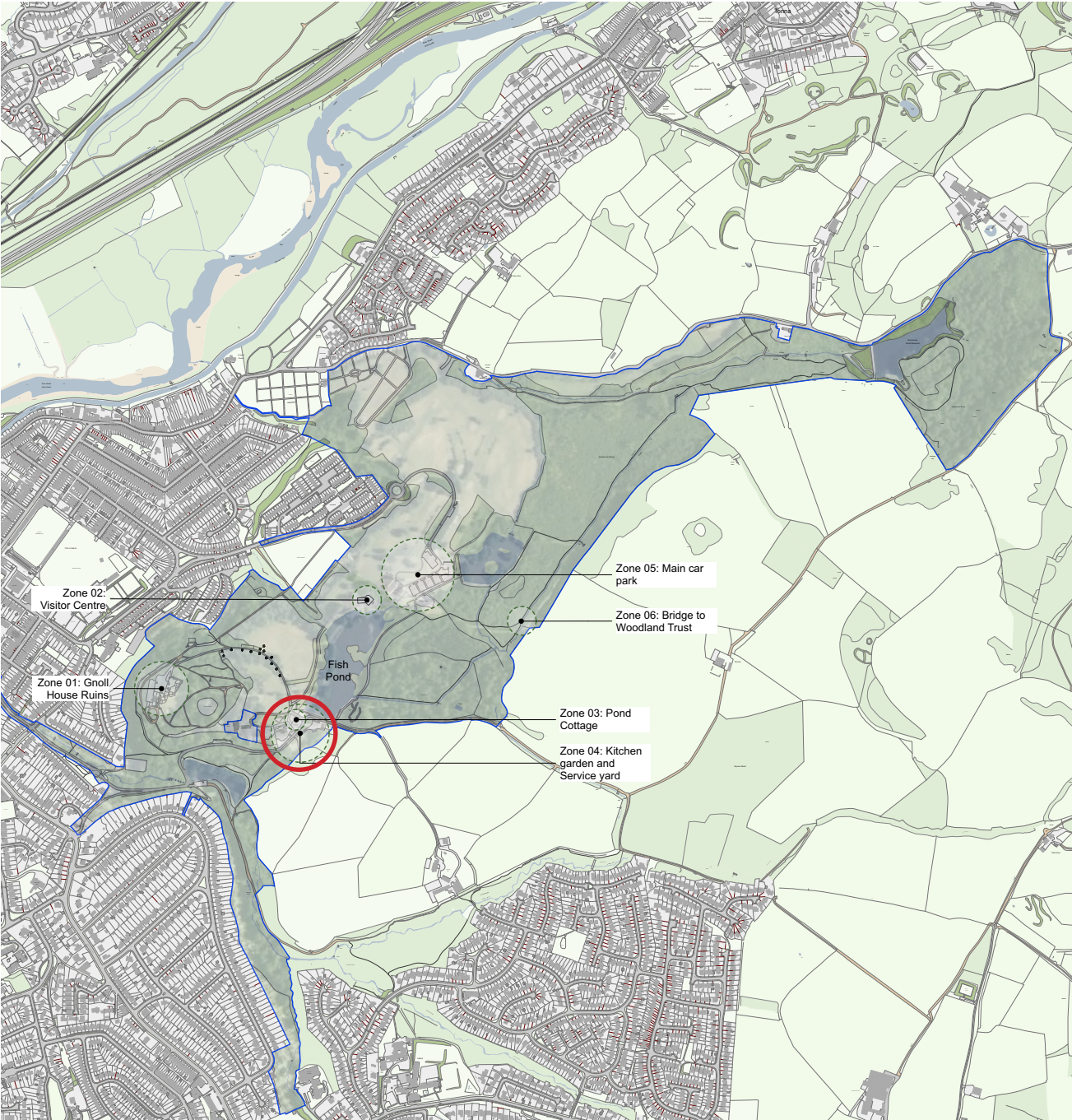




Firearm.

**ZONE 03_POND COTTAGE -
DESIGN AND ACCESS STATEMENT (INCLUDING HERITAGE IMPACT ASSESSMENT)**

Gnoll Estate Country Park | Neath | Neath Port Talbot | SA11 3BS



00004.1 SITE PLAN ZONES
SCALE 1:5000 @ A1, 1:10,000 @ A3

Groll Park is a Grade II* registered parkland. As a consequence of this designation it is statutorily protected. Extreme care should therefore be taken not to cause any unspecified damage to any fabric or part of structures and landscape on or within the site when undertaking any construction works.

