planting and soft landscaping is proposed as set out in the accompanying landscaping plan.

3. Relevant Planning Policy and Guidance

3.1. Welsh national policy comprises of Planning Policy Wales (PPW). Edition 7 (July 2014) sets out the policy guidance for conserving the historic environment. As well as complying with this document, proposals should also comply with TCP (Listed Building and Conservation Area) Act 1990. It is also important to accord with CADW (2011) and local planning policies.

Planning Policy Wales (July 2014)

3.2. Paragraph 6.5.8 states that there should be a general presumption in favour of retaining listed buildings, and the continuation or reinstatement of original use. It goes on to state that not all original uses will be viable or necessarily appropriate and that the application of development and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival.

3.3. Paragraph 6.5.10 requires that applicants for listed building consent must justify their proposals and demonstrate why the proposed changes are desirable or necessary.

3.4. Paragraph 6.5.17 demonstrates the importance of the preservation and enhancement of the character or appearance of a conservation area in any development proposal. There will be a presumption against the grant of planning permission of any application which conflicts with the objective of preserving or enhancing the character and setting of the conservation area.

3.5. Paragraph 6.5.20 takes account of the contribution of trees in Conservation Areas and requires new/replacement planting where consistent with the character and appearance of the area.

Conservation Principles (CADW 2011)

3.6. This document sets out the sustainable management of the historic environment in Wales and includes six conservation principles which are detailed below. These six conservation principles should inform the approach to development affecting listed building and conservation area.

3.7. The first principle relates to the managing of historic assets in order to sustain their values. To be sustainable, investment in the conservation of the historic environment should bring social and economic benefits.

3.8. The second principle demonstrates an intention to understand the significance of historic assets. In order to assess the significance of an historic asset, four component values need to be considered including, evidential value, historical value, aesthetic value and communal value. An understanding of significance should guide an approach to interventions.

3.9. The third principle relates to recognising that the historic environment is a shared resource. Owners and occupiers need to recognise and understand the significance of their historic assets and seek advice and assistance from public sources to help them sustain the heritage in their stewardship.

3.10. The fourth principle outlines that everyone should have the opportunity to participate in sustaining the historic environment. It is essential to develop, maintain and pass on the specialist craft and professional knowledge and skills necessary to sustain the historic environment.

3.11. The fifth principle seeks to ensure that decisions about change are reasonable, transparent

and consistent. Public authorities should give due importance to the heritage values of a site when considering the sustainability of proposals submitted to them.

3.12. The sixth principle relates to ensuring that documentation and information is retained for the benefit of future generations. Public bodies should similarly monitor and respond to the effects on the historic environment of their policies and programmes.

3.13. The document concludes that the maintenance of heritage values should decisively outweigh any loss or harm caused by the proposals and that the weight given to heritage values should be proportionate to the importance of the assets and the impact of change over time.

Local Development Plan (2014)

3.14. Policies HE1 and HE2 state that development proposals must preserve or enhance the character or appearance of the area and its landscape setting and use materials appropriate to their setting and context. Policy HE2 goes on the require that proposals for the alteration, extension or conversion of existing buildings in Conservation Areas must take into account the desirability of retaining, restoring or replacing historic features, and the proportions, materials and construction of existing building.

4. Assessment of Impact

Proposed Development

4.1. The proposals for both the listed building and the new buildings on land at the rear are shown on the submitted plans and described in detail in the accompanying Design and Access Statement and Schedule of Work.

4.2. In summary the proposals will provide a total of 20 apartments/flats and 7 houses through conversion of the existing buildings and erection of new buildings within the rear part of the site, arranged as follows

- 3 separate private apartments in the existing main building (one each occupying lower ground the attic levels, one maisonette on ground and first floors);
- One 3-bed townhouse in the existing south annexe/chapel;
- 16 self-contained affordable apartments within the 1950 extension; and
- 6 new-build houses, 1 new-build flat over garage on land at the rear.

