

**CARDIGAN MEMORIAL HOSPITAL
PONT Y CLEIFION, CARDIGAN
SA43 1DP**

HERITAGE IMPACT STATEMENT

For Wales and West Housing Association



December 2023

Edward Holland
Holland Heritage

www.hollandheritage.co.uk



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1.0 Introduction

1.1 Authorship and Purpose

This Heritage Impact Statement is written by Edward Holland and was commissioned on 10th October 2023 by Andrew Davies of Enfys Developments, on behalf of Wales and West Housing Association. It is intended to inform the revised proposals for the redevelopment of the former hospital including the demolition of some buildings and the adaptive reuse of the former Priory House. This report is required as one of the supporting documents for the revised planning application.

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1.2 Location

The site lies at SN 18139 46028 at the eastern end of the town. It is accessed off Pont y Cleifion close to the roundabout junction with the A484/A487. To the south it overlooks the River Teifi and is close to Priory Bridge. The former hospital site is approx. 2.68 acres in size (1.085 ha).



Figure 1 Location map © www.gridreferencefinder.com (the added arrow marks the site)



1.3 Methodology

The purpose of this Heritage Impact Statement is to fully understand the historic asset and its vulnerabilities and to assess the current proposals for change. Principally the report aims to assess the impact on the Priory House and on the immediately adjacent St Mary's Church. The assessment process follows the approach set out by Cadw in Conservation Principles¹ and in best-practice guidance documents associated with the Historic Environment (Wales) Act 2016 including *Heritage Impact Assessment in Wales, May 2017*. These documents contain the general principles to consider when planning changes to historic assets. The report identifies the place and its associations, assesses its significance, identifies obligations arising from this significance and makes recommendations about the impact of the proposals and how they would affect the future of the place.

This report is largely based upon the Heritage Impact Statement (Holland Heritage, June 2021) and on a further site survey undertaken on 9th November 2023. Research for the original report was restricted by the closure of archives and libraries during the Covid-19 pandemic and this update was commissioned solely to reflect the amended scheme so no additional primary research has been carried out.

1.4 Relevant Designations

The buildings of the former Cardigan Memorial Hospital are not statutorily listed but the immediately adjacent Parish Church of St Mary is listed Grade II* (Cadw reference: 10476). The Gates and Gatepiers to Churchyard of Church of St Mary are separately listed Grade II (Cadw reference: 10477). See the Appendix for the relevant designation entries. Other designated heritage assets within 200m radius include Imperial House (Grade II – Cadw reference 10475), Capel Mair Chapel House and Vestry (Grade II – Cadw reference 10478) and a group of buildings on St Mary's Street including Nos 19, 21, 22 and 32, Cemaes and The Angel Hotel (Cadw reference nos: 10532, 10533, 10534, 10535, 10536 and 10537).

The former hospital lies within the large Cardigan Community which overall has 109 listed buildings and 5 Scheduled Ancient Monuments including the Cardigan Castle, Cardigan Town Walls and Cardigan Bridge (see figure 2).

Cardigan and the former hospital site lie within the Lower Teifi Valley Landscape of Special Historic Interest in Wales (Cadw ref: HLW (D) 14).

¹Conservation Principles for the sustainable management of the historic environment in Wales (Cadw, Welsh Government, March 2011).

The site immediately beyond the boundary of the Cardigan Conservation Area which was designated in 1989 (figure 3).

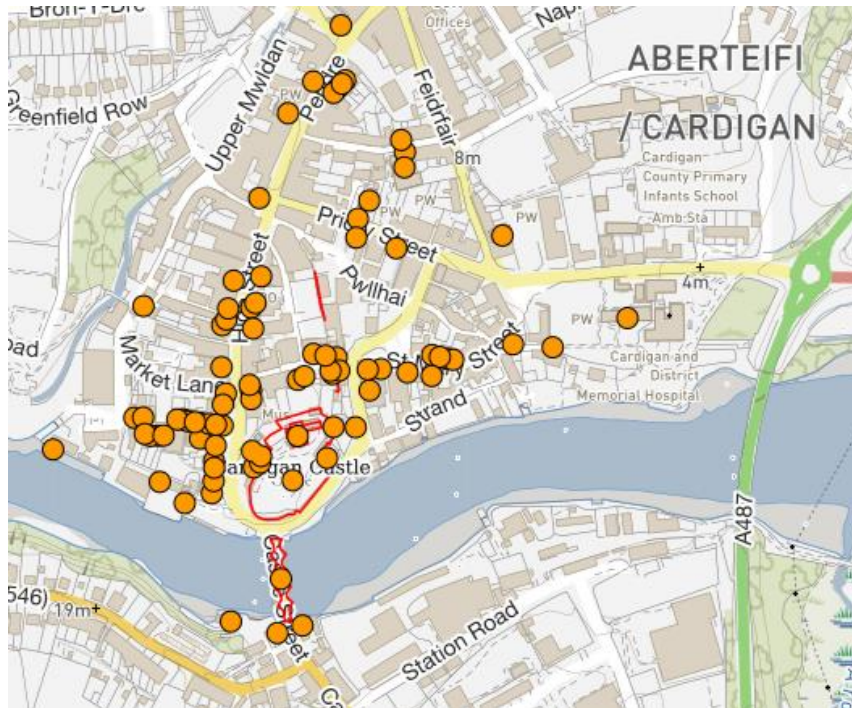


Figure 2 Map identifying designated heritage assets © Cadw Cof Cymru (orange dots indicate listed buildings and red outlines indicate scheduled ancient monuments)

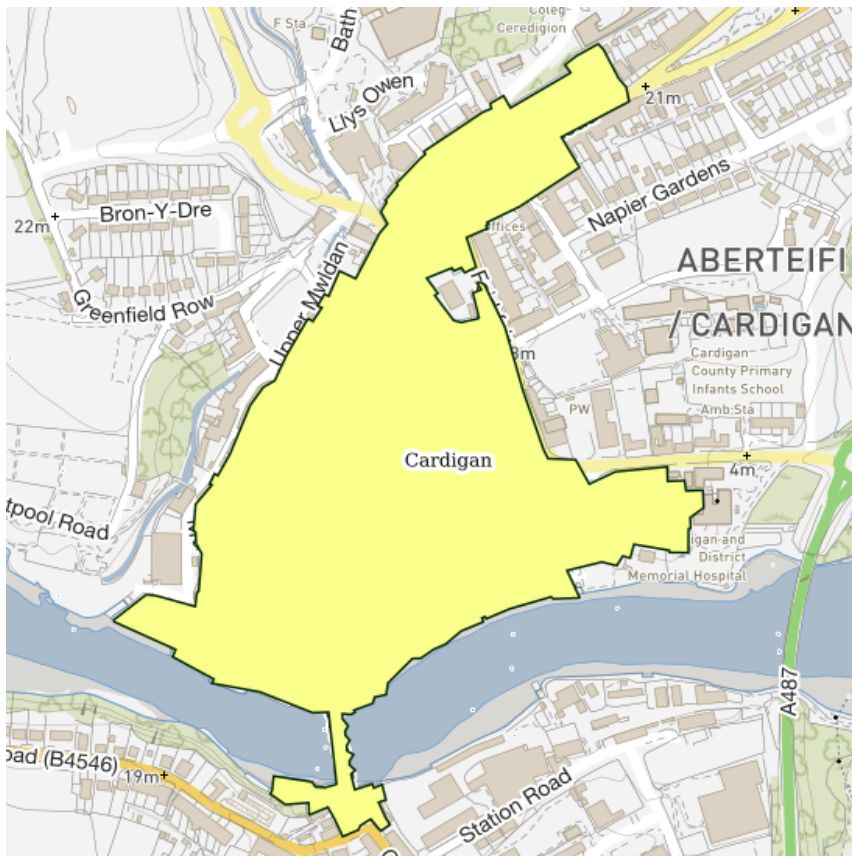


Figure 3 Cardigan Conservation Area boundary © www.lle.gov.wales



2.0 History of the Cardigan Memorial Hospital and its setting

2.1 Summary

The Memorial Hospital was officially opened in July 1922, centred on what was originally Priory House and is now referred to as the Nash building. It was progressively enlarged and altered to accommodate changing health care needs. The hospital closed in 2019 as part of the re-organisation of National Health Service provision in this area.

2.2 Medieval Origins

The site was originally part of a small Benedictine Priory, a dependent of Chertsey Abbey in Sussex. It was established here in the early 12th century and it is recorded that Rhys ap Gruffudd confirmed the endowment in 1165. Cardigan later became a place of pilgrimage for the relic of the taper of the Virgin Mary which burned indefinitely. By 1536 only two monks remained and in 1539, after Dissolution, the ancillary buildings were sold and then lost in the rebuilding of the house that became known as The Priory.

2.3 Post-Dissolution

The church became the Parish Church and has subsequently been partly rebuilt in various phases, though retaining a significant amount of medieval fabric, in particular the 15th century chancel. More recently there was a mid-19th century reordering by Henry Woodyer and restoration by W D Caröe in 1920s.

2.4 Priory House (Nash Building)

2.4.1 The original house was created out of the monastic buildings to the east of the Priory Church. In 1610 King James 1 granted the Priory estates to Francis Morris and Francis Phelips of London and in 1616 the King granted the estate to George Phelips of Tregibby. The celebrated writer Katherine Phillips, known as Orinda, lived briefly at Priory House in 1660s.

2.4.2 In the mid-18th century, it was owned by the Pryses of Gogerddan, successive generations of whom were Members of Parliament for Cardiganshire. In 1774 the Priory was acquired by Thomas Johnes whose son, also Thomas Johnes, was elected M.P. the following year, being returned many times as well as later becoming Lord Lieutenant of Cardiganshire from 1800 to his death in 1816. According to the Building of Wales volume for Carmarthenshire and Ceredigion the house was rebuilt

in 1788-9 by John Nash for Elizabeth Johnes², the daughter of Richard Knight of Croft Castle. This date is also given by Richard Suggett's research on papers in the National Library of Wales³ but the local historian Glen Johnson cites a record of the rebuilding as still ongoing in 1792. The new house was certainly complete by 1792 as it is shown in John Warwick Smith's painting of that year and more clearly in Sir Richard Colt-Hoare's view of 1793 (figure 4). Hoare commented that "*a modern Gothic house has been built on the ground adjoining the old priory*".⁴ The reference to Gothic relates to the style of fenestration, the only example amongst Nash's villas where he used this style, though he was familiar with it in the context of estate buildings (e.g. Abermydyr, Llanerchaeron). Here the use of glazing bars to create a picturesque Gothic character may have been at the request of this particular client or it may have been a reference to the proximity of the church and the medieval origins of Priory House.



Figure 4 Painting by Sir Richard Colt Hoare, 1793 of Priory House, Cardigan © Cardigan and District Memorial Hospital Facebook page

² T Lloyd, J Orbach and R Scourfield, *Carmarthenshire and Ceredigion* (Buildings of Wales series, 2006), p.451

³ R Suggett, *John Nash, Architect* (Crown Copyright, 1995), p.116

⁴ M W Thompson (ed.) *The Journeys of Sir Richard Colt-Hoare through Wales and England 1793-1810* (Alan Sutton, 1983).



Figure 5 Portrait of John Nash © Jesus College, University of Oxford

2.4.3 John Nash (1752 – 1835) was one of the leading architects in the late-18th and early 19th century. He is best known for his London terraces and for the work commissioned by the Prince Regent including Brighton Pavilion, Marble Arch and Buckingham Palace. He was accomplished in a range of different architectural styles and the Picturesque style that is echoed in his designs for Priory House are also seen in his designs for Hafod and Blaise Hamlet.



Figure 6 Elevation of Priory House as built © Richard Suggett, RCAHMW (by kind permission of the author)

2.4.4 The illustration above (figure 6) shows a 2-storey and basement hipped roof house on a geometrical plan with 3-window elevations, in the manner of Sir Robert Taylor’s villas. It is noted from this painting and from the plan included by Richard Suggett that the splayed bay to the south was originally only on the ground floor. It is not known at what date this was continued upwards but it had clearly happened by the late 19th century from when there is photographic evidence of a two-storey bay.

