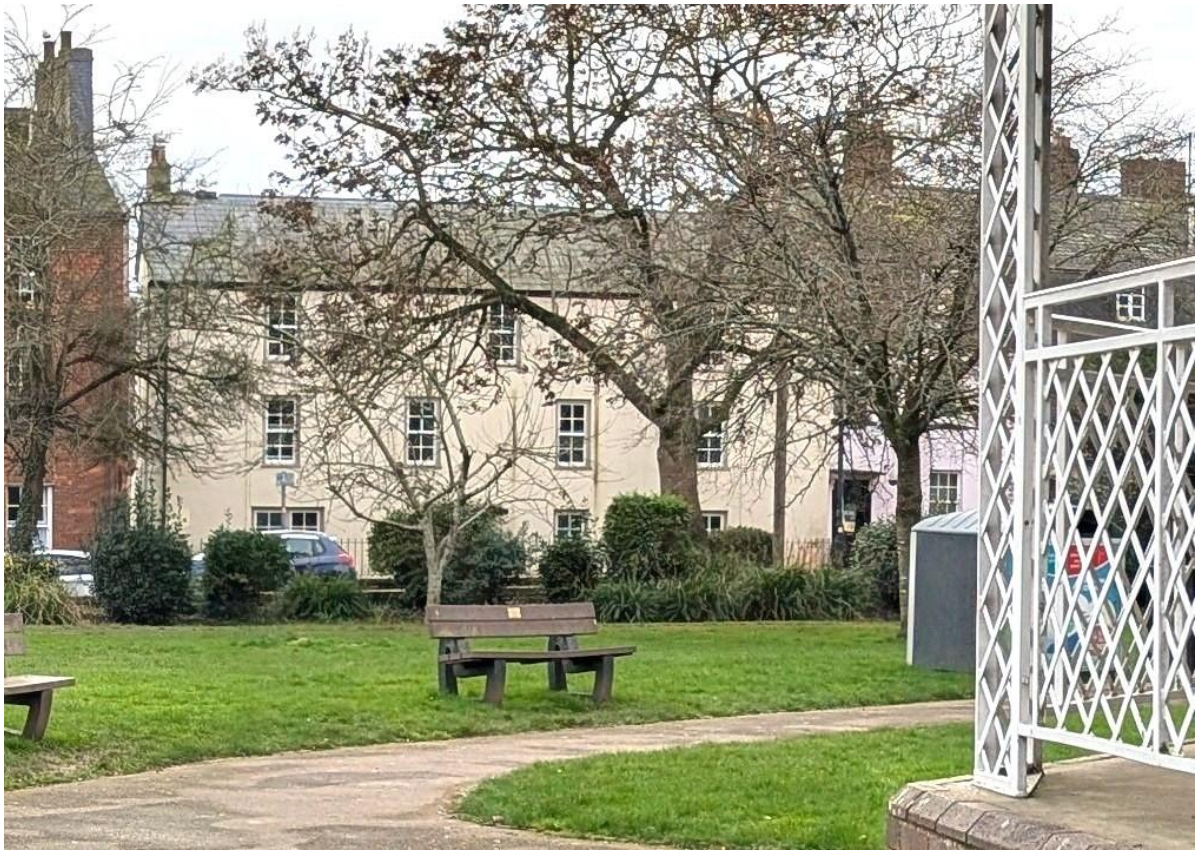
Appendix 1 – Today 2026

Chepstow – 13 St Ann Street (1777)

(Formerly the Sailors Tavern in the early C19th)

Critical location in the Conservation Area on Chepstow's riverside, opposite the Bandstand