Impact of work to the listed building

4.3. The works of alteration to accommodate conversion of the building to the new residential units in the main building and the south annexe are detailed in the Schedule of Works accompanying the Design and Access Statement. The intention is to retain as much existing historic layout and fabric of interest as possible whilst adapting the building to provide suitable residential accommodation to a reasonable modern standard. In essence these works:

- removal of later insertions and partitions that subdivide former rooms and circulation areas (see demolition plan);
- insertion of new partitions to provide appropriate facilities and circulation for the new residential units;
- blocking up openings between the main building and adjacent annexes;
- blocking up openings from the secondary stair to the ground and first floors;
- creation of new entrances and openings for access and circulation to the units in the lower ground and attic floors;
- insertion of new staircase within south annexe to allow circulation within the new residential unit;
- insertion of new conservation style rooflights to the main roof;
- removal of existing doors and architraves, infilling existing doorways, and reinstatement of doors and architraves to one face of infill as shown on the submitted drawings and noted in the Schedule of Works;
- creation of new openings at ground and first floor level;
- installation of kitchen and bathroom facilities;

- removal of existing windows at lower ground level (front and rear), reduction of external ground level and sills, insertion of new windows to increase light to lower ground unit;
- removal of door at rear first floor level of south annexe and replacement with lancet style window to match others within this annexe;
- removal of metal framed windows at first floor level of south annexe and replacement with timber windows; and
- Where new work occurs work of making good to surrounding areas would be carried out to match that of adjacent existing fabric.

4.4. In addition it is proposed to carefully remove the existing rough cast render to the front, rear, and visible south elevations of the main building and reface these facades with smooth render detailed at lower ground level and the main corners of the building to reflect the appearance as shown on the historic image of the front elevation (**Appendix 3**). This work is described further in the Design and Access Statement.

4.5. The works proposed would allow the return of the building to its original residential use albeit subdivided into a number of separate units. The manner of the subdivision would ensure that necessary additional stairs and circulation would minimise intrusion into the remnant historic plan form and layout and loss of historic fabric. Where possible removal of historic fabric has been avoided. Generally where it does occur (as in removal of some doors and architraves) the elements removed are reinstated, the doors as non-opening dummy panels on the face of blocked up openings. This work is shown on the submitted drawings and identified in the Schedule of Works.

4.6. The proposals would ensure the retention and use of the existing listed building, notably by returning the former Convent and School to its original residential use, thus providing a viable long term future for the building in an appropriate use. In order to do so alterations are necessary. These have been developed to protect the remnant special interest for which it was listed so far as possible. The proposed alterations include works of repair and new work that reflect, so far as can be adequately understood from available records, the understanding of its historic form and appearance.

4.7. Whilst some of the works are considered to have some minor harmful impact on elements of remnant historic fabric this is minimised and overall the changes to the building are such that this harm is outweighed by the benefits of returning the currently vacant and deteriorating building to a secure future and reinstating some of the historic plan form and layout that can be adequately understood. Details of the proposed interventions in historic fabric can be secured by conditions to ensure any harm is further minimised. Subject to submission of satisfactory details the significance of the building would not be harmed by the proposals and its special architectural and historic interest not affected.

Impact with other listed buildings (Group Value)

4.8. The building has few identifiable characteristics in common with the other listed buildings in Pen Y Pound Road (**Appendix 5**). It would be returned to its original use for residential purposes, securing its long term future in a sympathetic use. The proposed changes to the elevations with the replacement of the 20th century rough cast to the main elevations of the original house to recreate the appearance as shown on the historic image (**Appendix 3**) and reflect the white painted rendered elevations of other buildings on Pen Y Pound Road would reinstate the historic similarity of appearance of these buildings indicated from the historic research and thus enhance their Group Value.

Impact of new development

Building setting

4.9. The original historic form and grounds of Pen y Pound House appear from the records to have been confined to the gardens within the inner walled grounds to the rear of the main house and its south annexe. The existing grounds are further described in the Design and Access Statement. This garden area enclosed within brick walls comprises the immediate setting of the listed building.