2.4.5 Johnes later used Nash to enlarge his house at Hafod (Pontrhydygroes, Ceredigion) as part of his renowned picturesque estate. Johnes incorporated fine medieval stained glass⁵ from St Mary’s Church, Cardigan, which he would have known well from owning Priory House.

2.4.6 The estate was sold in 1807 to the Marquess of Lansdowne including 2,400 acres and over 100 houses and mills. Two years later the property sold to Richard Hart Davies of Bristol and it was sold again in 1817. When the house was offered for let in 1819 it was described as having a *‘vestibule, drawing room, dining room, breakfast room, servant’s hall, butler’s pantry, 3 best bedrooms, 2 good dressing rooms, other bedrooms, large kitchen, good cellars, stabling for six horses, coach house, saddle room, barn, granary, cow-house and 2 acres of land.’*⁶

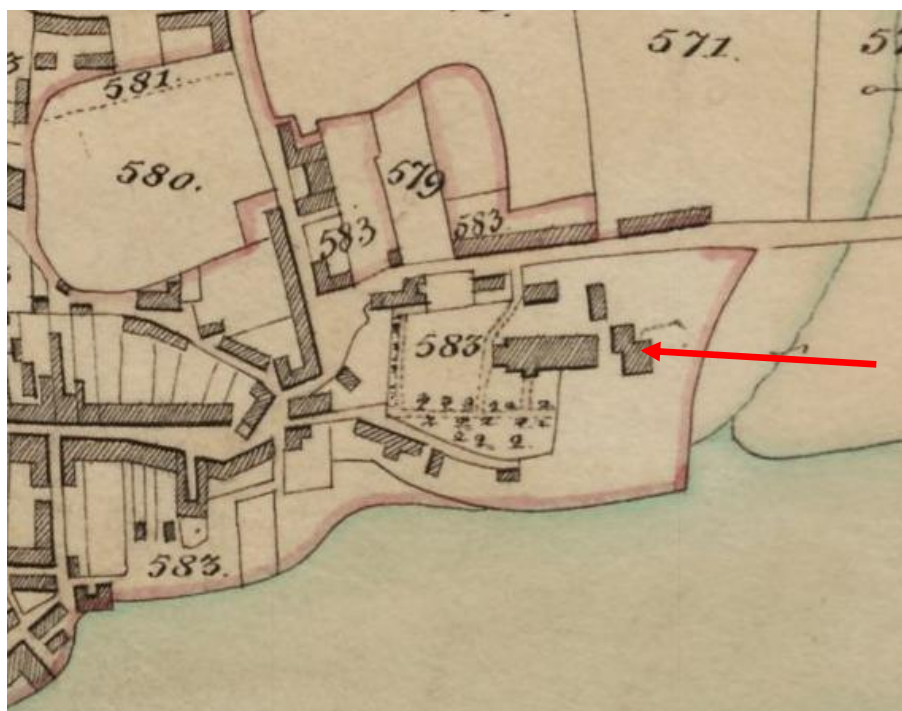


Figure 7 Detail from the 1846 Cardigan Tithe Map © National Library of Wales

⁵ www.coflein.gov.uk – NPRN 5577

⁶ www.glen-johnson.co.uk/cardigan-priory-hospital

2.4.7 There were successive tenants and new owners and in 1834 the Priory was recorded on John Wood's map of Cardigan as being the property of Philip John Miles. When it was again marketed for Let in 1845 the house was described as a 'very desirable and genteel residence' and in addition to the accommodation previously described it also referred to a walled garden and pleasure grounds. In 1897 the Priory was sold for £1,325 to Dr John Walter Pritchard. In 1911 Johnson records a reference to structural alterations including addition of a two-bay extension, an extra storey and a flat roof. Conversely the Building of Wales volume attributes this work to the conversion into a hospital in 1922.⁷ After Emily Prichard's death in 1914 the estate was progressively sold. In 1920 there was a sale of the contents of the Priory house and later that year the house was purchased, with a grant of £2,150 from the Red Cross, for the purpose of creating a hospital.

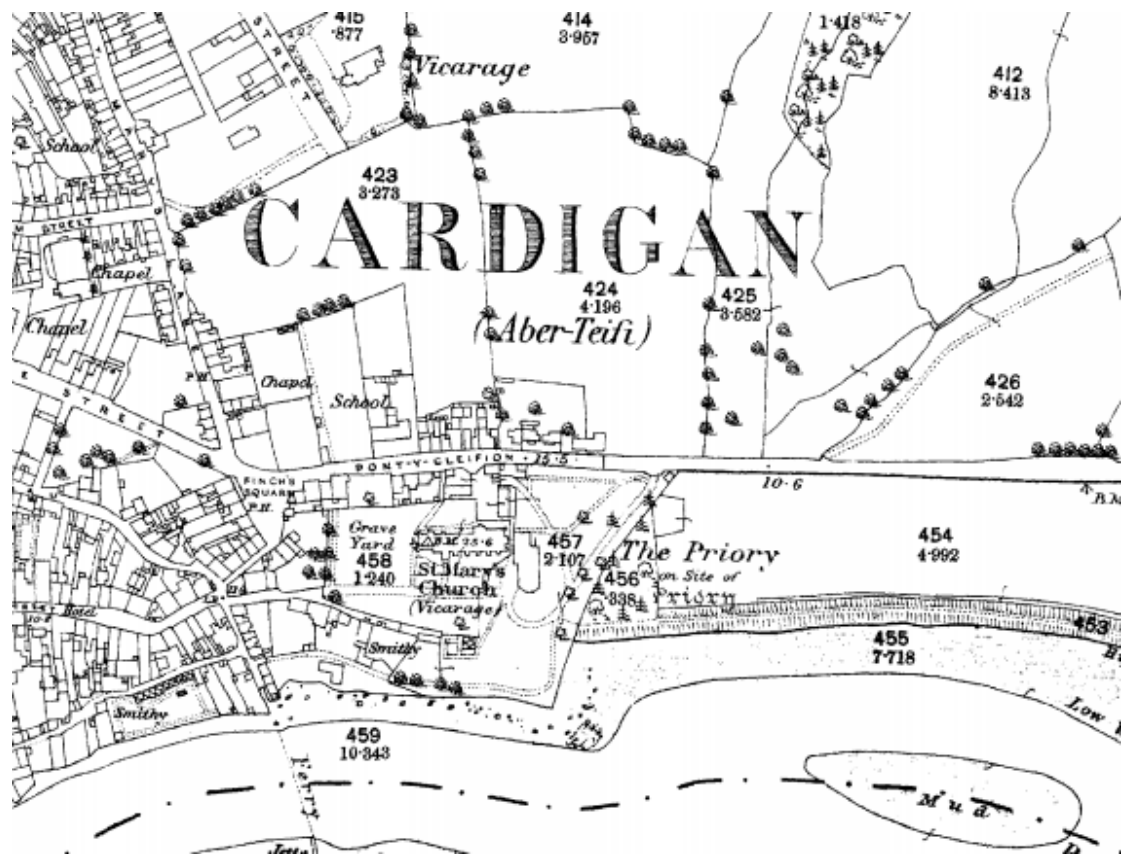


Figure 8 Detail from 1890 Ordnance Survey © www.old-maps.co.uk

⁷ Lloyd, Orbach and Scourfield, p.451

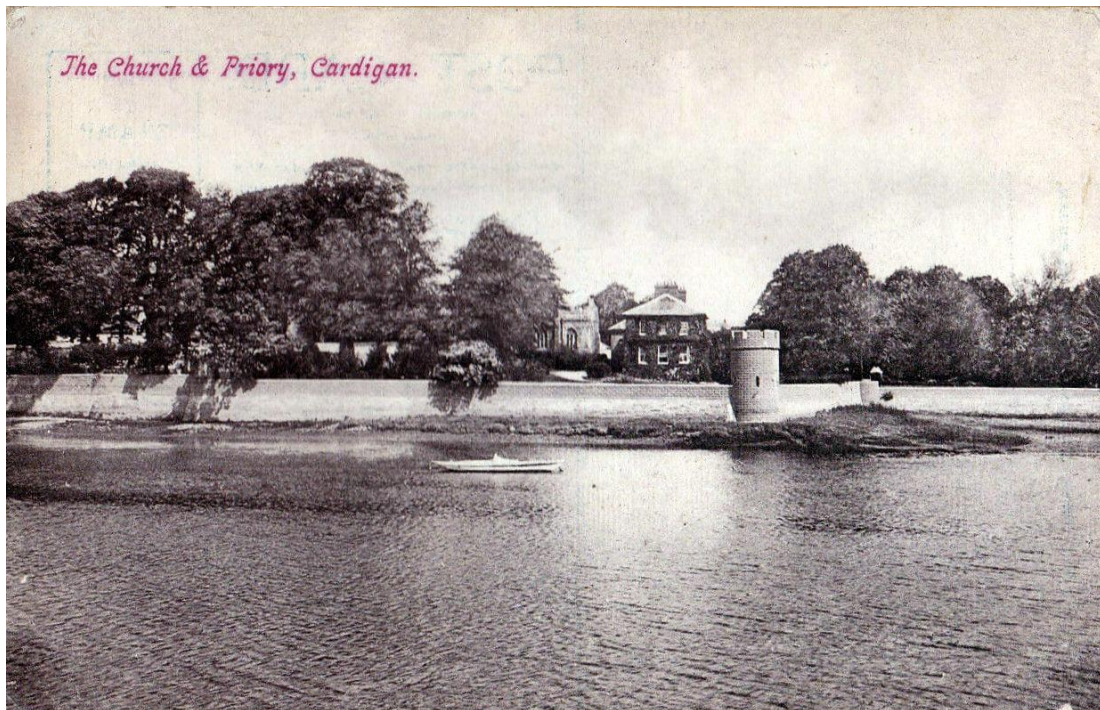


Figure 9 Photograph c.1908 © Cardigan and District Memorial Hospital Facebook page



Figure 10 Photograph c.1924 © Cambrian News

2.5 War Memorial Hospital

2.5.1 In the immediate years after the end of the Great War a number of War Memorial Hospitals were built in Wales. Some of these continue in

health-care use such as Llandrindod Wells War Memorial Hospital (opened in 1924) and others are closed and demolished such as the Crickhowell and District War Memorial Hospital. Other examples of War Memorial or Heroes Memorial Hospitals were opened, for example Ffestiniog, Tywyn, Wrexham, Llangwyfan, Llanidloes, Brecon and Clydach. Unsurprisingly all the surviving examples have undergone substantial change.

2.5.2 In 1922 conversion to the hospital was carried out by John Teifion Williams, architect of Cardigan. The six-bed hospital informally opened in March 1922, the first patients being admitted in April; it was formally opened on 28th July of that year by Dame Margaret Lloyd-George. In 1923 the Outpatients Department was opened involving the conversion of former outbuildings. A lift was added in 1926, a new X-ray department was opened in 1937 and in June 1948 the hospital was transferred to the National Health Service and an extension built to accommodate a Maternity Ward. In 1955 a Children's Ward was opened. In 1962 the interior of the hospital is said to have been gutted prior to re-opening in June 1963. Ten years later a new Maternity Wing was opened but closed only six years later. In 1980 a new Casualty and Outpatients Department was opened and the Sun-Lounge built and in 1989 a new X-ray department was opened. New fire escapes were added in 1992. In 1994 the Sun-Lounge was replaced but by 1997 the hospital was under threat of closure.

