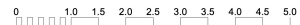




P 02401.1 NORTH ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3



P 02401.2 EAST ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3



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.

BAT NOTES AND METHODOLOGY

- There are known bats in the roofs of Pond Cottage. Consequently all works need to be undertaken in accordance with the methodology as set out by the ecologist.
- All British bat species and their roosts (occupied or not) are legally protected.
It is a criminal offence to kill, injure or take a wild bat, and/or intentionally or recklessly damage, destroy, or obstruct access to, a bat roost. Prosecution could lead to fines and imprisonment. Any involved individual or company could be held liable.
- All work carried out where bats are or have been found to be present must be supervised by and carried out to the satisfaction of the retained bat expert.

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		PROPOSED
SUITABILITY		S2 - ISSUED FOR INFORMATION
REV	DATE	NOTE
P3	09/07/2023	Minor amendments to extension alignment
P4	25/07/2023	Green roof added. Extension height increased
P5	14/08/2023	Presentation updated for Planning

Hiraeth.

2325 03

Neath Port Talbot CBC

Gnoll Park Estate

Proposed:

North+East Elevations

Pond Cottage

Scale 1:50 @ A1, 1:100 @ A3 Date 05/23

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UPRN	Zone	Originator	Role	Type	Shit number	S Code	Rev
2080	03	HIR	A	DR	02401	S2	P5

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P 02402.1 SOUTH ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3



P 02402.2 WEST ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3

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- There are known bats in the roofs of Pond Cottage. Consequently all works need to be undertaken in accordance with the methodology as set out by the ecologist.
- All British bat species and their roosts (occupied or not) are legally protected. It is a criminal offence to kill, injure or take a wild bat, and/or intentionally or recklessly damage, destroy, or obstruct access to, a bat roost. Prosecution could lead to fines and imprisonment. Any involved individual or company could be held liable.
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SERIES		PROPOSED	
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P4	25/07/2023	Green roof added. Extension height increased	
P5	14/08/2023	Presentation updated for Planning	

Hiraeth.

2325 03

Neath Port Talbot CBC

Gnoll Park Estate

Proposed

South+West Elevations

Pond Cottage

Scale 1:50 @ A1, 1:100 @ A3 Date 05/23

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UPRN	Zone	Originator	Role	Type	Shit number	S Code	Rev
2080	03	HIR	A	DR	02402	S2	P5

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DESIGN EVOLUTION

Further to a business planning exercise (Gnoll Estate Country Park Accommodation Masterplan Final Report) undertaken by Planning Solutions Consulting Ltd, two summary approaches were developed and are considered with regards to Pond Cottage in the context of the adjacent Kitchen gardens:

Option 1 - Pond Cottage would be developed as high quality self catering accommodation with a cluster of high quality wooden pods within the Kitchen Garden