4.10. Beyond this inner garden, land at the rear was historically identified as grassland but certainly by the 1920s was incorporated into the grounds of the main building as part of St Michael's Convent. It has been used for a variety of purposes related to the school use. This outer part of the site on which the new buildings are proposed is well contained beyond the original garden area and the existing and proposed trees and landscaping will screen the new development from within the inner garden area and existing building such that its setting would not be compromised.

Impact on Conservation Area

4.11. The special character and appearance of this part of the ACA is largely related to the form of development, generally substantial buildings within large plots, and the extent of large trees. The site is at the outer edge of the conservation area, surrounded by a high wall, with a very different character beyond the boundary to the east composed of a mix of town houses and well-spaced 1930s social housing. To the west and south of the site the ACA is characterised by generally architecturally attractive buildings set within planting, open lawns and low stone boundary walls.

4.12. The new development within the rear part of the site has been designed in a loose courtyard form to be subsidiary to the existing retained buildings at the front and the height kept low to ensure the new buildings would not be obtrusive from beyond the site. The courtyard arrangement has been split into three unified elements, a semi-detached pair of houses, a terrace of four houses and the stand alone flat over the garage and attached car port.

4.13. The existing vehicle access and entrance drive from Park Crescent will be retained unaltered whilst many of the existing trees are retained. New trees are to be planted around the site; particularly around the boundary, together with hedges. Within the site soft landscaping is to be laid out or kept as existing within the communal and private gardens. The details of these proposals are set out in Planting Plan as noted in the Planning Statement.

4.14. The design and detail of the proposals for the new development as presented on the submitted drawings and in the Design and Access Statement have been developed in discussion with the Council and the Conservation Officer to ensure they would respect and preserve the character and appearance of the ACA.

5. Summary

5.1. The proposed development at Mulberry Court, Pen Y Pound Road would impact on two designated heritage assets, Pen Y Pound House (Grade II listed) and the Abergavenny Conservation Area. The significance of each has been considered through research and review of historic records and a site visit and is reported in Section 2 of this Statement. The impact of the proposals on these heritage assets has been described in section 4.

5.2. The significance of Pen Y Pound House lies principally in its historic interest as a late 18th century house at the northern edge of the town and a reminder of development of this period. Much of the historic and architectural character of the building has been compromised by extensive alterations, particularly in the 20th century. Although Its architectural interest has been eroded to a considerable degree by these many alterations, including the application of painted rough cast render to the elevations, there are some remaining features of interest notably the front entrance and within the main entrance hall and stairs, and it retains some historic interest. The remaining architectural features of interest are largely retained and restored within the proposed conversion.

5.3. The proposed development would return the building to its historic residential use and thus better secure its long term future which, without these proposals, is likely to be prejudiced due to the current condition and vacancy. Such alterations to remnant historic fabric as are proposed would not harm its significance subject to suitable detailing of the work proposed which can be secured by condition.

5.4. There is no Conservation Area Appraisal for the ACA. In consequence the proposed new development has been carefully designed in consultation with the Council's Conservation Officer to ensure it is well contained within the site, of appropriate high quality design, that significant trees which contribute to the character of the conservation area are protected, and that new landscaping is introduced so that overall the proposals respond sensitively to the local distinctiveness of the area. The new development would thus preserve the character and appearance of the conservation area and not harm its significance.

5.5. In conclusion the proposed conversion of Mulberry Court and new development within its grounds to provide new homes is acceptable in relation to the impact on heritage assets and would be policy compliant.

APPENDIX 1

		Grade	II
		Date Listed	05/07/1952
Community	Abergavenny		
Locality	Abergavenny	Grid Ref	329729 214702
		Record No	2469
Post Code			

Name	**Ty'r Morwydd (St Michael's Convent), residence only**
Entry Name/No	**Ty'r Morwydd (St Michael's Convent), residence only / 6850**
Street No. Name	**11**

Location

On the east side of Pen-y-pound and one of the varied group of historic buildings on the main north-eastern access to Abergavenny.