General Notes
Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.

All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

All details are to be read in strict accordance with GA drawings and construction notes

All steelwork sizes, padstones, blockwork strengths and associated structural design to be in accordance with structural engineers design and requirements. Hiraeth Architecture accepts no liability to any discrepancies in the structural design indicated on these drawings. Any structural related queries should be directed to the project engineer immediately.

SERIES		EXISTING
SUITABILITY		S2 - ISSUED FOR INFORMATION
REV	DATE	NOTE

Hiraeth.

232500

Neath Port Talbot CBC

GNOLL PARK

Site Plan Zones



Scale1:5000 @ A1, 1:10000 @ A3Date08/23

02920 025814 | office@hiraetharchitecture.co.uk
The Maltings | East Tyndall St | Cardiff | CF24 5EA

UPRN	Zone	Originator	Role	Type	Sheet number	S Code	Rev
2080	00	HIR	A	DR	00004	S2	

do not scale from this drawing | all dimensions to be verified on site | notify architect of all discrepancies | copyright Hiraeth Architecture

FOREWORD

Address:

Gnoll Estate Country Park
Neath
Neath Port Talbot
SA11 3BS

Unitary (Local) Authority:

Neath Port Talbot

Grid Reference:

SS763972
E 276342
N 197221



fantastic.fairly.formed

Listing:

Pond Cottage is not listed or in a conservation area.

Location:

Pond Cottage is located in The Gnoll - a grade II* registered parkland.

This document has been produced to support a planning application to Neath Port Talbot Council for the refurbishment and extension of Pond Cottage for use as a tea room. It is to be read in conjunction with the associated information and drawings produced by the consultant team, and in particular the Gnoll Park Context Statement by Hiraeth Architecture and Conservation Management Plan by CFP.

The proposals are born out of a wider desire to reinstate the Gnoll Estate Country Park at the historic heart of its community, providing an iconic, aspirational and sustainable parkland that is a gateway to the wider Vale of Neath Heritage Corridor. The overall scheme is subject to individual applications that coincide with the project programme.

Ownership

The Gnoll Estate Country Park is largely owned by Neath Port Talbot Council and has evolved from the landscaped grounds of the former Gnoll House. Set within 200 acres of woodland and open spaces, the Park is renowned for its picturesque beauty, and although it's historic character has been somewhat diluted through the loss of the original country house and associated ornamental planting, many of its structural elements remain intact and it continue to be a major attraction for both locals and visitors.

To arrange a site visit, please contact the Client representative using the following details:

Nick Richards

Project Manager/ Rheolwr Prosiectau

T. 07735 098 495

E. n.g.richards@npt.gov.uk

www.npt.gov.uk

The consultant team responsible for this planning application are as follows:

Andrew Scott Ltd

Lead Contractors and delivery partners coordinating the RIBA stage 3 works and advising on the viability and build ability of the proposals.

Design Manager in charge of the project: Luke Rees

Andrew Scott Ltd | The Grange | Margam | Neath Port Talbot | SA13 2SP

T. 01639 889 800 Ext 1142

Hiraeth Architecture Ltd

Architects advising upon the architectural and conservation aspects of the project.

Director in charge of the project: Michael Plageman

Hiraeth Architecture | The Maltings | East Tyndall Street

Cardiff | CF24 5EA

T. 029 2035 1645

Asbri Planning

Planning Consultants providing planning advice, coordination and support with regards to the proposed repair and alterations

Director in charge of the project: Richard Bowen

Asbri Planning | Suite D | 1st Floor | 220 High Street

Swansea | SA1 1NW

T. 07825 597 796

McCann and Partners Consulting Engineers

Engineers advising upon mechanical and electrical aspects of the scheme including capacity and installation

Manager in charge of the project: Geraint Hopkins

Office 2.02 | Bay Technology Centre | Baglan Energy Park

Port Talbot | SA12 7AX

T. 01792 794285

Jubb Civil and Structural Engineers

Civil and Structural Engineers who have appraised the existing structure of Pond Cottage, together with addressing structural aspects of the proposals. In addition to this they have been responsible for drainage and SAB design.