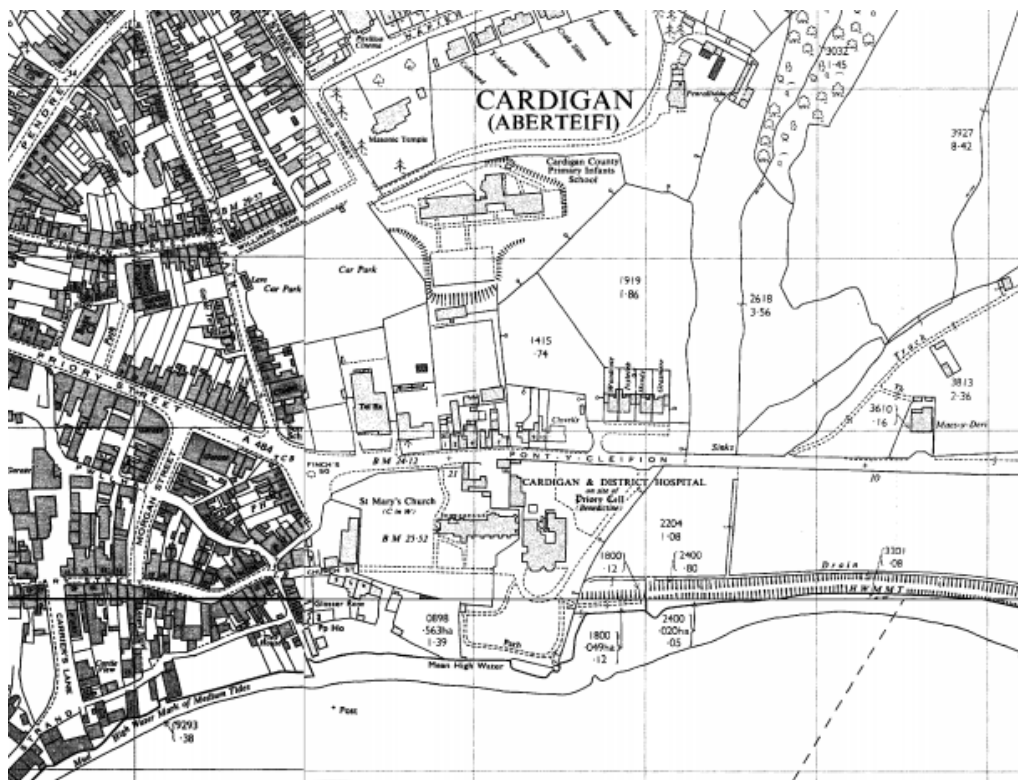


Figure 11 Detail from 1965-76 Ordnance Survey © www.old-maps.co.uk

2.5.3 In December 2013 Hywel Dda Health Board announced that Cardigan Hospital was to be permanently closed to in-patients. After out-patients services were transferred to the Cardigan Integrated Health Centre, the hospital closed completely on 10th December 2019.

2.5.4 Wales and West Housing Association received Planning Consent from Ceredigion Council on 20th September 2021 (ref: A210510) for demolition of buildings and construction of a mixed-use development which includes office, workspace, residential development and associated works. Demolition works were commenced in 2023 but the scheme has had to be amended to address new requirements. This involves a reduction in the number of residential units from 34 to 20. A more complete description and images of the character and appearance of the site prior to demolition can be found in the previous Heritage Impact Statement (June 2021).



Figure 12 Cardigan Memorial Hospital and St. Mary's Church as existing November 2023

3.0 Description of the Exterior of the former Cardigan Memorial Hospital

3.1 The hospital is on a sloping site approached from the north-east with the former Priory House (the Nash building) now more visible following demolition of an assortment of later linked ranges. The character was typical of a hospital that had necessarily evolved over nearly 100 years of operation and presented a complex group of buildings, with mostly rendered elevations. Today the main building remains but all the ancillary ranges have been removed and the roadside boundary wall have all been removed.



Figure 13 South front of the former Priory House as seen in 2021



Figure 14 South front of the former Priory House as seen in 2023

3.2 A description best starts with the south side where the form of the original John Nash house can still be understood. The core of the three-storey and basement block, designed as a three-window canted bay, is essentially the late 18th century house. The top storey with its flat roof was added in the early 20th century at the same time as the elevations were rendered with roughcast, rather than the stucco that Nash would surely have used. The original house had a hipped roof with especially wide eaves and, as part of the early 20th century alterations, a crenellated parapet was added and then at some time later this was removed. The unsympathetic upvc fenestration is all modern and the pointed arched openings to the 1st and 2nd floors relate to early 20th century alterations rather than to the original Nash house. The latter only had pointed arched windows to the west elevation facing towards the parish church. Old photographs show that on the south elevation there were square-headed small-pane hornless sash openings to the ground and 1st floors and semicircular-headed openings to the basement. Sometime between 1890 and 1904 (as seen in figures 15 and 16 below) there had been changes to the fenestration on both floors of the south elevation. To the ground floor the main glazing bars had been removed in favour of large panes of glass and on the 1st floor they had been given pointed arched heads with intersecting glazing bars, in imitation of the glazing of the pointed arched windows of the late-18th century building. By the time of the opening of the hospital in 1922 the main glazing bars had also been removed on the 1st floor.



Figure 15 Photograph c.1890 © Cardigan and District Memorial Hospital Facebook page



Figure 16 Photograph dated 1904 © Cardigan & District Memorial Hospital Facebook page

3.3 The slightly lower and uncomfortably narrow two-window canted bay extension to the east is stone clad and was added in the early 20th century. Its form is clearly intended to match the original façade adjacent but the narrowness of the central face creates unsatisfactory proportions. It has matching modern upvc windows though only a single central pointed arched window to the top floor. The uniform basement is cement-rendered and the windows are boarded up. Overall, there is a mixture of cast-iron and upvc rainwater goods.



Figure 17 West front of the former Priory House

3.4 The three-bay west side elevation is better preserved and retains one small-pane window with ornate intersecting glazing bars. At first sight it would appear to be an original Nash window but closer inspection shows that it is horned and therefore a mid-19th century or later copy. As on the south front, the ground and first floors are roughcast and the second-floor has unsightly rock-faced cladding. There are a pair of boarded-up pointed arch windows to the centre of the elevation at first-floor level, one of which is an early 20th century addition that upsets the partial symmetry of the original design. Whilst figure 4 shows a symmetrical elevation, the left-hand ground floor window could only have been blind as the original staircase rises against the wall in this position. It is said that this additional window was moved from the east front when this was extended c.1911 for the Prichards. The only visible external evidence of the original ground floor is one window near the south-west corner and this matches the window on the floor above. The remainder of the ground floor was until recently obscured by later alterations and additions including the former sun-lounge.

3.5 Overlapping this elevation at the north-west corner is the remains of a two-storey service range that ran extremely close to the east end of the parish church. It is shown on the 1846 Tithe Map and retains pointed-arched windows and the remains of a hipped slate roof. It is understood that these are only temporarily left in place to support the north end of the main building. An old photograph (undated but c.1900) shows the two-storey hipped roof range with pointed arched windows to both floors.



Figure 18 Photograph c.1900 © Cardigan and District Memorial Hospital Facebook page



Figure 19 Evidence of demolished service range as seen November 2023



Figure 20 East end as seen November 2023 following demolition of the former single-storey physiotherapy range

3.6 The east side elevation is entirely covered in painted rock-faced cladding and is architecturally spoilt by formerly having had a series of additions, fire escapes and lift tower.



Figure 21 North side (rear) as seen November 2023 following demolition of ancillary ranges

3.7 The rear of the main building is scarred by the demolition of former additions and it is understood that what is left of these is temporary serving only at present to provide buttressing to the rear wall of the main, Nash, building. Partially concealed behind a tall blockwork ventilation chimney is a 12-pane hornless sash window that potentially could be a relic of the original Nash house. However, given the number of times the property changed hands in the following century, it could equally be early to mid-19th century in date.

3.8 Detached ranges such as the former L-shaped Outpatients and Casualty department have been demolished and archaeological investigation is being carried out on the exposed site. The former Generator House and stables and coach house to the west have also been demolished.



Figure 22 Site of former outpatients and casualty block

4.0 Description of the Interior of the former Cardigan Memorial Hospital

N.B. The interior was not accessible at the time of the November 2023 survey but it is understood that there has been no change other than the loss of the cross range to the north-west. Accordingly, the interior description is substantially copied from the previous heritage report.

4.1 The interior has been very substantially and unsympathetically altered such that the plan-form of the Nash house is hard to determine. There are modern suspended ceilings throughout, with modern doors and floor surfaces. As noted in the external description most of the windows are upvc. Although the former Priory House was built on the site of former monastic buildings there is no visible evidence of reuse of medieval fabric. It is likely that the preceding, post-medieval house would have incorporated the remains of medieval buildings but it is also possible that Nash swept all this away in his rebuilding.

4.2 The plan-form of the Nash house is shown in the following plan prepared by Richard Suggett⁸ with the Drawing Room to the south (marked D), Dining Room to the middle (marked C) and the Morning Room to rear (marked B).

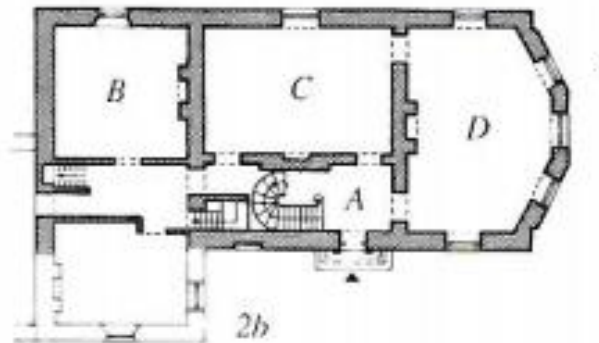


Figure 23 Plan of Nash house as built © Richard Suggett, RCAHMW (by kind permission of the author)

4.3 Staircase

4.3.1 The elegant Georgian staircase is the principal feature surviving from the late 18th century Nash house. It curves up to a half-landing where there is a distinctive curved six-panelled door before rising to the first-floor. It has a scrolled newel at the foot of the stairs and an unusual inlaid handrail. The tread ends are simply detailed, perhaps constrained by the narrowness

⁸ Suggett, p.44

of the treads, and the stick balusters (one of which is missing) are so plain as to have raised the question as to whether the balustrade has been replaced. However, comparison with other Nash staircases shows that even quite grand examples such as the twin-flight stairs at Llanwysc (Breconshire) have similar stick balusters.

4.3.2 The top three treads appear to have been altered as they lack the delicate curved detail to the tread ends seen in the rest of the staircase. Also, examination of the skirting shows that it has been cut below the existing top of the stairs and the skirting from the present first-floor level wraps around the corner above this. However, there is no obvious reason why the level of the first-floor would have been slightly raised, thereby necessitating the extension of the original staircase.



Figure 24 Main staircase



Figure 25 Staircase and door to Service Range



Figure 26 Inlaid handrail and scrolled newel at foot of main staircase



Figure 27 Window to staircase



Figure 28 Curved door from staircase to service range

4.3.3 The Cardigan staircase is lit by a tall small-pane sash within the west wall and it has ornate intersecting glazing bars to the head and panelled reveals. It is noted that the stairs are very similar in design to those at Castle Green House at Cardigan Castle, built c.1827. The significance of the stairs is diminished by the addition of a modern gate to the foot and the overlaying of the treads with modern materials.

4.4 **Entrance**

The house was entered from the west through a pointed arched doorway. This is still seen on the inner side (figure 29) but has been altered on the outer side (figure 30) where a suspended ceiling has been installed. There are panelled reveals and trefoil ornamented spandrels. There is now a modern door but the former hospital door is kept in store for reinstatement. The original, Gothic panelled, Priory House door is shown in a photograph dated 1897 seen on the Cardigan and District Hospital Facebook page.



