

# 232962 Penrhos Leisure Village

Heritage Management Statement - Architecture.

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## 232962 Penrhos Leisure Village

Design and Access Statement – Architectural Elements.

### Heritage Management Statement

#### Introduction

Of the three elements to the project the Penrhos site is the most significant in terms of standing historic structures, with a range of significant listed buildings, coupled with the standing remains of the house, and the wider designed landscape. There are standing remains of the former Tre-Gof farm on the Cae Glas site, but very little at Kingsland, so this site is not considered as part of this statement.

This Heritage Management Statement is intended to give a very general overview to accompany the outline planning application for the wider project. It is presumed that a more detailed Conservation Management Plan would be prepared to accompany full planning and listed building consent applications in due course.

The outline significance assessment is largely based upon Gwynedd Archaeology's Archaeological Assessment, included elsewhere in this application, supplemented by on-site observations.

#### 1.0 Penrhos

##### 1.1.1 The History of Penrhos.

The original house at Penrhos was said to have been built during the reign of Henry VIII, on land granted to John ap Owen (also known as John Derwas). Most of the land was owned by the Penrhos family, who stabilised their surname to Owen in the early 16th century. A new house was built c. 1720-30. In 1763 Margaret Owen, the heiress to Hugh Owen, married John Stanley and the Penrhos Estate passed to the Stanleys of Alderley.

Sir John Thomas Stanley (1766-1850) probably had the 'Tudor' house demolished, and he made many alterations in the early 19th century, 'gothicising' the house and adding a new south wing, as well as constructing many of the out-buildings. William Owen Stanley (1802-1884) built a new drawing room, large dining room and added various embellishments c. 1862. No major alterations were made to the house after 1884. W. O. Stanley was a noted antiquarian, who excavated and preserved a number of archaeological sites within the area. The 1st edition Ordnance Survey Map of 1888 shows an elaborate garden to the east and south of the mansion, a racecourse and a well-developed home farm. Their architectural significance is reflected in the remains that survive, of which seven are listed buildings, including the three towers.

During World-War II the house was evacuated and occupied by troops. The house and grounds were neglected and fell into disrepair. Following the war much of the estate was sold off to the tenants. The house itself was bought by Sir Patrick Abercrombie, but deteriorated further, and was eventually demolished. The home farm continued in operation until 1969 when the whole site and significant other

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lands were sold for the development of the Anglesey Aluminium plant. Public access was granted to some areas of the site from 1972 onwards.

### 1.1.2 The Listed Buildings

There are seven listed buildings across the Penrhos site;

- The Stanley Gate Tollhouse (Grade II)
- Penrhos Bailiff's Tower and Home Farm (Grade II)
- The Candle Tower and Remains of Penrhos House (Grade II)
- Penrhos Water Tower (Grade II)
- Penrhos Betting Stand (Grade II)
- The Tower, Penrhos. (Grade II)
- The Battery (Grade II)

The listed buildings are currently in a varied state of decay. The ruins of Penrhos House adjoining the Candle Tower, and elements of the dairy and farm house are in very poor condition and continuing to decay rapidly. The Tower, the bailiffs tower and the simple farm buildings are currently used as a residence, by the Cricket Club and the Coastal Park rangers. These buildings are in reasonable condition.

Across the wider site there are also a variety of walls, these are particularly interesting to the walled garden areas.

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### 1.2 Significance

The assessment of significance is based upon Cadw's conservation principles, which state that in order to assess the historic significance of an asset four component values should be considered. These are:

- Evidential Value
- Historical Value
- Aesthetic Value
- Communal Value

*Key to significance designations:*

*Exceptional* – An aspect of the site that is of national importance (UK).

*Considerable* – An aspect of the site that is of regional importance

*Some* – An aspect of the site that is of local importance.

*Evidential* - An aspect of or related to the site which can yield important evidence of the past.

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*No/Detrimental* – An aspect of the site that is of no significance or detracts from the other significances of the site.

### 1.2.1 Communal

The whole Penrhos site can be considered of **some** communal significance.

The Stanley family of Penrhos were the one of the most prominent in the Holyhead area throughout the 19<sup>th</sup> century, this gives the site communal significance, being their home and estate.

In wider terms, the access allowed by Anglesey Aluminium has given the site additional communal significance, as an affinity has developed between the local people and the site.

### 1.2.2 Architectural & Historical Value

Whilst the buildings themselves are not particularly significant architecturally, they are a good example of the Victorian fashion for the 'gothic' revival and in particular an enthusiasm for castellation, especially prevalent along the North Wales coast.

The picturesque, semi-axial nature of the landscape and the use of farm buildings to create terminations are classic of the period and give the wider site **considerable** (i.e. regional) significance.

It would appear from the historic photographs and the evidence 'on the ground' that the house retained elements of earlier phases, which would also contribute both to architectural and evidential significance.