Manager in charge of the project: Graeme Smith

2A Oak Tree Court | Mulberry Drive | Cardiff Gate Business Park

Cardiff | CF23 8RS

T. 029 2052 4446

Davies Landscape Architects

Landscape architects responsible for landscape proposals

Manager in charge: Miles Gray

Office 1C | 1-2 King Street Stroud | Gloucestershire | GL5 3BS

T: 07983 610 065

Neath Port Talbot Ecologist (Consultancy + Planning)

Ecologists advising on all aspects of biodiversity and ecology proposals.

Consultant in charge of the project: Megan Price

Neath Port Talbot County Borough Council | The Quays | Brunel Way | Baglan Energy

T. 07816973877

Neath Port Talbot Arboriculturalist (Consultancy + Planning)

Arboriculturalist advising on all aspects of the growing, maintaining, managing and removal of woody plants

Consultant in charge of the project: Nick Thomas

Neath Port Talbot County Borough Council | The Quays | Brunel Way | Baglan Energy

T. 01639 686 197

CONTENTS

Introduction	2
Building and Site Analysis	4
History of the Historic Asset and Historic Fabric	9
Overview of Social and Community Value	12
The Importance of Pond Cottage	15
The Brief	16
Constraints and Opportunities	18
Development Control	19
Involvement	25
Overview of Proposals and Justification	26
Response to Objectives of Good Design	31
Final Scheme	38
Design Evolution	44
Assessment of Impact and Mitigation	48
Appendices	51
Contact	53



UPRN	Zone	Originator	Role	Type	File number	Suitability	Rev
2080	03	HIR	A	RP	06803	S2	P1
Suitability		S2 - Issued for Information					



Aerial View of The Gnoll showing the immediate context of Neath to the south west and the location of pond cottage circled in red

INTRODUCTION

This document has been prepared by **Hiraeth** Architecture in support of an application for full planning permission from Neath Port Talbot Council for the repair, reconfiguration and extension of Pond Cottage including the change of use to a tea room.

The proposed works include:

- Repairs to the existing fabric of the building
- Internal reconfiguration works at ground floor level including:
 - the introduction of a new door opening between rooms former Parlour and Dining Room
 - the addition of a new dividing wall between the Kitchen and the former Dining Room
 - the removal of a door to the stair
- The subdivision of a former bedroom to form two toilets and a store at first floor level
- Demolition of the existing lean-to store to the rear of the building
- The addition of a single storey extension with flat, wildflower roof to the rear of the building
- Associated landscaping works

In addition to this, it is noted that planning applications are also being made for the Kitchen Garden and Associated Former Pump House Service Yard, both of which are located immediately adjacent to the application site. The effects and implications of the proposed changing context of the building have therefore been born in mind when developing potential solutions.



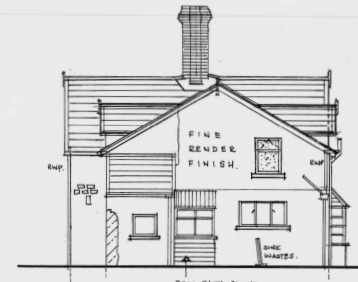
EXISTING FRONT ELEVATION.



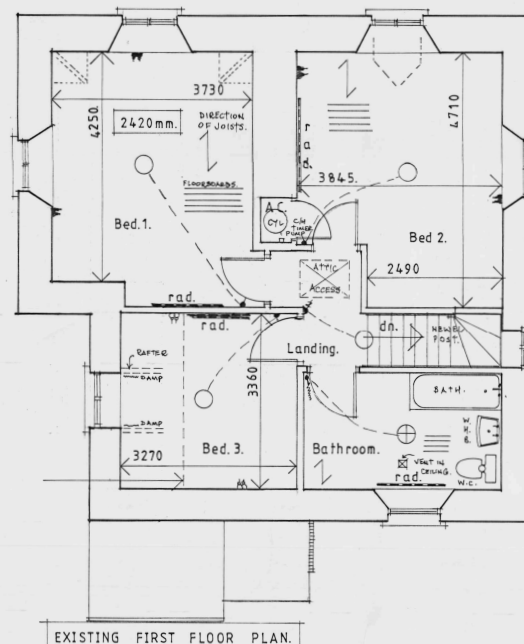
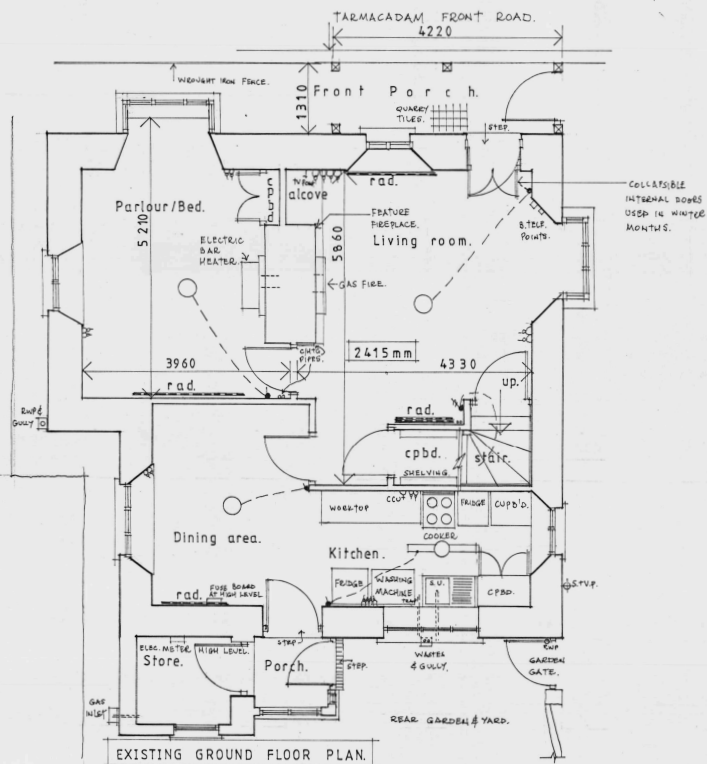
EXISTING SIDE ELEVATION.