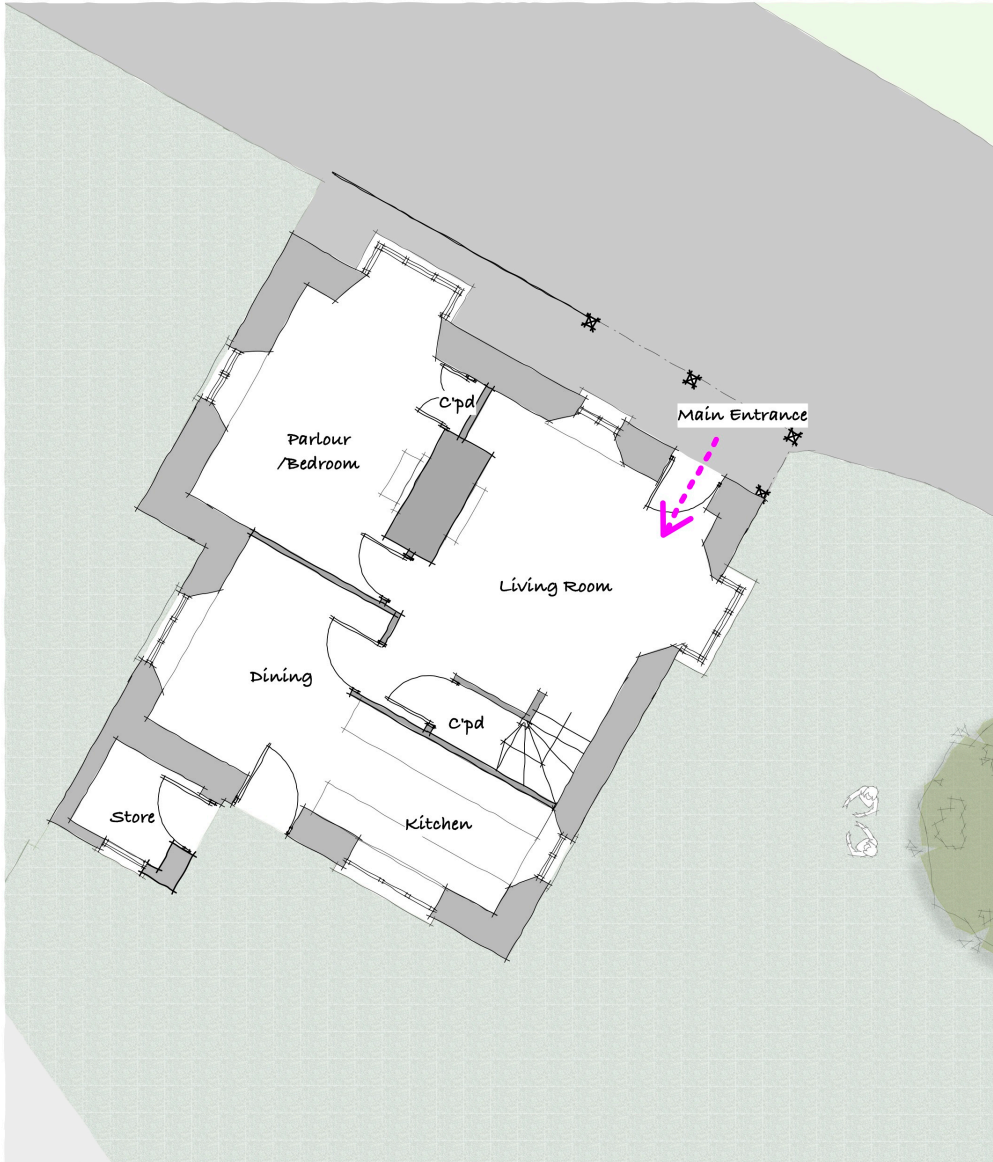
Option 2 - Pond Cottage would be developed into a tea room offering that will distribute the food and beverage offerings around the parkland. It would further provide an alternative offering to the new visitor centre with a focus on afternoon tea and cakes. This would include further toilet provision for the park, with the exact quantity and location to be confirmed. Within the walled garden there would be additional high quality wooden pods to account for the conversion of Pond Cottage into catering offering.

An initial spatial appraisal was undertaken to help determine the likely viability of converting Pond Cottage into either accommodation or a tea room. With regards to accommodation option, the existing layout would largely be retained, however, with the tea room option, the approach would look to maintain the footprint, walls and majority of the plan form by largely working within the existing built constraints. This approach establishes a scheme, even at this early stage, that respects the existing,

historic fabric and seeks to retain as much as possible of the existing buildings and their character.

The schemes are laid out in sketch form on the following pages. Whilst undoubtedly retaining the cottage as a largely residential building would mean minimal intervention, following the development of these options it was considered there was more benefit in allowing the general public into Pond Cottage as a tea house with further facilities for the wider parkland, rather than a perhaps more exclusive offer that was more visitor than community focussed. The impact of this on a wider scale would likely reduce user pressure on the registered parkland.

In this context, the applicant wished to develop proposals to accommodate the change in use, without compromising its innate character. The current proposal therefore represents a balanced and considered approach to the site that does not overdevelop the existing house, but retains and enhances its character. It is of high quality, yet is understated and will therefore provide a welcome addition to the evolution of the Pond Cottage.