History

Late C18. Extended to the north in 1956 (dated). The house was probably reroofed at this time and given the dormers and new chimneys. The house became a
Convent of Breton nuns in 1906 and they ran a girls school for many years.

Exterior

Roughcast render, unpainted, tiled roof with red brick stacks. Double depth central entry plan. Two storeys and attic, five windows, 2 : 1 : 2, with the central
portion breaking forward with low crowning pediment. Small portico with fluted columns, steps up to porch, panelled door. The windows are all 6 over 6 pane
sashes with keystones. The pediment has a central coat-of-arms. Coped parapet, moderate pitch roof with two gabled dormers with bargeboards, 3 over 3 pane
sashes. These have been added since 1934, probably in 1956. Large gable stacks also partly rebuilt.
The elevation is greatly obscured by tree growth.
The north gable has a large teaching block dated 1956 attached.
The rear elevation of the main house has a central gabled stair projection with large arched sash. This is flanked on the upper floor by two 6 over 6 pane sashes
on either side, lower floor obscured.

Interior

Interior not inspected at resurvey.

Listed

Included for its special interest as a well preserved late C18 house, which, despite later alterations and extensions, has retained its character and which has
group value with the other listed buildings in Pen-y-pound.

Reference

Louis Bannon, Remember Abergavenny, Vol I, Old Bakehouse Publications, 1995, p55.

		Grade	II
		Date Listed	**11/10/2005**
Community	**Abergavenny**		
Locality	**Abergavenny**	Grid Ref	**329713 214700**
		Record No	**86899**
Post Code			

Name	**Entrance Gates of No. 11**
Entry Name/No	**Entrance Gates of No. 11 / 8006**
Street No. Name	**11**

Location

On the east side of Pen-y-pound and one of the varied group of historic buildings on the main north-eastern access to Abergavenny.

History

Late C18 or early C19 and probably closely contemporary with No. 11 (qv).

Exterior

Wrought iron railings, gates and overthrow with lamp bracket. Tall spike railings, swept up twice to double gates with arched spiked overthrow supporting a lamp
bracket. The gates have a panel band of curlicues across the centre.

Interior

Listed

Included for their special interest as part of a well preserved late C18 house and for having group value with the other listed buildings in Pen-y-pound.

Reference

Louis Bannon, Remember Abergavenny, Vol I, Old Bakehouse Publications, 1995, p55.

APPENDIX 2

Briefing Note

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info@indigoplanning.com
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List of historical source documents

Reference sources

The assistance of Gwent Archives in sourcing material to inform this assessment is gratefully acknowledged.

Historic maps

Monmouthshire County Council (1844). *Tithe Map and apportionment.* Monmouthshire: Abergavenny.

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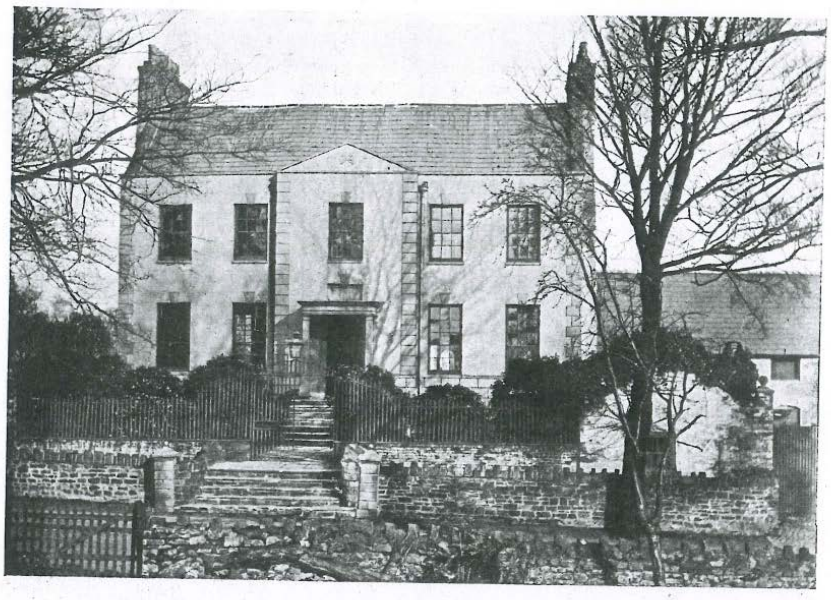
RL Surveys on behalf of RB Kensington and Chelsea (2012). Internal Floor Plans: B12007_ABER_INT_02.DWG