Figure 29 Former main entrance, inner face Figure 30 Former main entrance, outer face



Figure 31 Former hospital main door to Priory House currently stored for reinstatement © Wales and West Housing Association

4.5 Ground Floor

The ground floor of the building has wards to the south, kitchens and other services to the north, together with later extensions to either side. The main Drawing Room of the late-18th century house, with the 3-window canted bay, can be clearly seen in what was Celynnen Ward. The deeply recessed south-facing windows are upvc but the west wall has a boarded-up hornless 12-pane timber sash window the shape of which is original although the square-section glazing bars are modern replacements. The head retains intersecting glazing bars similar to those seen on the staircase. The narrower 2-window canted bay added in the early 20th century can be seen in what was the Onnen Ward, with the rear of the house being occupied by the former Collen Ward.



Figure 32 Former Celynnen Ward in ground floor (south and west walls) of Priory House



Figure 33 Former Onnen Ward in ground floor (south wall) of Priory House C20th extension

4.6 **Basement**

The basement of the original house is accessed by a narrow staircase with modern handrail and treads. At the foot there is a corridor flanked by small barrel roofed chambers with segmental arched doorways. It has been suggested that these are evidence of medieval cellars but they are also characteristic of basement stores in post-medieval houses. To the south end is a semicircular arched opening into the large room within the 3-window canted bay. A doorway leads through to the adjacent, concrete-ceiled, space at the base of the later 2-window canted bay.



Figure 34 Basement store of former Priory House



Figure 35 Basement room of original part of former Priory House

4.7 First-Floor

The staircase opens onto a corridor off which the rooms have been adapted to create an almost circular route through them. Some similar small-pane sash windows survive with the distinctive intersecting glazing bars to the head. At least two of these are replicas but at least one is original, seen externally on the west elevation. In several rooms the pointed-arched window openings have been adversely impacted by suspended ceilings cutting across their heads.



Figure 36 1st floor upvc window in arched opening Figure 37 1st floor sash window with intersecting glazing bars



Figure 38 1st floor room to original Priory House, SW corner

4.8 **Second-Floor**

The staircase to the second-floor relates to the early 20th century raising of the building, either in 1911 as recorded by Glen Johnson, or in 1922 as noted elsewhere. It has a simple swept handrail without any balusters. Presumably they have been removed but there is no obvious evidence for their former existence. There is a broad casement to the rear and horned sashes without glazing bars to the south. One room in the early 20th century added bay on the south elevation has an exceptionally low ceiling.



Figure 39 Stairs to 2nd floor, view down from 2nd floor landing



Figure 40 2nd floor corner room to original Priory House showing pointed arch openings

4.9 **Remains of Rear Cross Range**

The highly distinctive curved panelled door shown in figure 28 once opened off the staircase onto to a first-floor corridor along the length of this former cross range.

5.0 Description of the Setting of Cardigan Hospital

5.1 The original setting of Priory House focused on the relationship to both the river and to the Parish Church. The building is picturesquely set on the edge of the town, overlooking the broad River Teifi to the south, in a manner inspired by Palladian villas and places such as Asgill House, Richmond, by Sir Robert Taylor. It is known that Taylor’s work influenced Nash and that he may even have worked on some of his villas. The pleasure grounds gently slope down towards the river and are enclosed by a stone wall as seen in Colt Hoare’s painting of 1793. The other dominant element of the setting is the medieval Parish Church, the east end of which is remarkably close. This proximity is born out of the monastic origins, with the early house being created partly out of former conventual buildings.



Figure 41 View (taken 2021) from Priory Bridge showing Hospital and Parish Church – the Colt Hoare painting shows a view slightly further north and facing the east elevation



Figure 42 View from south across River Teifi taken 2021

5.2 Transformation into a hospital and regular adaptation and expansion over a century has radically changed the setting into something institutional. The grounds to the south are no longer private but communal while the setting to the north was changed by the accretion of additional ranges and the creation of the hospital car park. This has now been further changed by recent demolitions and groundworks. The hospital has also had a significant impact on the setting of the church. Indeed, there is barely two metres between the east end of the church and the west end of the hospital. Furthermore, the raising of the height of the building and the addition of a lift tower and chimney contribute to creating an intrusive cluster of structures close to the medieval church, though views of the church have been opened up through demolition of secondary ranges. The church still features strongly in the setting of the hospital both when seen from the river and from the entrance to the north-east.



Figure 43 West elevation of Priory House seen from churchyard and south side of chancel

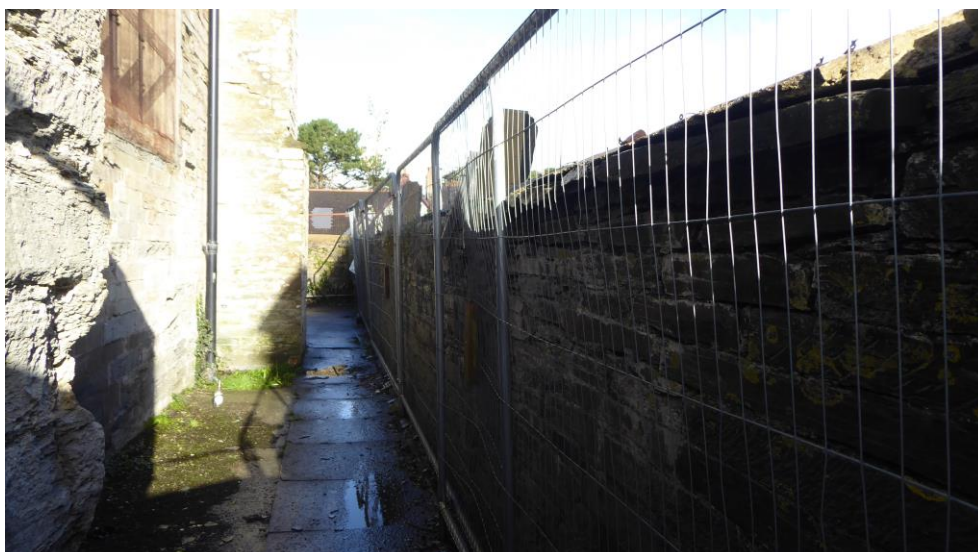


Figure 44 proximity of East end of church and boundary wall enclosing former hospital site



Figure 45 View west showing the close physical relationship between hospital and church as experienced in November 2023



Figure 46 A similar view taken in 2021

5.3 Along Pont y Cleifion there is no longer the prominent high stone boundary wall but instead temporary fencing enclosing the development site.



Figure 47 View west along Pont y Cleifion

5.4 The wall to the south has a circular water pumping station tower at its south-eastern corner. This is not shown in a photograph of c.1900 and is understood to have been built when the wall was reconstructed in 1907.



Figure 48 Round tower (part of pumping station) at south-east corner of boundary wall



Figure 49 View east through churchyard towards former Priory House



6.0 Understanding of the Archaeology

An Archaeological Desk-Based Assessment has been carried out⁹ to inform the proposed development. This included a search of the regional Historic Environment Record and the National Monuments Record which identified sites within a 500-metre radius of the development site. The majority of these are post-medieval buildings but there are significant medieval sites including the castle, town walls, and the parish church (former Priory). No earlier sites have been recorded, suggesting that the possibility of finding pre-medieval archaeological remains on the development site is very remote. A map of Cardigan dated 1610 indicates that the site of the proposed redevelopment was partially occupied by buildings, probably buildings associated with the Benedictine priory and its small community of monks. It is assumed that these remains will have been disturbed by the later building of houses on the site, and the grading of the site for laying a tarmac drive in the twentieth century. Nevertheless, it is concluded that there is a moderate possibility of uncovering significant archaeological deposits and it was noted on the recent survey that archaeological investigation was in progress.

At the time of the November 2023 survey archaeological investigation was being carried out by Archaeology Wales.

⁹ R Hayman, *Cardigan Memorial Hospital, Archaeological Desk-based Assessment*, (2021)



7.0 Assessment of the Heritage Significance of the buildings at Cardigan Memorial Hospital

7.1 Summary

The site has medieval origins as a Benedictine Priory but of this monastic heritage only the church survives and this has been later remodelled. There was a post-dissolution house of which there is now no definite physical evidence. The understanding of the existing buildings starts with the villa that was erected c.1790 by John Nash. In the early 20th century this became a hospital and it operated as such until closure in 2019, over which time there were many extensions and alterations. The result is a fragmentary survival of the Nash house, and the extent of the unsympathetic changes has led to the decision by Cadw not to list Cardigan Hospital. Ceredigion County Council does not publish a Local List but it is assumed that if there was one the hospital would be included to reflect its significance to Cardigan and to acknowledge its important origins. In terms of heritage significance, there is definite interest in the association with Nash and the distinctive features that survive, especially the main staircase. However, the hospital alterations have been highly damaging to the historic fabric and character with the result that the overall significance is relatively low. The heritage interest lies more in what it once was than what it now is. This chapter goes on to examine heritage significance in more detail.

7.2 Heritage Values

This report assesses significance against the following heritage values set out in Cadw's Conservation Principles and adopted by Welsh Government. It sets out criteria for how significance can be evaluated, considering Evidential, Historical, Aesthetic and Communal values and says that:

"The significance of an historic asset embraces all of the cultural heritage values that people associate with it"

7.2.1 Evidential Value

This derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. These remains provide the primary evidence for when and how an historic asset was made or built, what it was used for, and how it has changed over time.

The main hospital building retains evidence of the late 18th century house but it is overlaid with a substantial amount of later work. The dominant evidence remaining is of almost a century of hospital use with major

changes to the plan form and detail. The proximity to the parish church is evidence of the monastic origins of this site and the evidence of the 1793 painting by Sir Richard Colt Hoare helps to understand the degree of change from the original building to the present appearance. Documentary sources link the building of the Priory House to the renowned architect John Nash who was based in Carmarthen.

7.2.2 Historical Value

A heritage asset might illustrate a particular aspect of past life or it might be associated with a notable family, person, event or movement. These illustrative or associative values of a heritage asset may be less tangible than their evidential value but will often connect past people, events and aspects of life with the present.

The historic value of the hospital is many layered. The monastic origins and associations with the Parish Church are of historic value on account of their antiquity. The historic value of the Priory House stems partly from the link to Thomas Johnes the well-known M.P., landscape architect, experimental farmer and pioneer of the Picturesque, and partly from the link to the renowned architect John Nash. It was the first villa he designed on his own as opposed to working under Sir Robert Taylor, and it was indeed one of the more important gentry houses in this area. As a hospital it also has historical value, especially for its role after the Great War as a memorial hospital. It is one of a relatively small group of surviving provincial hospital buildings in Wales.

7.2.3 Aesthetic Value

This derives from the way in which people draw sensory and intellectual stimulation from a heritage asset. This might include the form of a heritage asset, its external appearance and how it lies within its setting. It can be the result of conscious design or a seemingly fortuitous outcome of the way in which a heritage asset has evolved and been used over time, or it may be a combination of both. Inevitably, understanding the aesthetic value of a heritage asset will be more subjective than the study of its evidential and historical values. Much of it will involve trying to express the aesthetic qualities or the relative value of different parts of its form or design.