SK 211.01 EXISTING GROUND FLOOR POND COTTAGE
SCALE 1:100 @ A3



SK 211.02 EXISTING FIRST FLOOR POND COTTAGE
SCALE 1:100 @ A3

Pond Cottage - Option 1

(Note that the layout of Pond Cottage remains as existing in this option with the building refurbished)

PRELIMINARY

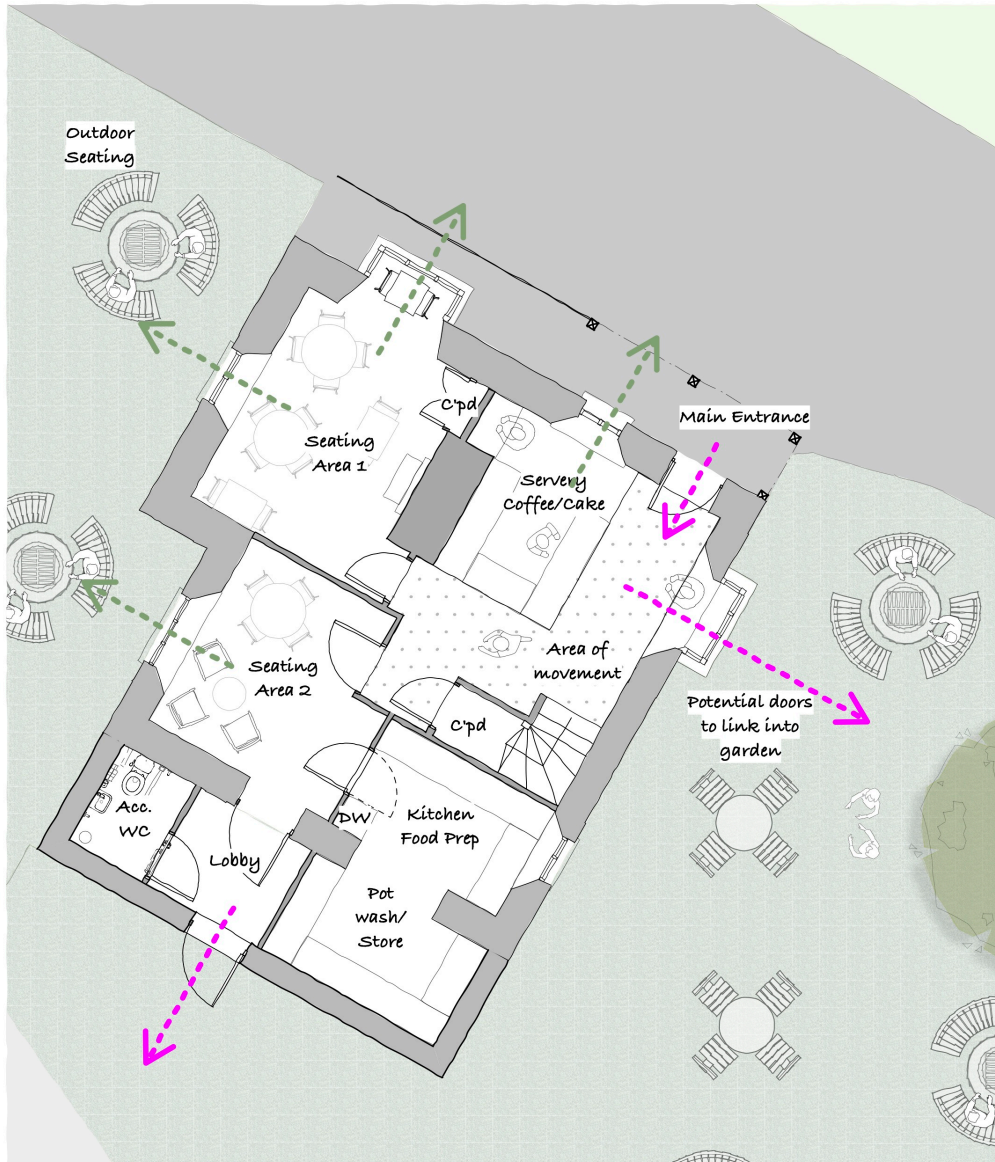
Hiraeth. 2325 SK 211 Rev.
Neath Port Talbot CBC
Gnoll Park Estate
EXISTING
Pond Cottage Plans