APPENDIX 3

THE HISTORY OF MONMOUTHSHIRE
SIR JOSEPH BRADNEY THE ABERGAVENNY HUNDRED (PART I)



PEN-Y-POUND.

APPENDIX 4

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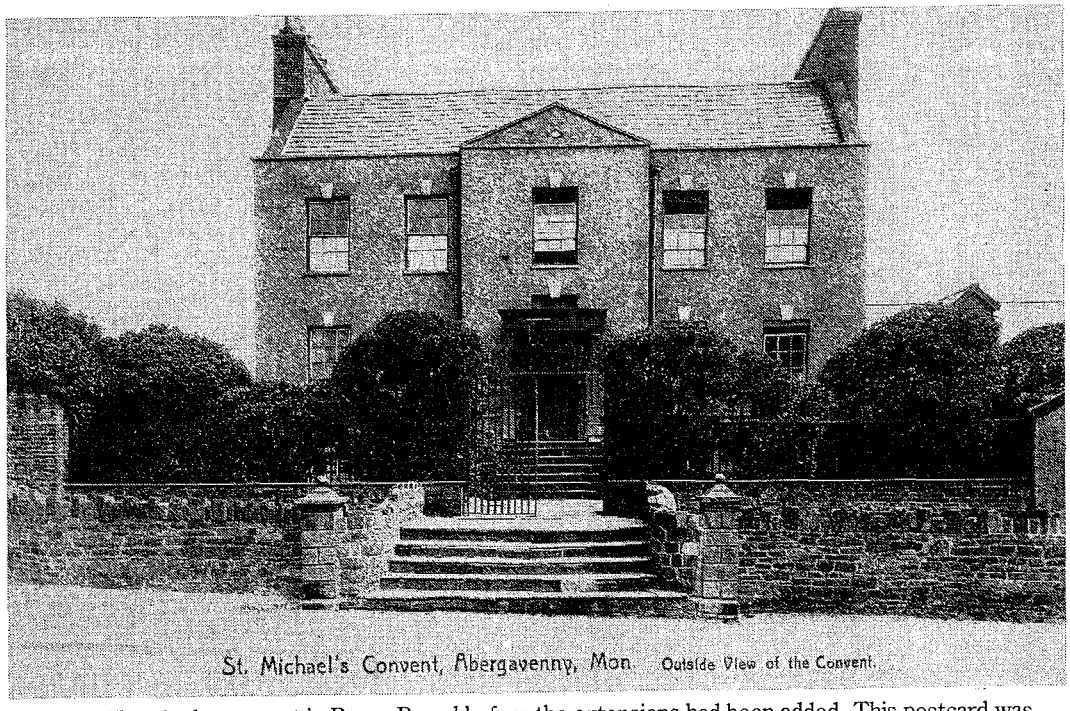


93. Here is the convent in Pen-y-Pound before the extensions had been added. This postcard was sent on May 17th 1934 and is written in French, by one of the girls from the convent, showing the teachings of the French Sisters who taught there.

94. Another postcard sent by the same pupil, showing the unusual event of girls playing cricket. In 1920, the convent was run by the sisters of the Holy Ghost with the Rev. Mother Theresa as the superioress.