Priory House as built by Nash was of high aesthetic value, sitting prominently in an idyllic riverside location and with picturesque Gothic fenestration and high-quality interior detail. The early 20th century enlargement to the east and the addition of a 2nd floor upset the symmetry of the original house resulting in a less aesthetically pleasing building. The



conversion to hospital use also necessarily involved much internal change and, as the hospital grew, there was a succession of additions and further alterations, almost all of which were aesthetically damaging to the historic building. This included introduction of upvc glazing and erection of fire escapes and incinerator chimney. As seen today the hospital has very low aesthetic value especially given the appearance of the site following initial demolition and ground works. The Buildings of Wales volume for this area notes Cardigan Memorial Hospital but says that “*recladding, dire windows and additions have completed the ruin*”. It goes on to say that “*the best surviving detail is the cramped but delicate staircase*”.¹⁰

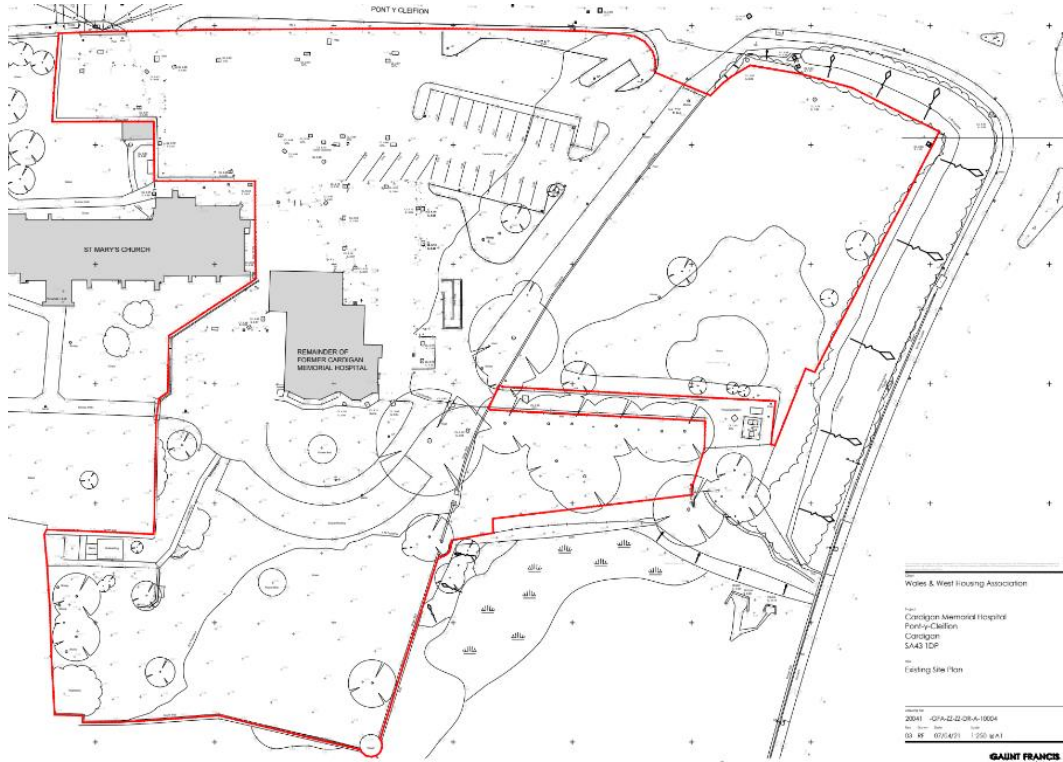
7.2.4 Communal Value

This derives from the meanings that a heritage asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It is closely linked to historical and aesthetic values but tends to have additional or specific aspects. Communal value might be commemorative or symbolic. For example, people might draw part of their identity or collective memory from a heritage asset, or have emotional links to it. Such values often change over time and they may be important for remembering both positive and uncomfortable events, attitudes or periods in history. Heritage assets can also have social value, acting as a source of social interaction, distinctiveness or coherence, and also economic value, providing a valuable source of income or employment.

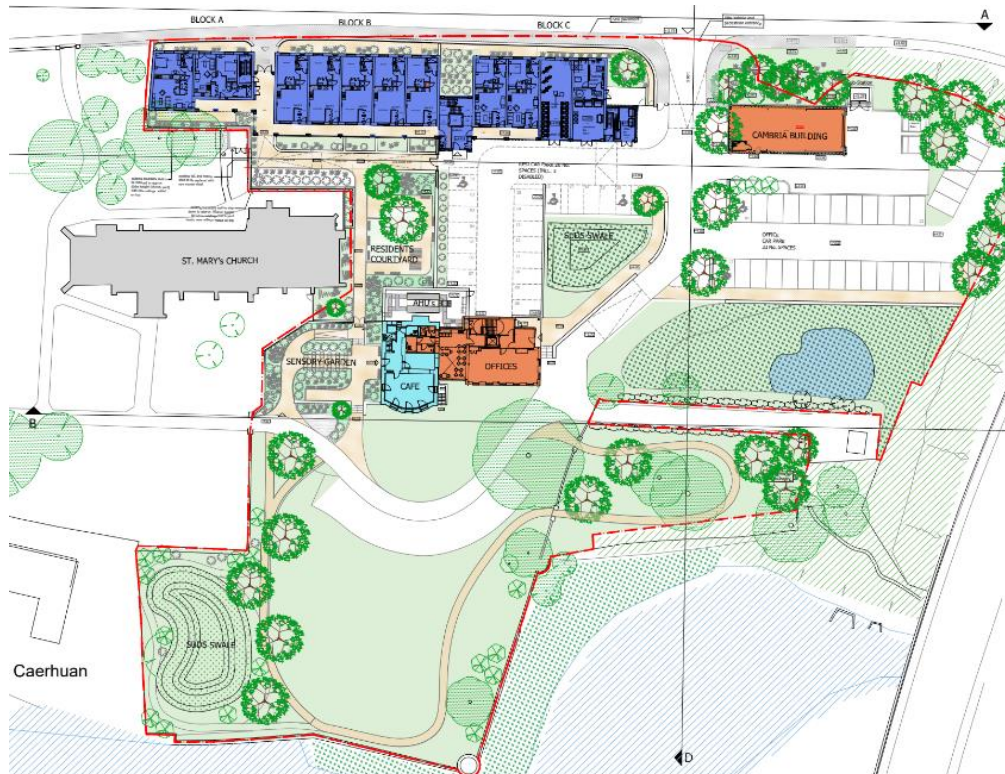
As a former hospital the buildings have high communal value and will have been used by generations of current and past local people, many of whom may have been born here. There has been much press coverage of the closure of the hospital and of concern for its future, and responses to consultations have demonstrated that the place is of great value to local people. The communal value of the site’s origins and the association of Priory House with the architect John Nash is less, as for a century the buildings have been a hospital rather than a private house and have been so much altered to the point that its origins are hard to interpret. The communal value is also high on account of the prominence of the site in views along and across the River Teifi, and from the adjacent churchyard. People walk through the southern part of the hospital grounds from the churchyard to the west and the river walk to the east.

¹⁰ T Lloyd, J Orbach and R Scourfield, *Carmarthenshire and Ceredigion* (Buildings of Wales series, 2006), p.451

8.0 The Proposed Changes and an Assessment of their Heritage Impact



Figures 50 and 51 Site Plan – As Existing (above) and As Proposed (below) © Gaunt Francis Architects





8.1 **Summary**

8.1.1 The hospital is closed and development has started to regenerate the site in order to preserve what remains of the late 18th century Priory House and to enhance its setting as well as that of the medieval parish church. The proposed scheme is to create 20, one-bed, apartments for local elderly people within two, two-storey, blocks on the north side of the site bordering the road. The main building known as the Nash house is proposed to be converted into offices for Wales and West Housing Association together with some attached new build as per the previously consented scheme. The ground floor of this building will also include a café and community space where some interpretation of the varied heritage of the site could be displayed. The demolition previously consented has been largely carried out and when the development is completed the scarred rear of the Nash house will be made good. The main difference between this scheme and that previously consented is that there will no longer be a north/south range between the rear of the main house and those blocks along the boundary. Instead, this area will be used for residents parking as it is on higher ground than that to the east originally identified, although that will remain used for staff parking. The loss of the north/south range and its associated courtyard offers the opportunity to open up the east end of the church which will be a significant enhancement.

8.1.2 To the east end of the church there is a high stone boundary wall. To the extreme north-west corner of the site this wall doglegs around the boundary and is contiguous with a stone, lean-to toilet and maintenance store accessed from the churchyard. It is proposed to retain the maintenance store but to demolish the toilet and replace it with one within the west tower of the church. Along the east end it is proposed to take down the wall and have railings creating closer visual inter-relationship between church and new housing.

8.1.3 Ground levels will need to be raised to the east to address flood risk requirements but the only significant built feature is the early 20th century water-pumping tower, and its attached boundary wall, on the river-edge of the site and this will remain as existing.



Figure 52 Demolition Plan showing structures to remain (blue) and those to be demolished (green) © Gaunt Francis Architects

8.2 Priory House (Nash building) Exterior

8.2.1 This is the most significant part of the hospital site in that it retains the core of the late 18th century house designed by John Nash. Analysis of the building shows that it has been substantially altered, externally and internally, which is why it has not been statutorily listed and why it is not included within the conservation area. It is also not formally identified on a Local List as a non-designated heritage asset. In its current state it is scarred by the demolition of much of the cross wing and secondary modern extensions. Accordingly, the building has high capacity for change and there is scope for positive heritage impact. The design proposals state that *“the entire scheme will draw its scale from the Nash house and the surrounding context.”*



Figure 53 Proposed south elevation showing remodelled Priory House, modern addition removed to the east and new office block added © Gaunt Francis Architects

8.2.2 Externally the early 20th century top floor and flat roof will be removed, returning the building to its original height, and with a hipped slate roof reintroduced. Once completed, the setting of the building will be significantly enhanced by the removal of modern additions. The out of character windows will also be removed and replaced with more traditional painted small-pane timber sashes to reflect the fenestration of the original building. The picturesque Gothic detail of the glazing bars is an important element in the historic character of Priory House. This may have been a request by the client given their interest in the Picturesque, as evidenced by Hafod, or it may have been Nash’s acknowledgment of the adjacent medieval church and of the monastic heritage of the site. An appropriate lime render will be introduced to replace the existing out of character roughcast and cement render. Further significant enhancement would take place to the west elevation facing the churchyard. Here the original entrance would be reinstated and the additional 1st floor window removed, reinstating Nash’s original design. It is proposed to create a Sensory Garden in the area formerly occupied by the Sun Lounge. Overall, this will be a major positive impact on the historic building.

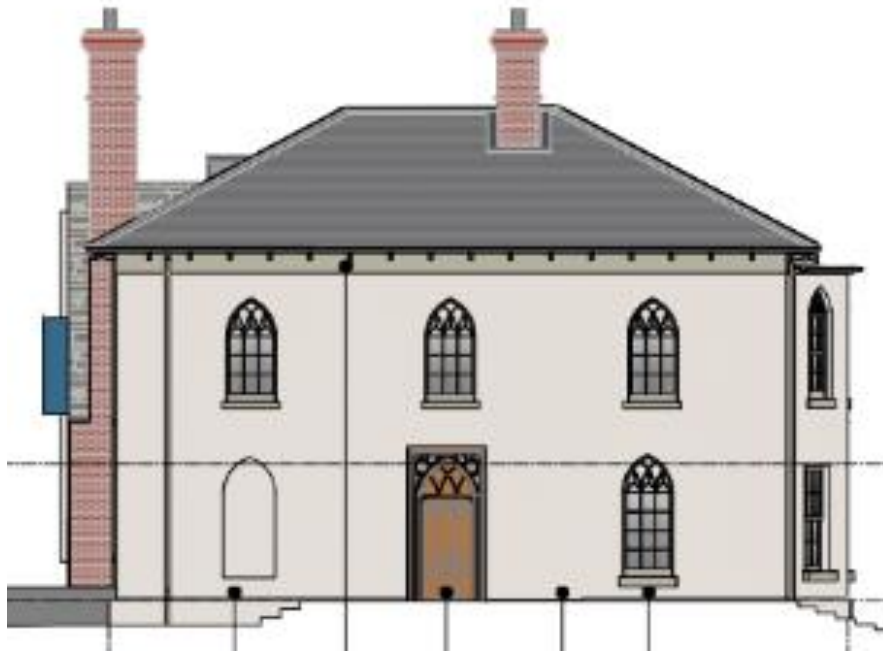


Figure 54 Proposed west elevation of Priory House © Gaunt Francis Architects



Figure 55 View towards the hospital from churchyard – a view that has been adversely affected by the hospital alterations but which will be enhanced by the proposed development



Figure 56 Proposed east elevation showing remodelled Nash building, modern addition removed to the east and new office block added and set back © Gaunt Francis Architects

8.3 Priory House (Nash building) Interior

The interior has been comprehensively altered in various phases of its use as a hospital for almost a century. The significant features that remain on the ground floor are the main staircase and the position of the original main entrance together with its Gothic-detailed architrave. The basement retains two vaulted cellar chambers and all floors retain the broadly-splayed bay to the south elevation. The first and second floors of the main part of the original house retain nothing of particular significance. The service wing on the other hand does retain original detail and this is discussed below. The proposed conversion to a café on the ground floor and Board Room above very positively enables the splayed bay to remain experienced in its entirety with no subdivision into separate rooms. Even though the Nash staircase will not be used for circulation between floors it will remain in situ, be repaired and be clearly experienced within the recreated entrance hall.