EXISTING SIDE ELEVATION.



EXISTING REAR ELEVATION.



Rev	Details	Dr	Ch	Ap	Date



Client

DIRECTOR OF LEISURE.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
DESIGN & CONSTRUCTION CONSULTANCY
Eur. Ing. D.M. MORGAN M.Sc., B.Eng., C.Eng.
Dip.T.P., F.I.C.E., F.I.H.T., M.B.I.M.
DIRECTOR OF TECHNICAL SERVICES
CIVIC CENTRE, PENLLEGERAER
SA4 1GH

Job Title

Renovations and Improvements
to Pond Cottage, Gnoil Park,
Neath.

File No.	Financial Code No.
Drawn	R. S.
Date	April 97
Scale	
Drawing No.	

BUILDING AND SITE ANALYSIS

Description of the Historic Asset

Pond Cottage is a two-storey, stone built, traditional property located to the South side of the fish pond at The Gnoll. Designed with an arts and crafts-esque approach, the building is an example of the estate style of lodge that was once prevalent throughout the Gnoll estate and shares many characteristics with the former lodge at the end of Gnoll Avenue.

This building features a low eaves with prominent gables and wall dormers to its three primary elevations to the north, east and west, with the remaining south elevation of a subservient and much simpler gabled design. The prominence of its three elevations reflects the location of the building in the park – approachable from three directions. The south elevation overlooks a rear garden that is walled off from the remainder of the park to give some privacy on the southerly and westerly sides, with the easterly side being formed by dense vegetation.

Of these three primary elevations, the north facing façade has a slightly higher status which is defined by a porch with the principal entrance. This overlooks the fish pond and therefore forms part of the setting of this key element in the park. The boundary of the limited garden on this side is also formed by more formal ornate, cast-iron railings that run east-west with the line of the pathway.

The low eaves of the cottage gives the roofscape a prominence in the composition of the building façades. This is clad in regularly coursed, blue black, natural slate, with mechanically fixed red, clay ridge tiles. The composition is completed by an octagonal chimney, constructed in a blue clay brick, and with a corbelled detail to the head. The prominence of the

roofing slate is further enhanced to the north and east façades through the addition of the hipped roof to the porch and a hipped bay window, which serve to increase the area of visible slate. The hips to both are finished with rolled lead details.

Walls to the three primary elevations are finished with random coursed pennant stonework with squared pennant stone quoins to corners. They are unfortunately pointed in a hard cementitious mortar however. Windows are modern, timber replica casements, typically with shallow arched heads formed in red, clay brick and with a simple brick hood mould over. Stone cills have typically been painted. Dormer windows are timber with lead cheeks. They are completed by a beaded timber fascia that wraps the whole building, with timber finials at the apex of dormers and gables. Rainwater goods are of a variety of types including upvc.

To the rear elevation, the building has been rendered in a cementitious, smooth render and subsequently painted. Windows to this elevation, whilst in timber, consequently do not feature the brick arched head and associated hood mould.