APPENDIX 5

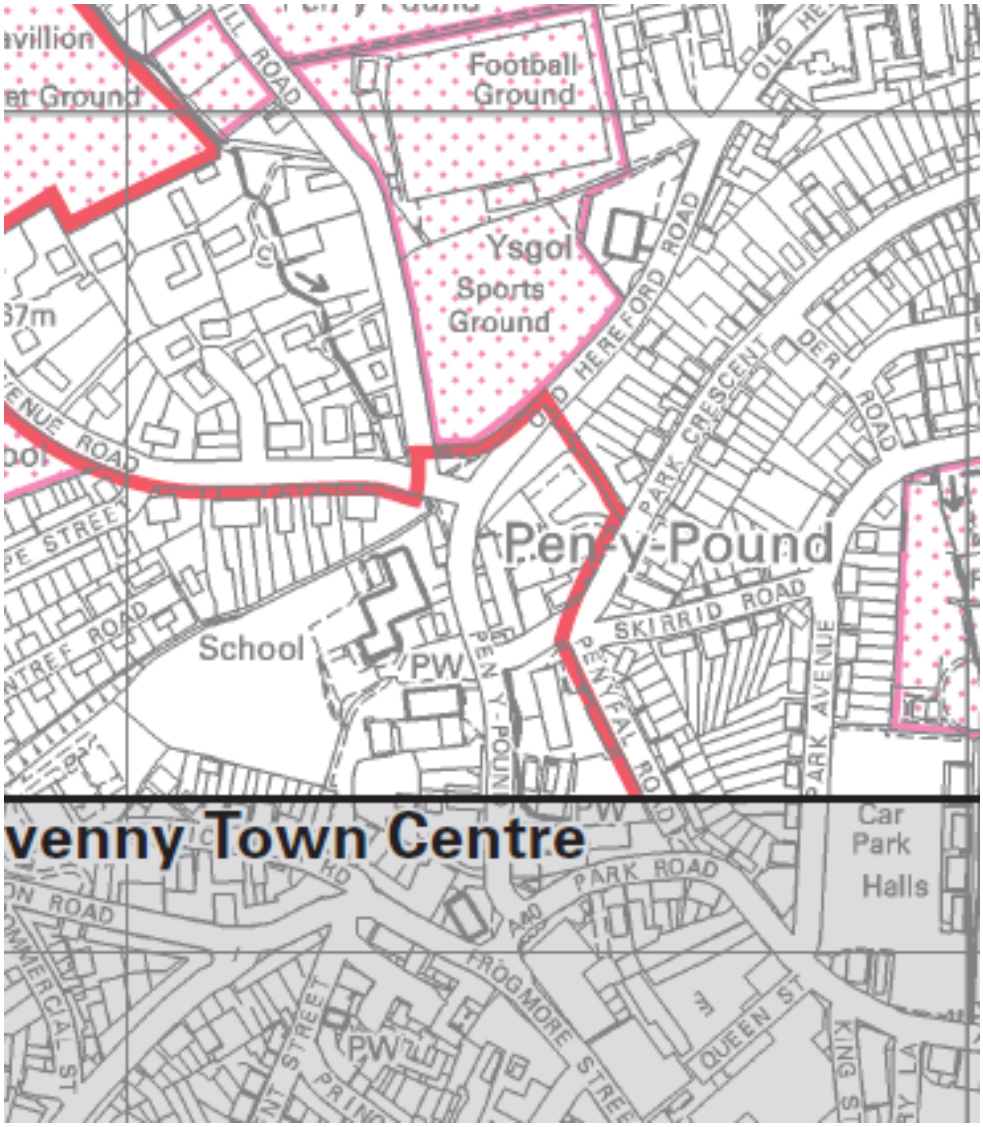
PEN Y POUND LISTED BUILDINGS

(Group Value '*with the other listed buildings in Pen-y-pound'*)