Scale 1:100 @ A3 Date 04/23

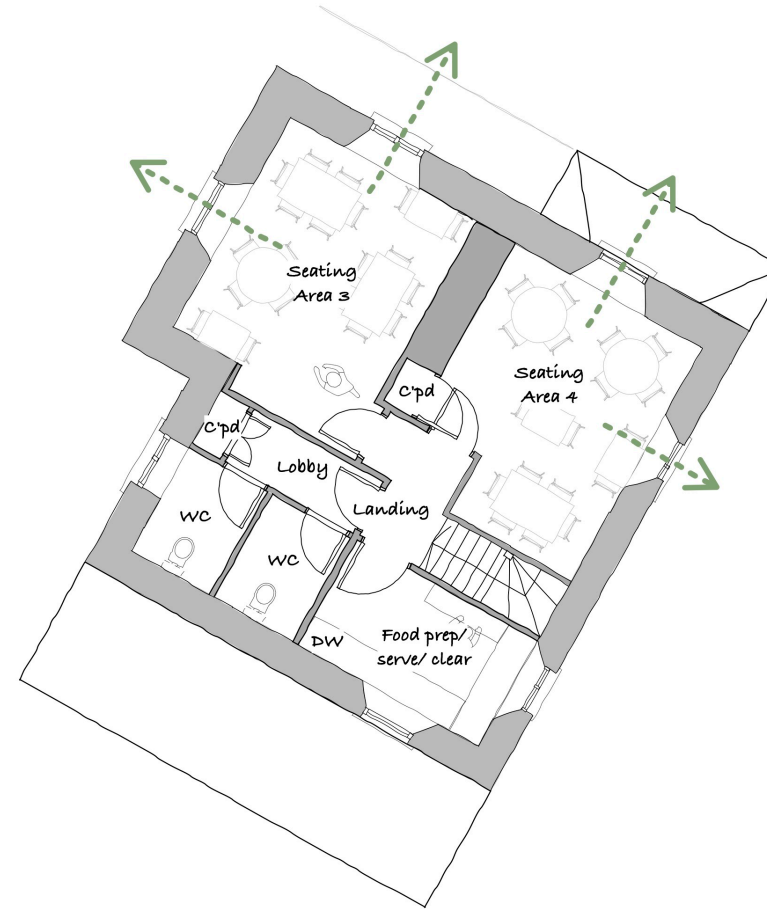
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Pond Cottage - Option 2



SK 211.01 PROPOSED GROUND FLOOR TEA ROOM
SCALE 1:100 @ A3



SK 211.02 PROPOSED FIRST FLOOR TEA ROOM
SCALE 1:100 @ A3

PRELIMINARY

Hiraeth. 2325 SK 212 Rev.
Neath Port Talbot CBC
Gnoll Park Estate
SKETCH
**Proposed Pond Cottage
Tea Room Plans**
Scale 1:100 @ A3 Date 04/23
02920 351645 | office@hiraetharchitecture.co.uk
The Maltings | East Tyndall St | Cardiff | CF24 5EA

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ASSESSMENT OF IMPACT AND MITIGATION

The following page summarises the assessment of the impact of the proposals on the existing heritage values of Pond Cottage at Gnoll Estate Country Park. It is measured against the following four values in accordance with Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales:

Evidential Value – Value deriving from the potential of a place to yield evidence about past human activity.

Historical Value - Value deriving from the ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic Value – Value deriving from the ways in which people draw sensory and intellectual stimulation from a place.