Internally the building includes a ground floor living and dining room with a kitchen to the rear and external store. The stairs are centrally located with three bedrooms and a bathroom at first floor level accessed off a central landing. Wall finishes are typically gypsum plastered, with ceilings artexed and papered in various areas. Floor finishes are typically carpeted, with a vinyl finish to the kitchen. As a general comment, there is little of note to the interior to the property, with finishes being typically modern and in need of an overhaul.

Gnoll Park is a Grade II* registered parkland. As a consequence of this designation it is statutorily protected. Extreme care should therefore be taken not to cause any unspecified damage to any fabric or part of structures and landscape on or within the site when undertaking any construction works.

TREE SURVEY KEY

- Category A Tree Stem
- Category A Tree Canopy
- Category A RPA
- Category B Tree Stem
- Category B Tree Canopy
- Category B RPA
- Category C Tree Stem
- Category C Tree Canopy
- Category C RPA
- Category U Tree Stem
- Category U Tree Canopy
- Category U RPA

Please refer to 'BS5837 survey, Old nursery and lower work yard' for detail of each tree, its condition and associated recommendations. This plan has been drawn based on the information provided in this report and the Topographical Survey provided by Andrew Scott Ltd. of the Kitchen Garden/ Pump House Service Yard & the Topographical Survey provided by Landmark Surveys Wales for Pond Cottage. The original documents should be also be referred to in their entirety.

General Notes

Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.

All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

All details are to be read in strict accordance with GA drawings and construction notes

All steelwork sizes, padstones, blockwork strengths and associated structural design to be in accordance with structural engineers design and requirements. Hiraeth Architecture accepts no liability to any discrepancies in the structural design indicated on these drawings. Any structural related queries should be directed to the project engineer immediately.

	EXISTING
SUITABILITY	S2 - ISSUED FOR INFORMATION

Hiraeth.