It is understood that as far as the interior of Priory House (Nash building) is concerned the current scheme is precisely the same as that which has already been consented and therefore this report does not need to re-evaluate heritage impact.

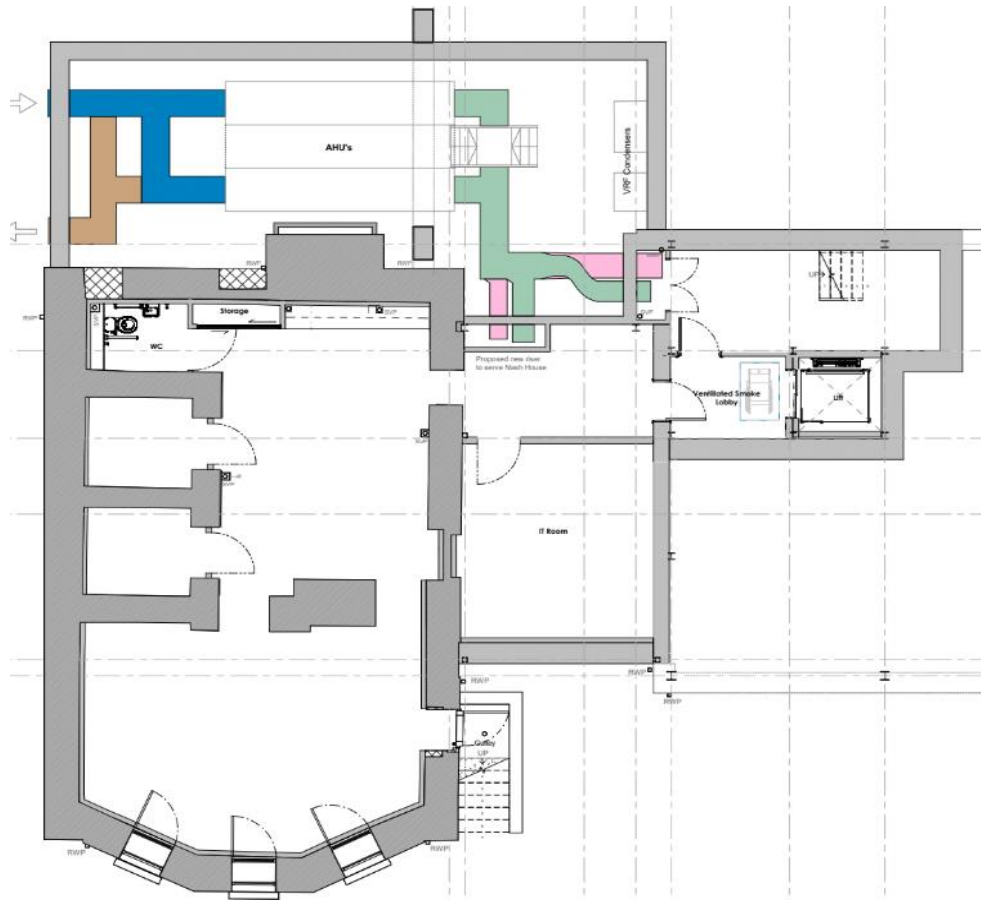


Figure 57 Nash Building Proposed Lower Ground Floor © Gaunt Francis Architects

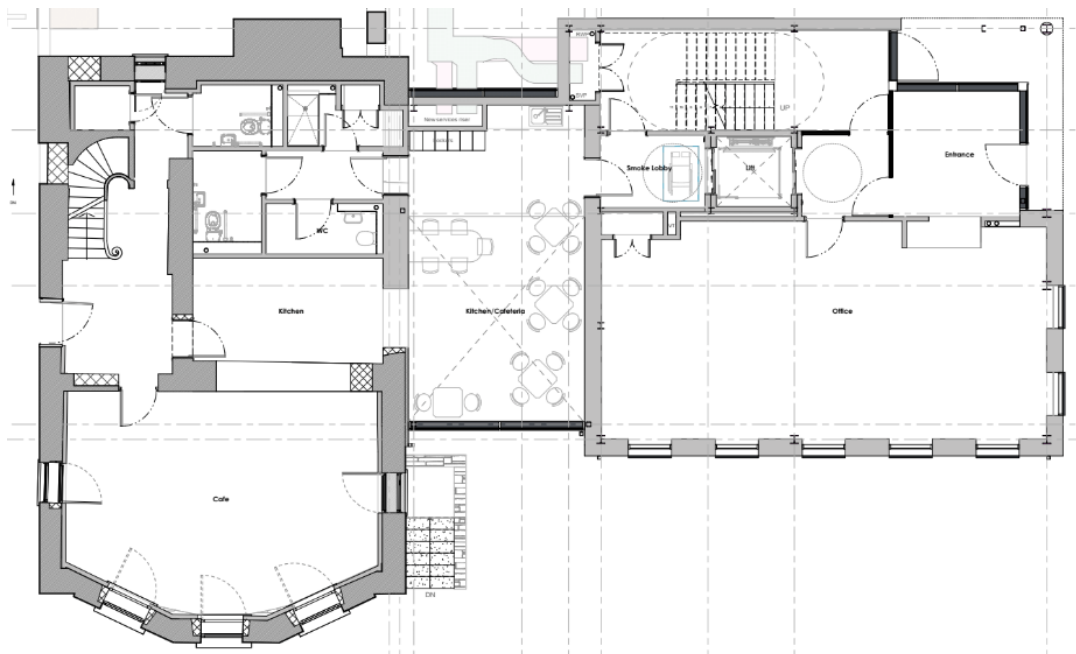


Figure 58 Nash Building Proposed Ground Floor © Gaunt Francis Architects

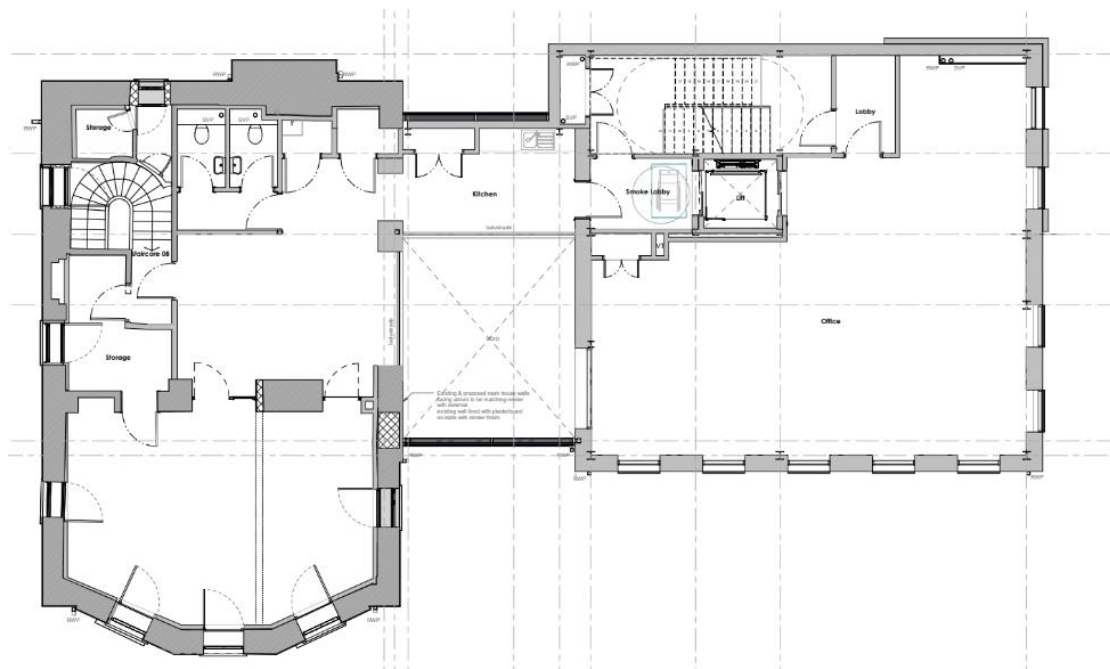


Figure 59 Nash Building Proposed First Floor © Gaunt Francis Architects

8.4 Addition of the new Office Block to East

8.4.1 In the early 20th century, a 2-bay 3-storey extension was added to the east, joined onto the original building but slightly stepped down. The proposal is to demolish this and to put in its place a new 3-storey, 5-window office building. The height of this rises just above that of the proposed hipped roof to the original building but the impact of that will be mitigated in part by the new block being set back by 3.6m and constructed of local stone so as to appear separate and subordinate in colour. The existing extension is relatively narrow whereas the proposed new block is 5-windows wide and, as such, will appear more dominant in views from the south. This is accentuated by the fact that ground levels need to rise here to comply with flood prevention requirements. The visual separation between the two will be emphasised by the proposed physical link being designed in the form of a glazed atrium with *brise soleil* but, overall, there remains a risk of adverse heritage impact with regard to this specific issue. In terms of views from the east, it is important to note that for a large part of the year the beech tree to the south-east will be in leaf and will provide some screening to the proposed new block, leaving the Nash building the more prominent part of that view. Secondly, when seen from the primary view (across the river) the degree to which the new block is set back will result in a perspective which will allow the Nash building to retain its prominence. Discussions about heritage impact have considered alternative designs but the office accommodation is smaller than originally intended and a further reduction in space in the new block would result in greater impact on the

Nash building through increased sub-division. The introduction of more traditional fenestration will make a significant enhance to the Nash building.



Figure 60 Proposed south elevation showing remodelled Nash building, modern addition removed to the east and new office block added and set back © Gaunt Francis Architects



Figure 61 South front as existing showing the out of character fenestration and evidencing how the proposed changes will enhance this elevation

8.4.2 The combined changes to the Nash building and the addition of the new block to the east would result in the southern elevation and its context being changed as shown in the following section drawings:



Figures 62 and 63 Section drawings of south front – As Existing (above) and As Proposed below © Gaunt Francis Architects



Figures 64 & 65 Section drawings from East – As Existing (above) & As Proposed below showing opened up view of the east end of the church will remain © Gaunt Francis Architects



8.5 Boundary wall between churchyard and former hospital site

8.5.1 There is a high stone wall following the boundary between churchyard and the former hospital site on a zig-zag line where it is a retaining wall to the churchyard. It is built of local, randomly-coursed rubble. From the churchyard side, to the south, the wall is 3m at its highest and 4m high on the former hospital side on account of the drop in ground levels beyond the churchyard. The wallheads have been insensitively remade with use of cement. The wall starts at the north-west corner of the site and then returns south, with a carefully-rounded corner, towards the north transept of the church. The corners are formed using more consciously dressed masonry (figure 67). It is proposed to substantially reduce the height of this wall and it appears from figure 68 that on the churchyard side the wall will be merely a plinth on which to erect new wrought iron railings to match those bordering the north side of the churchyard. Any masonry taken down should be carefully stored and appropriately reused on the site and not disposed of. Also, the works of taking down the wall needs to be careful to identify if any medieval stone from former Priory buildings was reused in construction of this wall. If so, this will need to be appropriately recorded.