Communal Value – Value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

1	2	3	4	5	6	7
Proposal	Justification	Significance	Potential Impact of Proposal	Activity required to assess impact	Value based judgement	Possible mitigation
The proposals for Pond Cottage include: • The change of use from an existing residential property to a tea room accessible by the public • Repairs to the historic fabric • A single storey, flat roofed extension to the rear of the building • Associated landscaping works	General Overview – Gnoll Estate Country Park is a grade II* Registered Parkland. Gnoll house, originally sat at the heart of the landscape and was an example of a 'country estate' built by the nouveau-riche with the great wealth that had been acquired on the back of industrialisation. Whilst Gnoll House has since been demolished, under the ownership of Neath Port Talbot Council, now provides an important recreational space for the community. Likewise it forms an integral part of the historic and present day identity of the local population. The proposals for Pond Cottage form part of a series of wider interventions into the landscape that look to refocus the parkland back on the ruins of the house through a repurposing and reinterpretation of its component elements. This is aimed at reconnecting the surrounding community with its origins and enhancing the value of the parkland in both historical and environmental terms. The Design and Access Statement (incorporating the Heritage Impact Assessment) describes how Pond Cottage was used originally used as a residence for the bailiff responsible for the upkeep and protection of the fishpond and food resources in the park as	Evidential Value – Despite its poor condition, Pond Cottage remains largely in tact and provides evidential value of the development and operation of the Gnoll House estate. It is one of a few remaining estate style lodges that were once present throughout the parkland that included the former lodge at the end of Gnoll Avenue. Its proximity to the Fishpond and Kitchen Garden however, exemplifies its role in maintaining the 'bread-basket' of the estate. That being said, this area of the park has largely been neglected in recent years and plays little functioning role within the management of the estate currently.	Evidential Value – The proposals largely maintain the footprint and appearance of the cottage and are likely to have a limited impact on the evidential value. Additions to the fabric are largely reversible, although it is noted that a connection will be required to the building from the new extension in terms of a pocketed steel, associated padstone, and introduction of lead flashing at the junction between he two. This is unlikely to result in significant fabric loss however.	Historical research into The Gnoll Estate to date has been required to justify the proposals with accurate and ongoing recording of the park and its historic structures essential in developing the proposals. Documenting the structures should continue throughout the construction process as necessary, and should be undertaken through drawn, photographic and written recording.	Evidential Value – As the evidential value of Pond Cottage will largely be retained, and the impact limited, the proposals can be considered deemed appropriate.	Colours and materials should be in keeping with the existing building and should positively contribute to the surrounding Grade II* registered parkland in terms of appearance and properties.
		Historical Value – At the height of its influence, Gnoll House and its surrounding landscape were central to the industrial development of Neath, embodying the great wealth that came with it. Pond Cottage, along with the Kitchen Gardens, played an important role in the provision and protection of the food produce developed on the estate. It therefore provides historical value as a physical connection to how the estate developed and operated with regards to propagating an approach of 'self-sufficiency'. The layout of the building describes how the property was set up as a traditional dwelling of this period, and in this regards is important because it acts as a historical touchstone that links the past to the present and enable people to connect across time and generations. This physical record is enhanced by the wider historic record and photographs of the landscape.	Historical Value – The proposals will likely have a positive affect on the historic value. Despite the change of use, Pond Cottage is currently unused by visitors and therefore the history of the development and day-to-day operation of the estate is largely intangible to park users. The proposals will enable the public to access the building, with interpretation enabling the story of the building to be told. Not only does the tea room offer a secondary food and beverage facility in the parkland, it will provide a contemporary reinterpretation of the idea of the cottage as being intrinsic to the production of food within the estates.	Careful consideration of the proposed design material selections will also be imperative to ensure they are sympathetic to the surrounding registered parkland in terms of appearance and longevity.	Historical Value – The regeneration of visitor facilities at Gnoll Estate Country Park will allow visitors to engage with the history of the park and wider area of Neath. The proposals are suitably integrated in a manner that limits their impact on the historical significance of the property which will ultimately be retained following the interventions, with the option for the historic value to be communicated to the public. In addition, the tea room ensures a more viable function for the building going forward, opening up this important historical touchstone to the wider public.	