job number2325Zone03

Neath Port Talbot CBC

Gnoll Park Estate

Existing: Site Analysis Pond Cottage

Scale1:100 @ A1, 1:200 @ A3Date08/23

02920 025814 | office@hiraetharchitecture.co.uk

The Maltings | East Tyndall St | Cardiff | CF24 5EA

UFRN

Zone

Originator

Role

Type

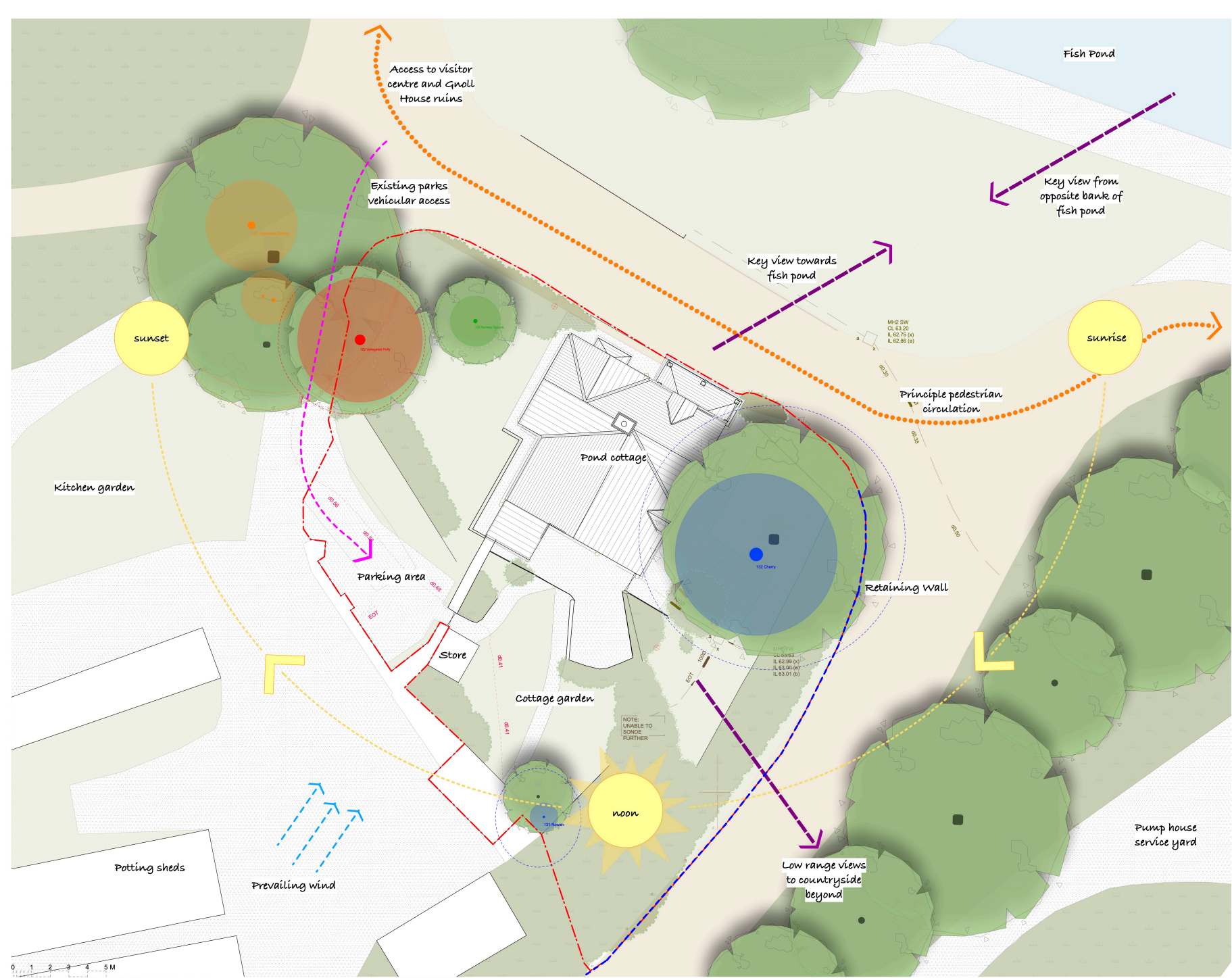
Shr number

S Code

Rev

2080	03	HIR	A	DR	00021	S2	
------	----	-----	---	----	-------	----	--

do not scale from this drawing | all dimensions to be verified on site | not to architect of all discrepancies | copyright Hiraeth Architecture



00021.1 SITE ANALYSIS
SCALE 1:100 @ A1, 1:200 @ A3

Character Appraisal

The setting of the wider parkland is largely covered in the both the Project Context Statement by **Hiraeth** Architecture and the Conservation Management Plan by CFP, that accompany this application. Focussing in on the building itself, it is noted that immediately to the north lies the open water of the Fishpond, separated from the property by the tarmac access walk around its perimeter and a small grassed area. In addition to this there is a low, coursed, rubble stone wall that prevents access to the waters' edge.

To the east of the building the land falls away to the service yard and Pump House below, accessed by a tarmac road through the parkland from Cimla Road within Neath Town. Due to the change in level, Pond Cottage is largely characterised by the tree canopy that exists to this area, with the service yard having little visual connection.

To the south the land also falls away before rising up to surrounding fields and mountains. Screening from trees in this direction is limited, giving more opportunity for open vistas both to and from the building. This continues across to the Kitchen Garden to the west of the property. This area is characterised by both the tall stone rubble walls of the original garden, the established trees that wrap its northern and south wester boundaries, and the general overgrowth within the footprint of the area. In addition to this, there are several redundant structures within the garden that are poorly maintained and currently provide little functional value.

Curtilage buildings

Whilst Pond Cottage is not listed, it is noted that it provides a positive contribution to the grade II* registered parkland in which it sits. Curtilage

structures that are of significance to its setting include the southernmost wall of the fishpond and the adjacent structure of the Kitchen Garden. In addition to this there are several smaller structures within the grounds of the Cottage – primarily to the southern boundary. It is generally accepted that these are poor quality, modern interventions, constructed in a myriad of materials and with little cohesion. Typically used to support the function of the cottage in recent history, they have been considered to be detrimental to the significance of the property.

Site Appraisal

Boundaries

The northern boundary of Pond Cottage is largely formed by cast iron railings. These include spindles with arrow head tops and floral bases, together with scrolled sections to the lower level between adjacent spindles. The posts to the arrangement are topped with an acorn-like finial.

To the west boundary a hedge forms the principal element of enclosure. This is approximately waist height, generally unkempt and offers varying degrees of screening. The southern end of this is formed in part by a rubble stone boundary wall with associated gated opening, adjoining the lean-to extension at the rear of the property. There is a straight mortar joint between the two, suggesting that the wall was added at a later date.

The wall continues to the southern boundary, although it is currently heavily screened by vegetation. This falls away to the east and meets with the retaining wall on this boundary that is capped with a headline as it rises to the north. To the north east corner a timber, close boarded fence completes the boundary, although this detracts from the building.