Property	Grade	Date	Date on listing	Summary of materials/details
Pen y Pound House (No 11)	II	Late 18th C	1952	
Gates and railing - Pen y Pound House	II	Late 18th C/early 19th C	2005	Contemporary with Pen y Pound House
East side				
Alandale, (No 3 Park Rd) corner of Pen-y-Pound and Park Road	II	Early 19th C	2002	Probably of c1900-1910, probably by E A Johnson, the church architect. It was formerly the manse associated with adjacent Presbyterian Church of 1907/10. Said to have once been an inn. Render to front, south elevation pebbledash, some brick elsewhere
Whitefield Chapel, 2 Park Road (30m north of Park Rd/P y P) junction	II	Early 20th C	1998	Presbyterian Chapel of 1907-10 by E A Johnson, Abergavenny's leading Edwardian architect. Built of roughly dressed grey sandstone, laid in irregular courses, Bath stone ashlar dressings; natural slate roof with tile ridge
Entrance, boundary wall and railings (Whitefield Chapel, Park Road)	II	Early 20th C	1998	All part of original design of Presbyterian Chapel of 1907-10 by local architect E A Johnson. Coursed rock-faced grey rubble sandstone with Bath stone ashlar dressings. Stylish Arts and Crafts entrance gates and railings. Entrances at each end are flanked by tall gatepiers; chamfered ashlar off-sets to base;
The Drama Centre (former King Henry VIII Grammar School), Pen y Fal Road	II	1898	1995	Designed by E A Johnson. Well preserved late C19 school. Built of coursed rock-faced red sandstone rubble with yellow ashlar dressings, natural slate roofs with tile cresting and stone stacks
Gate and Railings of The Drama Centre (former King Henry VIII Grammar School) , Pen y Fal Road	II	1898	2005	Designed by E A Johnson. Built of coursed rock-faced red sandstone rubble with yellow ashlar dressings, wrought iron gates and railings.
West Side				
House, including attached gates and railings, (Park Road)	II	Early 19th C	1974	Built with No. 8. Roughcast rendered and painted with a natural slate roof and red brick stack. Double depth plan with entrance to left of centre. Two storeys, four windows
House, including attached railings (Park Road)	II	Early 19th	1974	Built with No. 6. Roughcast rendered and painted with a natural slate roof. Double depth central entry plan. Two storeys, three windows.
House, including attached railings f No. 4 (Park Road)	II	Late 18th C	1974	Possibly late C18 and unaltered since. Stone walling with wrought iron railings. Dwarf stone wall supports thick spike railings with heavier main posts. Double gates with fancy dog-bars. The railings return to meet the corners of the house.

Church of Our Lady and St Michael R C, including attached Presbytery (No. 10), Pen y Fal Road	II*	1858-60	1974	Church and presbytery built in 1858-60 and designed by J B Bucknall. Built of local, coursed, squared, purple sandstone rubble with Bath stone quoins and dressings, natural slate roofs with stone chimneys. Comprising church and attached domestic range at right angles, the church in a C14 Decorated Gothic style and the domestic range a C15/C16 late Gothic style. Higher grade for its exceptional interest as a finely designed and finished Roman Catholic church and presbytery by one of the most notable Victorian architects in Wale
Toll Gate House (2 Skirrid Road)	II	Early 119th C (1831)	1974	Rendered and painted with natural slate roof and red brick stack. In the form of a stretched hexagon with a central rear wing.
The Willows, Pen y Pound (No. 26)	II	Early 19th C	2005	Early C19 classical villa. Said to have been built in 1820 for Thomas Davis, an attorney. Wholly stuccoed and painted, probably over brick, with a Welsh slate roof and red brick stacks. Square villa with double depth central entry plan, but this has been changed in the late C20 by the main entrance being moved to the east elevation.
Gatepiers,, gates, and fence of the Willows	II	Early 19th C	2005	Probably contemporary with the house, which is said to have been built in 1820, and unaltered since. Local coursed rubble stone now painted, wrought and cast iron. Curved wing walls of stone capped with an iron coping which supports plain railings.

APPENDIX 6



Respecting Distinctiveness

Areas of Amenity Importance **DES2**

Conservation Areas **HE1**

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