1	2	3	4	5	6	7
Proposal	Justification	Significance	Potential Impact of Proposal	Activity required to assess impact	Value based judgement	Possible mitigation
	part of a sustainable approach to the landscape. More recently, and following the demise of the house, the building has been occupied by the Park Ranger prior to being unoccupied. During these tenancies, ad-hoc repairs and ill-considered alterations have been undertaken to the detriment of the building, along with an otherwise general lack of maintenance. The cottage is consequently in a poor condition and requires extensive work and investment to repair this so it can be enjoyed by future generations. In undertaking this work it is essential that the building has a sustainable future and therefore opening it up to the public as a tea room will enable the community to both access and enjoy the building, whilst inputting into its ongoing maintenance. The addition of the kitchen extension and associated toilets support this endeavour, together with the requirements of the proposals for the wider park going forwards.	Aesthetic Value – Pond Cottage holds significant aesthetic value as a traditional property reminiscent of the arts and crafts movement. Its design is typical of the estate-style lodge that were once prevalent throughout the landscape, however, its character and appearance has become somewhat degraded by a series ill-considered alterations and ad-hoc repairs. Communal Value – The Gnoll Estate Country Park holds significant communal value derived in part from its status as a source of identity for Neath - both as a municipal park and for its historical connections to the area and development of industry. The park is a significant place for leisure and is a focus of the immediate community. The community of Neath have great affection for the parkland and families have strong connections going back generations. This is reflected in the many memorials that people have chosen to locate in the area. In the past, the Pond Cottage would have been central to development of the estate, maintaining the pond and providing fish for Gnoll House and its inhabitants. It is also crucial to understanding how the estate was operated and managed on a day-to-day basis. This continued during its use by the park rangers but has more recently become disconnected from the surrounding parkland. The communal value of Pond Cottage to the wider public is therefore perhaps in the contribution it makes to the parkland setting and the suggestion of dwelling.	Aesthetic Value – Alterations to the interior of the building will have a limited impact, with alterations being in areas of limited significance. Repairs are likely to enhance the building both internally and externally improving the building presentation. The addition of the extension is likely to have limited impact both due to its location and subservience to the original, with its perception being that it is of new relevance. Communal Value – Pond cottage currently offers limited benefit for the visitors to the park or wider community. Opening up access to this building will allow for the wider enjoyment and interpretation of the cottage, a once integral part of the estate. The addition of a tea room will improve the current food, drink and toilet provision within the park allowing visitors to experience the cottage in a new way. The regeneration of facilities in this manner will likely enhance its enjoyment and value by future generations.		Aesthetic Value – The existing aesthetic value of the cottage is currently compromised by its poor condition which will be addressed and enhanced as part of the proposals. The addition of the extension is likely to have a limited impact, and arguably helps to resolve what is otherwise a fairly insignificant and ill-considered elevation to the rear of the property. Communal Value – Gnoll Estate Country Park forms a source of identity for the people of Neath. The neglect of facilities reflects on wider society and contrastingly their renewal is likely to have a positive impact on the wider area. Likewise, the proposals seek to provide a functional space for users to interact with and rediscover a part of the historic Gnoll Estate. This will not only improve the communal value of Pond Cottage but will also have a positive influence on the rest of the park and more importantly, the wider area of Neath.	

APPENDICES

Registered Historic Park & Garden



Details

Reference Number	Name	Grade	Date of Designation	Status
PGW(Gm)50(NEP)	The Gnoll	II*	01/02/2022	Designated

Location

Unitary Authority	Community	Easting	Northing
Neath Port Talbot	Tonna	276824	197582

Broad Class	Site Type	Main phases of construction
Gardens, Parks and Urban Spaces	Formal and informal park; Victorian pleasure grounds; walled kitchen garden	1720s; 1740s; 1776-90; 1811-61; 1899

Description

Summary Description and Reason for Designation

The Gnoll was located on a prominent, steep-sided hill or knoll, on the east side of Neath.

It is registered for the survival of its largely eighteenth-century landscape park, which is of great historic interest, in its original rural setting above Neath. It lies on the flank of the Vale of Neath, long famed for its picturesque beauty. The landscape of The Gnoll is exceptional for its combination of industrial and ornamental functions and for its strong visual relationship with the surrounding countryside. The eighteenth-

century landscaping is of several phases, including an exceptionally interesting early transitional layout by Thomas Greening, in the style of Stephen Switzer, with formal and informal elements, including a (restored) formal cascade. The following phases include an outstanding informal cascade of the 1740s and the later eighteenth-century follies of a rock-hewn grotto and the Ivy Tower, which forms a prominent landmark in the Neath valley. Although the park's historic character has been somewhat diluted through the loss of the house and planting, most of its structural elements remain intact or have been restored or rebuilt. Most of the major developments in the park and grounds took place during the eighteenth century under the ownership of the Mackworth family.

The park lies on elevated, rolling ground on the south flank of the Vale of Neath. It is linear, orientated north-east by south-west. Its eastern, upper side is largely wooded, its western side more open. On the east the ground rises towards the high ground of Cefn Morfydd, while to the south and west it drops below the park to the town of Neath. The house is sited on a prominent hill at the south-western end of the park. There are three ponds and a late nineteenth-century reservoir, to supply water for coal mining and copper smelting, and for ornament.