### 1.2.3 Aesthetic Value

The Penrhos site has a wide variety of different character areas. From the historic 'picturesque' landscape with the standing ruins, walled gardens and follies the coastline, the Quillet and the woodland areas (refer to the landscape character appraisals include elsewhere). These all contribute to give the site **considerable** aesthetic significance.

### 1.2.4 Evidential

Evidential significance is defined as the potential for the site to yield important evidence of the past that is not yet known. As such the evidential significance of the site should be regarded as **considerable**.

There is great potential to discover a large amount about the former house at Penrhos, there are significant remains across the site which would yield detail which can be interpreted and recorded.

There is also still potential to discover additional information through the Stanley archives and through wider research.

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### *1.3 The Impact of the Proposals*

The great benefit of the proposed scheme is that it brings the heritage assets back into use. Even during the tenure and maintenance regime of Anglesey Aluminium the buildings have decayed significantly, in particular the home farm and the ruins of Penrhos House.

Given the closure of the plant it is likely that the buildings would continue to deteriorate, and that the deterioration would actually accelerate.

The proposed scheme provides a suitable, considered and sensitive solution for all the historic buildings on the site, it also provides the opportunity to tell the story of the estate and discover more about the historic buildings and the landscape. As noted in the wider design and access statement, the proposals draw much of their inspiration from an analysis of the historic structures their arrangements, and the buildings which have previously been lost.

### *1.4 Managing the Heritage Assets.*

The proposed scheme, bringing the buildings back into use provides a long-term management solution, and will ensure the future of the historic buildings, standing ruins etc.

The historic structures from the wider estate, such as the betting tower or the battery, as integral parts of the site will be conserved and interpreted and appropriate management and repair regimes put into place.

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### 2.0 Cae Glas

#### 2.1 The History of Cae Glas

The Cae Glas site consists of a number of farms surrounded by regularly shaped fields. The majority of these farmsteads are now abandoned and ruinous. The field layout was generally established by 1769, but numerous fields have been amalgamated at various periods since then, and some boundaries have been lost or altered.

The largest farm was Tre Gof, historically a place of some significance which in the 16th century was inhabited by John Gwyn, High Sheriff of Anglesey in 1543 and 1555. The farm became part of the Penrhos estate at the end of the 17th century when John Owen inherited it from his grandmother. It is now abandoned but high garden walls and ruinous buildings survive, as well as a stone cattle shed.

The small farm at Tyddyn Bach and a 16th century tide mill at Mill Island have all-but disappeared.

#### 2.2 Significance

The assessment of significance is based upon Cadw's conservation principles, which state that in order to assess the historic significance of an asset four component values should be considered. These are:

- Evidential Value
- Historical Value
- Aesthetic Value
- Communal Value

#### *Key to designations*

*Exceptional* – An aspect of the site that is of national importance (UK).

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*No/Detrimental* – An aspect of the site that is of no significance or detracts from the other significances of the site.

##### 2.2.1 Communal

The Cae Glas site has always been agricultural lands, initially through a series of small holdings, then latterly through tenanted farms as part of the Penrhos Estate, then Anglesey Aluminium.

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Public access has been limited to rights of way. There are, as noted on the Gwynedd Archaeological report, opportunities for below ground archaeology to reinforce the communal significance, giving the Cae Glas site **evidential** significance.

### 2.2.2 Architectural & Historical Value

The only standing remains are those of Tre-Gof Farm. This farm was of some importance locally and the detailing of the remaining elements is of higher quality than most farms on the island, providing evidence of its stature. Therefore these standing remains and the wider landscape character can be considered as having **some** significance.

### 2.2.3 Aesthetic Value

The Cae Glas site is compromised by its visual relationship with the Anglesey Aluminium works and the proximity to the A55.

However the landscape character, especially around the inland sea and the standing remains of the Tre-Gof farm give the site **some** aesthetic significance.

### 2.2.4 Evidential

Evidential significance is defined as the potential for the site to yield important evidence of the past that is not yet known.

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Given the proximity of the Neolithic burial chamber and the wider potential for archaeological remains (refer to Gwynedd Archaeology's report) the evidential significance of the site should be regarded as **some**.

### 2.3 The Impact of the Proposals

The only standing remains are those of the buildings at Tre-Gof farm. It is proposed that these be largely retained and incorporated into the new hotel. The tall boundary wall of the farm remains in-situ, as does a stone barn with arched openings.

The concept design for the hotel retains these elements, worked into the scheme. The boundary wall forms the edge of a new courtyard, with reception, restaurants, public spaces. These open onto a courtyard with the 3 storey bedroom block beyond. The restaurant section is single storey, allowing plenty of south and west light into the courtyard. The former barn could form a separate bar or coffee house.

### 2.4 Managing the Heritage Assets.

The proposed scheme which incorporates the ruins of Tre-Gof provides a long-term management solution, and will ensure the future of the standing ruins, through managed maintenance and repair.