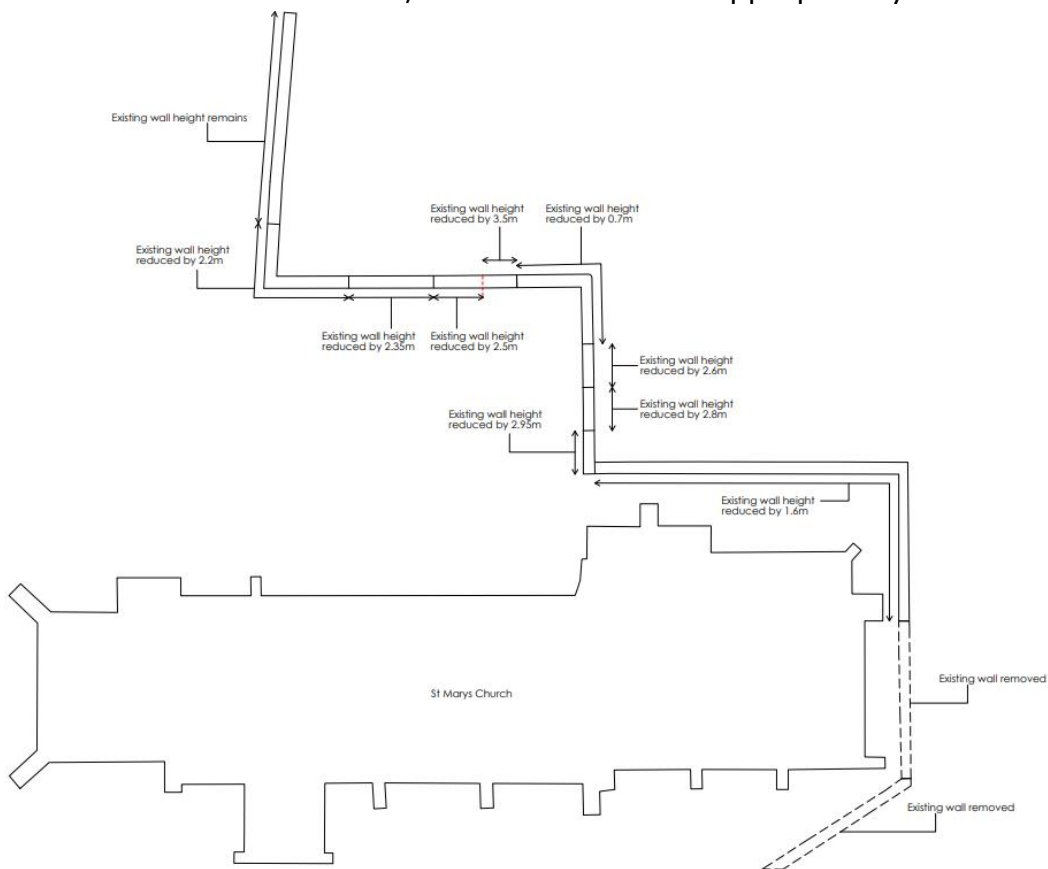


Figure 66 Identification of the extent to which the wall will be variously reduced in height along its length © Gaunt Francis Architects



Figure 67 High stone wall to western edge of site bordering northern edge of churchyard

Boundary Type C

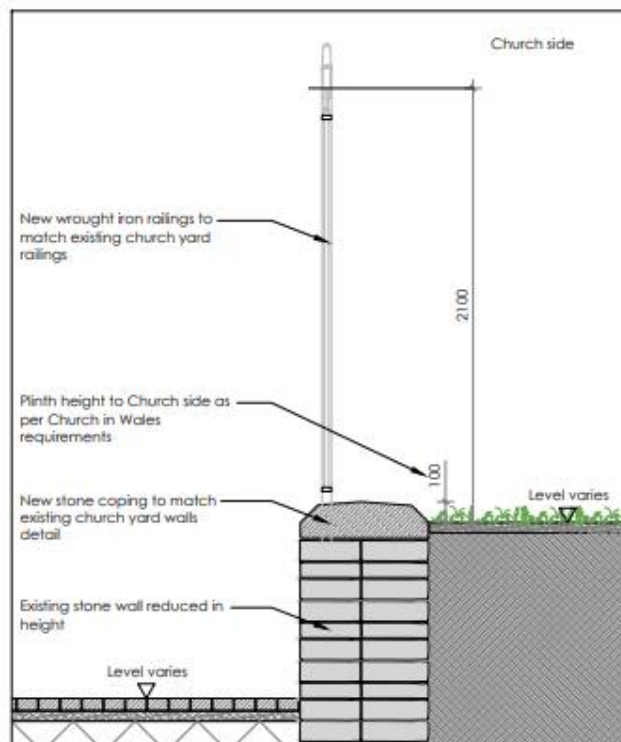


Figure 68 Proposed taking down of boundary wall and replacement with railings © Gaunt Francis Architects



Figure 69 View from churchyard showing wall to be taken down and the monopitch building to the north

8.5.2 The site plan indicates that the WC and maintenance store at the north-east corner of the churchyard (figure 69) is to be replaced with a new mower store. It is understood this will be monopitch building at right angles to the existing and that it is currently the subject of a Faculty application being determined by the St. David’s Diocese.

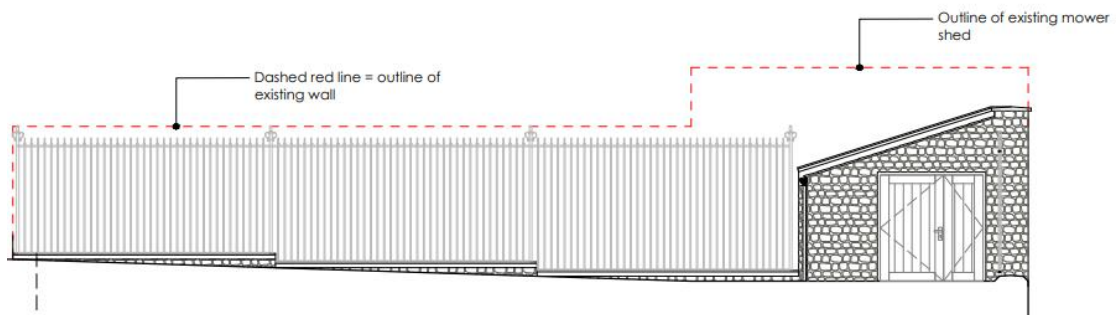


Figure 70 Proposed new maintenance store partially demolished and rebuilt with the roof pitch at right angles to the existing © Gaunt Francis Architects

The net impact will be low though the existing limewashed rubble building with slate roof does have some value as part of the history and setting of the church.

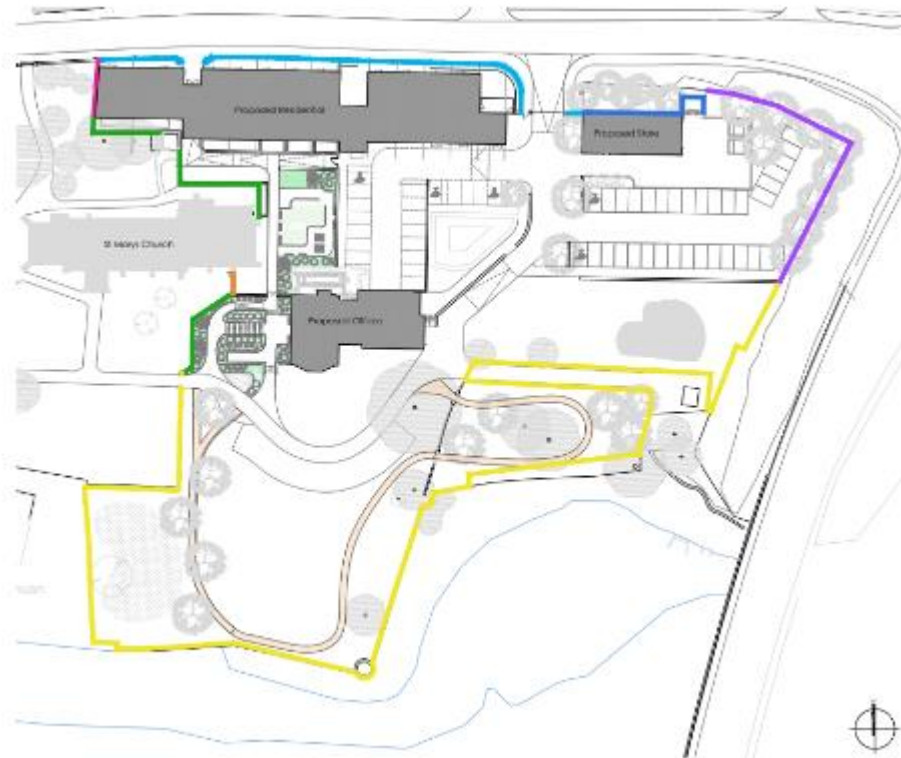


Figure 71 Existing boundary wall on diagonal line to south of chancel

8.5.3 Along the east end of the church it is proposed the existing wall be taken down and the boundary treatment plan below (figure 72) implies there would be no boundary between the church and the former hospital site and that enclosure of the churchyard would instead be formed by closing the gap at the north-east corner and by installing new railings on the south side of the chancel. This involves the removal of a substantial amount of stone wall but it has the potential to have a positive impact on the setting of the Grade II* listed medieval church through opening up views of the east end. It would result in the east window being better experienced than it has been for over a century.

8.6 **Boundary to north along Pont y Cleifion**

To the north along the roadside the plan shows a new boundary wall is proposed to be constructed using stone reclaimed from the very tall historic boundary that has been taken down. The drawings imply that the new wall will be maybe only 1m high however this change to the approach to the conservation area was previously consented.



- Key**
- Existing boundary condition unchanged
 - Boundary Type A
 - Boundary Type B
 - Boundary Type C
 - Boundary Type D
 - Boundary Type E = new landscape levels graded into existing landscape levels at perimeter
 - Boundary Type F - refer to Cambria building north elevation (drg. no. 20041-GFA-CA-ZZ-DR-A-12702)

Figure 72 Proposed Boundary Plan © Gaunt Francis Architects

8.7 Proposed new blocks

8.7.1 Three new two-storey blocks are proposed on the north side to provide the residential accommodation and the associated plant, bin and buggy stores.



Figure 73 Proposed Plan of new residential blocks © Gaunt Francis Architects



Figure 74 Proposed south elevation of new residential blocks © Gaunt Francis Architects



Figure 75 Proposed north elevation of new residential blocks © Gaunt Francis Architects

8.7.2 The revised scheme is architecturally pared back from the previous scheme but has less impact on the site as it has taken out the north south block. Whilst this has lost the previously proposed enclosed courtyard it has reduced the mass of building adjacent to the Nash building and therefore enhanced its setting. The reduced height of the current scheme will have less impact on the approach to the conservation area and will be more comparable to the scale of buildings on the opposite side of the road.

8.7.3 The key on the Proposed External Elevations drawings above indicates that the elevations are to be a mixture of orange/red and charcoal coloured facing brick together with yellow and pink coloured render. For the setting of a medieval church natural slate would be preferable to the 'slate effect' specified.

8.7.4 To the north-eastern edge of the site, set back from the road, there is also the proposed store known as Cambria Building. The drawings show this to be a tall single-storey structure with blind terracotta coloured standing-seam elevations. Its separate location means that it would have no adverse impact on the heritage of the site.