South of the house site, at the south end of the park, is the wooded Preswylfa valley, largely deciduous, with the Great Pond half way along it. To the north is an open area of parkland, the largest pond, the Fishpond, and a smaller pond with two small islands. Fishpond Wood is mature woodland containing the (restored) formal cascade to the east and remnants of a more extensive lime avenue. This is aligned on a long formal axis from the north end of the hill on which the house stood, across the ha-ha and up the cascade to Brynau Wood and Cefn Morfydd, beyond the park.

The northern part of the park comprises open ground on the western side, now partly a golf course, and Mosshouse Wood, mixed woodland which extends from Fishpond Wood on the south to high ground on the north. It contains the reservoir and a long, informal Grade II Listed cascade (LB 22870). There are also several eighteenth-century follies including the rebuilt 'gazebo' and a Grade II Listed Grotto (LB 22860). The final feature of the landscape park is Grade II Listed Ivy Tower (LB 11768), a prominent eighteenth-century eye-catcher folly tower situated on a hilltop to the north of Mosshouse Wood, overlooking the park and the Vale of Neath.

There have been several entrances at The Gnoll, only two of which remain in use. An entrance with imposing castellated stone archway and a simple iron gate now lies on Gnoll Avenue. Inside the entrance the former drive, now a public road, is lined with pines, leading to the Grade II Listed War Memorial Gate of Honour entrance (LB 11784). Inside, a tarmac drive runs eastwards up the Preswylfa valley. A former entrance at the end of Gnoll Avenue is marked by Grade II Listed gate & lodges (LB 11782).

The garden and pleasure grounds lie on the hill on which the house once stood. The garden consists of the terrace to the west of the house site, which looks out over the town and beyond. It is a rectangular grassy platform bounded with a low stone parapet wall on the west and a revetment wall on the east, accessed from the house by a flight of steps. Below is an area of deciduous woodland with ornamental understorey. At the north end is a curving recessed stone seat and a yew on a small mound. To the south of the house is the oval forecourt area, with grass in the centre. Two paths now lead into it.

The grounds lie mainly to the east of the house site but also on the slopes of the hill to the west and south.

The crown of the hill is occupied by wooded grounds laid out informally, with paths and a few open areas. The south side is bounded by a stone revetment walling. Below on the south-east is a walled enclosure, formerly the herbaceous garden but now rough grass. On the hill summit is the bowling green, a roughly circular level lawn surrounded by rhododendrons and mixed trees. To the north is a gentle slope down to a long, level, grass terrace running east-west from the north end of the house to a ha-ha on the east. North of the terrace is an area of mixed ornamental woodland and shrubs, with some bamboo clumps.

The former kitchen gardens lie to the east of the pleasure grounds, on ground sloping gently to the south, and have origins in the mid-eighteenth century. To their west is Groll Cottage, or Little Groll House, and garden. The kitchen gardens forms three compartments. The northernmost is roughly oval in shape, partially walled and under rough grass. The others occupy a roughly rectangular area adjoining on the south, bounded by walls 2.5m-4.5m high with a wide entrance at the east end. The east compartment is on two levels; on the upper one is a modern glasshouse; on the lower one are two long, parallel ranges of single-storey stone and brick bothies. To their south are three modern glasshouses set at right-angles to the bothies. The third compartment, to the west, is roughly square, the south-east corner rounded and with an entrance towards the west end of the south side. Tipping has raised the ground level in this compartment.

Setting - The Groll stood on a prominent, steep-sided hill or knoll, hence its name, on the east side of the town, the park lying on the flank of the Vale of Neath, well known for its picturesque beauty. Urban expansion means that the town now abuts the southern and western margins of the park.

Significant views - From the main west front of the house there were magnificent views out over the town and Vale of Neath, and from the pleasure grounds views east towards the higher ground of Cefn Morfudd. The view eastwards from the end of the pleasure ground terrace is across the sloping park to the Fishpond and up the cascade on the wooded slope beyond. The Ivy Tower folly, at the north end of the park, afforded panoramic views over the park and the Vale of Neath.

Sources:
Cadw Historic Assets Database (ref: PGW(Gm)50(NEP)).

Cadw : Registered Historic Park & Garden [Records 1 of 1]



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