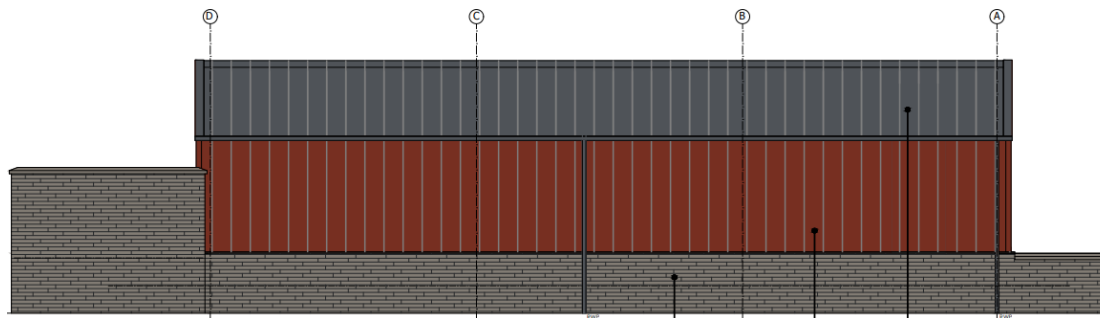


Figure 76 Proposed Cambria Building north elevation © Gaunt Francis Architects

8.8 Impact on the setting of the Parish Church

8.8.1 The setting of the Grade II* listed parish church will change and the impact of this is a primary heritage consideration, though there are no changes to the church itself directly proposed by this planning application. Some of the issues around the proposed alterations to the boundary between church and the former hospital site have already been discussed at section 8.5 above but here the assessment is about the impact these works could have on the church.

8.8.2 The lowering of the high stone boundary wall that starts at the north-eastern corner of the churchyard and runs south towards the chancel and then wraps closely around the east end of the church will result in a greater openness and inter-visibility between the churchyard and the former hospital site. At the north-eastern edge of the churchyard there is currently a strong sense of enclosure and tranquility, whereas the lowering of the wall will result in a view through to the new residential blocks and a significant change in the setting. On the other hand, at the east end of the church, the boundary wall is so close as to create an uncomfortably narrow space and denying the ability to properly appreciate the east window.



Figure 77 Existing boundary at east end of church



Figure 78 Existing boundary to south of the chancel

8.8.3 At the south-east corner, the wall turns through 45degrees and runs south-west approximately to a point parallel with the western end of the chancel. It then turns south to connect with the formal gateway between churchyard and former hospital site. As existing, the wall has been lost and replaced with a utilitarian timber fence which is not befitting of the quality of the listed church or the original status of the Nash building. The changes proposed are that the wall at the east end would be taken down to create greater openness between the church and the development. Between here and the gated entrance to the churchyard there would be a low stone wall with railings on top to match those proposed to the north-east. To provide enclosure to the churchyard the gap between this wall and the chancel would be closed by matching railings and it is understood the new railings



would abut the chancel but would not be physically fixed to the masonry. The depth to which the metal posts would need to be sunk is not yet known but is important to agree in advance given the likelihood in this area of buried remains or archaeological evidence of the medieval monastery. The removal of the out of character timber fence will be an enhancement. Overall, it would enable a greater appreciation of the east end of the church and arguably would make high-level maintenance of the historic fabric easier.

8.9 Cardigan Conservation Area

The boundary of the conservation area (figure 3) has been consciously drawn to exclude the former hospital site and so the proposed development does not directly impact on the designated area. There is no published conservation area appraisal in which the local authority identifies key views but this heritage impact assessment acknowledges that the view west along Pont-y-Cleifion is important on the approach to the conservation area. There will be an evident change from an institutional to a residential character but this will not adversely affect the conservation area. This was fully evaluated in conjunction with the previous scheme that was granted consent and as there are now no 3-storey blocks the impact of the revised scheme will be less than that of the approved scheme.

8.10 Impact on Scheduled Ancient Monuments

It was noted in the previous Heritage Impact Statement that the assessment needed to consider the setting of the three scheduled ancient monuments within 500m of the proposed development. These are:

- Cardigan Bridge (CD003)
- Cardigan Castle (CD123)
- Cardigan Town Walls (CD141)

However, no further assessment is required with regard to the revised scheme as the inter-relationship with these monuments is unchanged. The removal of the top storey of the Nash building, the setting back of the proposed office block and the removal of obtrusive hospital features such as the ventilation chimney will combine to have a beneficial impact on the wider heritage setting.

9.0 Relevant Planning Policy and Guidance

9.1 Local Planning Policy

The relevant document is Ceredigion County Council's Local Development Plan 2007 – 2022, adopted in April 2013. This sets out a wide range of objectives and policies including those relating to the built environment. The former Cardigan Memorial Hospital is not a listed building or within a conservation area so policies specific to those designations do not apply.

Policy DM06 (High Quality Design and Placemaking) addresses new development and the most relevant section of it is quoted below:

"Development should have full regard, and positively contribute to the context of its location and surrounding. Development should reflect a clear understanding of design principles, the local physical, social, economic and environmental context. Development should:

- 1. Promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form, design and material;*
- 2. Complement the site and its surroundings in terms of layout, respecting views into and out of the site, producing a cohesive form in relation to the scale, height and proportion of existing built form;*
- 3. Have reference, where appropriate, to existing layout patterns and densities including changes of levels and prominent skylines;*

9.2 National Policy

9.2.1 National Policy on the historic environment is set out in Planning Policy Wales (Edition 11, February 2021 - Chapter 6, Distinctive and Natural Places). This recognises that the historic environment is a finite resource and can only be maintained for future generations if the individual historic assets are protected and conserved.

Section 6.1.5 states that Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.

Section 6.1.6 sets out the Welsh Government's specific objectives for the historic environment as being to:

- protect the Outstanding Universal Value of the World Heritage Sites;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;



- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;
- preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

9.2.2 Technical Advice Note 24 published in May 2017 sets out general guidance on the management of the historic environment, heritage impact and setting of historic assets.

Paragraph 1.15 states that:

“Heritage impact assessment is a structured process that enables the significance of a designated asset to be taken in to account when considering proposals for change. Heritage impact assessments should be proportionate both to the significance of the historic asset and to the degree of change proposed, and should include sufficient information to enable both the significance of the asset and the impact of change to be understood. The results of the heritage impact assessment should be summarised in a heritage impact statement which must form part of any listed building consent, conservation area consent and, when requested, scheduled monument consent applications.”

Paragraph 1.26:

“It is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings. These principles, however, are equally applicable to all historic assets, irrespective of their designation.”

Paragraph 7.4:

“It is recommended that applicants hold pre-application discussions with the local planning authority about the proposed works that require planning permission and Cadw can be invited to attend any meetings to give their advice to the applicant.”



9.3 Cadw's Published Guidance

In May 2017 Cadw published relevant guidance documents including *Heritage Impact Assessment in Wales*. It explains how vital it is to understand the implications of any proposed change before development is consented. It explains why the process of Heritage Impact Assessment can help make positive changes to historic assets. The guidance underlines that "Understanding the significance of your historic asset is the key to effective heritage impact assessment" and that "heritage impact assessment helps you to make changes to your historic asset that are in line with the principles of good design".

10.0 Summary

This report has set out the heritage significance of the former Cardigan Memorial Hospital site and has assessed the differences between the scheme now proposed and that which was previously consented in 2021. It has concluded that the heritage significance of the house designed by the nationally important architect John Nash has been much compromised by alterations in the last century under operation as a hospital. The aesthetic qualities of the original picturesque design have been harmed by the institutional additions and changes. Although the former Priory House can still be identified in analysis of the site, internally, the only major feature to remain is the staircase and this is still to be preserved.

The scheme now proposed results in no greater impact on the setting of the listed St. Mary's Church or on the Conservation Area than that which was granted consent. Indeed, the reduced height of the residential blocks plus the removal of the one on a north/south axis means that the views towards the east end of the church will be greater than would have been possible under the previous scheme.

Overall, this Heritage Impact Statement concludes that the proposed scheme will have a positive impact on the heritage and it will ensure that the Nash building has a viable and appropriate future. Furthermore, the relationship between church and its neighbour to the east will be nearer to how it was when Priory House was built in the late 18th century.

APPENDIX

Relevant Designation Entries

Parish Church of St Mary

Full Report for Listed Buildings					
					
Summary Description of a Listed Buildings					
Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
10476		II*	Designated	16/06/1961	14/04/1992
Name of Property		Address			
Parish Church of St Mary					
Location					
Unitary Authority	Community	Town	Locality	Easting	Northing
Ceredigion	Cardigan			218102	246043
Street Side		Location			
		Situated in large churchyard, with principal approach from Pontycleifon.			
Description					
Broad Class		Period			
Religious, Ritual and Funerary					
History					
<p>C12 origins, C15, C18 and C19. Restoration history is unclear, 1702-3 plaque says that 'body of the church' was rebuilt. Engraving in Meyrick (1810) shows nave south windows of early C19 type, yet existing mullion windows look earlier. The C15 chancel roof was already removed by 1810. In 1847 easternmost nave south window was enlarged to design of Mr Waugh; alterations including reseating are recorded in 1855 by H Woodyer, architect; the organ chamber dates from 1877; small ICBS grants are recorded for 1882-6; a restoration occurred in 1904-6 by L Lewis of Cardigan. Then from 1924-7 a further restoration was undertaken under W D Caroe when chancel ceiling was replaced and progressively the chancel was refurbished (reredos and pulpit 1926, lectern 1931).</p>					
Exterior					
<p>Parish church in blue lias stone, ashlar for west tower, chancel and organ chamber, rubble for nave. Slate roofs, hipped to chancel east end. West tower, broad aisleless nave with south porch and embattled chancel with north organ chamber and low vestry. Nave is medieval but substantially rebuilt according to plaque in porch in 1702-3. Windows, much renewed in later restorations, are of flat-headed mullioned type with arch-headed lights typical of C17 and south door has post Reformation segmental-pointed head. Another plaque in porch of 1639 may refer to alterations or to a new porch. Present porch is early C20, Gothic, with carved heads of Archbishop Davidson and Bishop Owen. Tower fell in 1705, was rebuilt up to 40 ft in 1711 and completed in 1748, and is large with minimal Gothic detail, single bell-openings and low west door. Big diagonal stepped buttresses to front angles. North east stair tower. Chancel is of exceptional quality for West Wales, C15, Perp. style, with ashlar traceried 3-light windows, 3-bay, buttressed, embattled and pinnacled (most of pinnacles taken down) with north east corner stair. North side has High Victorian organ chamber of 1877, extensively dressed in red brick and low flat-roofed vestry probably of ca 1926. One original window is lost to organ chamber.</p>					
Interior					
<p>Plastered nave with C18 5-sided plastered ceiling. Two sections of corbelling in nave walls and moulded pointed niche, possibly a door-head in north wall. North east rood stair door. Chancel arch C15, blue lias with chamfered piers and moulded arch. Chancel has 2 surviving finely carved stone roof corbels (of 8 illustrated by Meyrick 1810) and 1926 panelled timber ceiling. Fine ogee-headed crocketed piscina. Extensive early to mid C20 pale oak furnishing and 2 stained glass windows, east and south of 1924-5 by Walter Wilkinson. East window preserves some fine fragments of C15 glass, sole survivors of the outstanding medieval glass removed by T Jones to Hafod and burnt in the 1807 fire. Three 1906 stained glass chancel windows with floral plaques and one nave stained glass window of 1910. Chancel north window of ca 1950. C15 panelled font.</p> <p>Some marble plaques of late C18 to mid C19 by Wood of Bristol, Phillips of Haverfordwest and W Behnes of London.</p>					
Reason for designation					
Listed as church founded after 1110 by Gilbert de Clare as Benedictine priory, under Chertsey Abbey, Surrey, first unequivocally recorded in charter of the LordáRhy's ca 1165.					



Gates and Gatepiers to Churchyard of Church of St Mary

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
10477		II	Designated	14/04/1992	14/04/1992
Name of Property		Address			
Gates & Gatepiers to Churchyard of Church of St Mary					

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Ceredigion	Cardigan			218033	246019
Street Side	Location				
	Situated at east end of Church Street, giving access to south west corner of churchyard.				

Description

Broad Class	Period
Religious, Ritual and Funerary	

History
Early C19. Marked on 1834 map.

Exterior
Tall gatepiers in blue lias ashlar, corniced with stepped caps and cast-iron urns. Piers are panelled. Iron gates with top rails ramped down, quatrefoil middle rail and dog-bars. Similar to entrance gatepiers to Castle Green House.