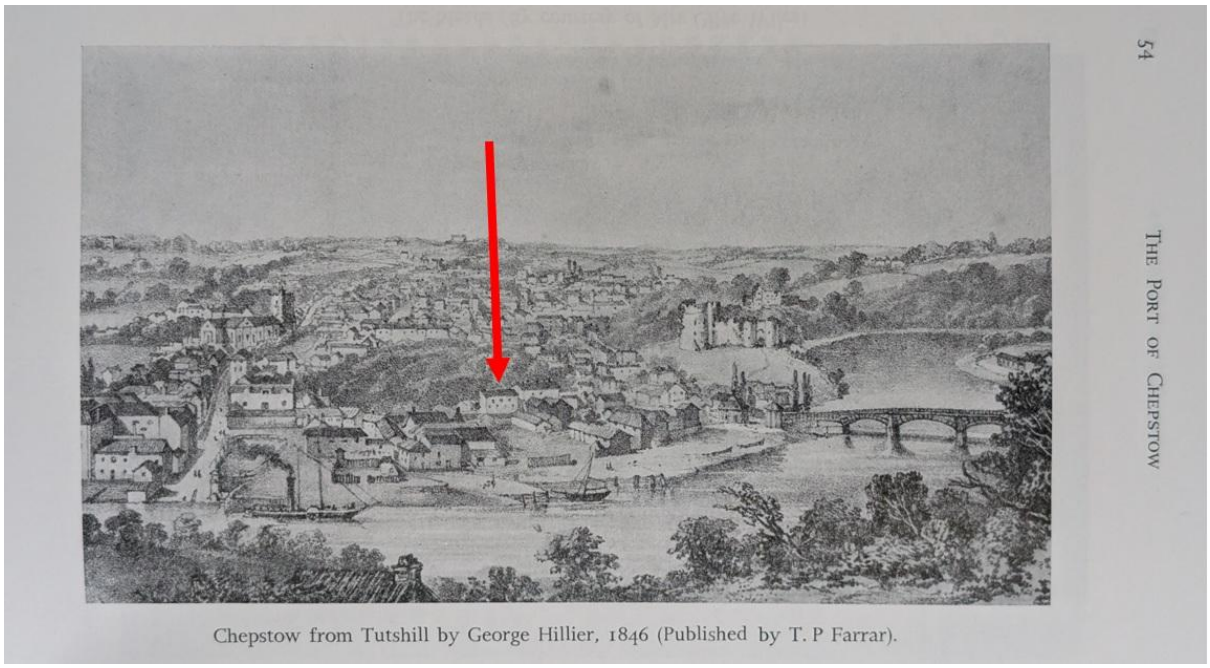


13 St Ann Street, Chepstow

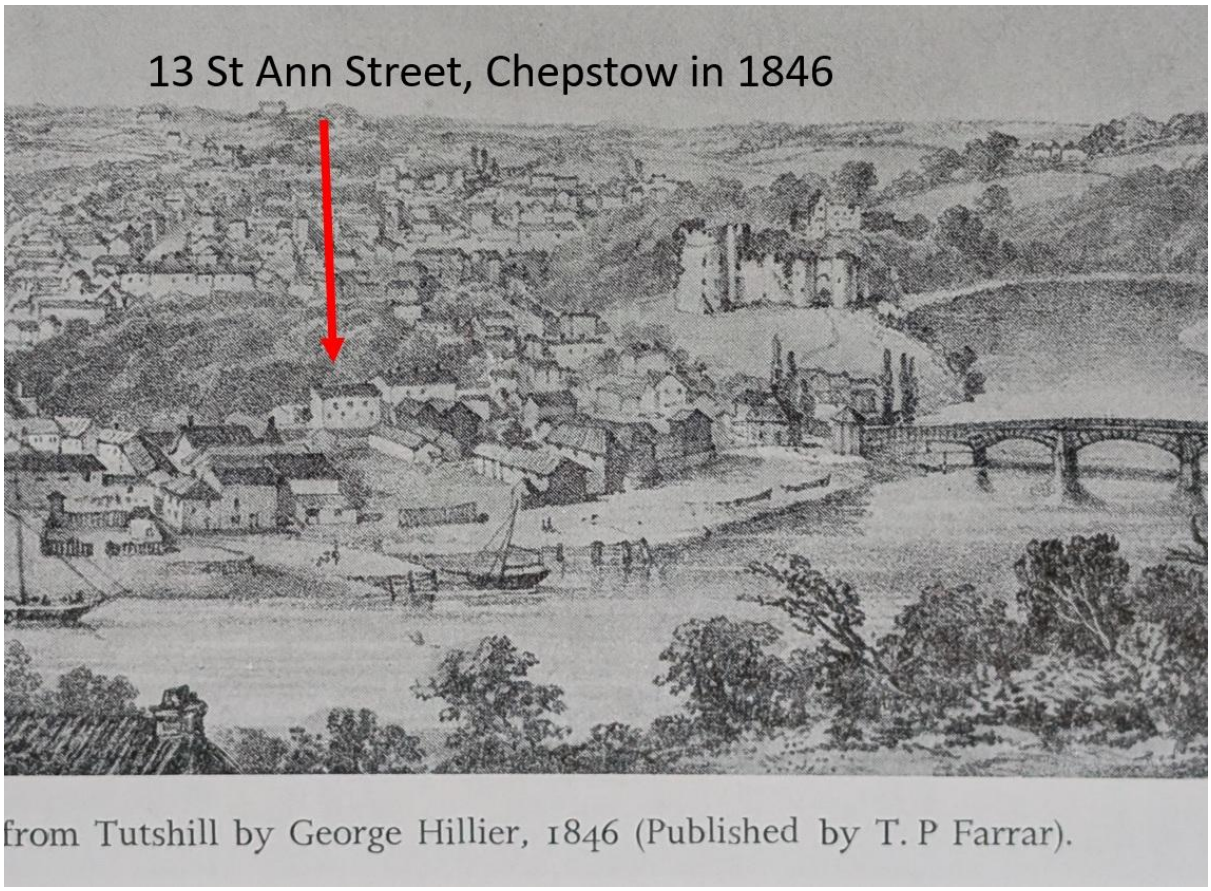


Appendix 2 - 1846

Drawing from 1846 showing the prominence of the Sailor's Tavern now 13 St Ann Street



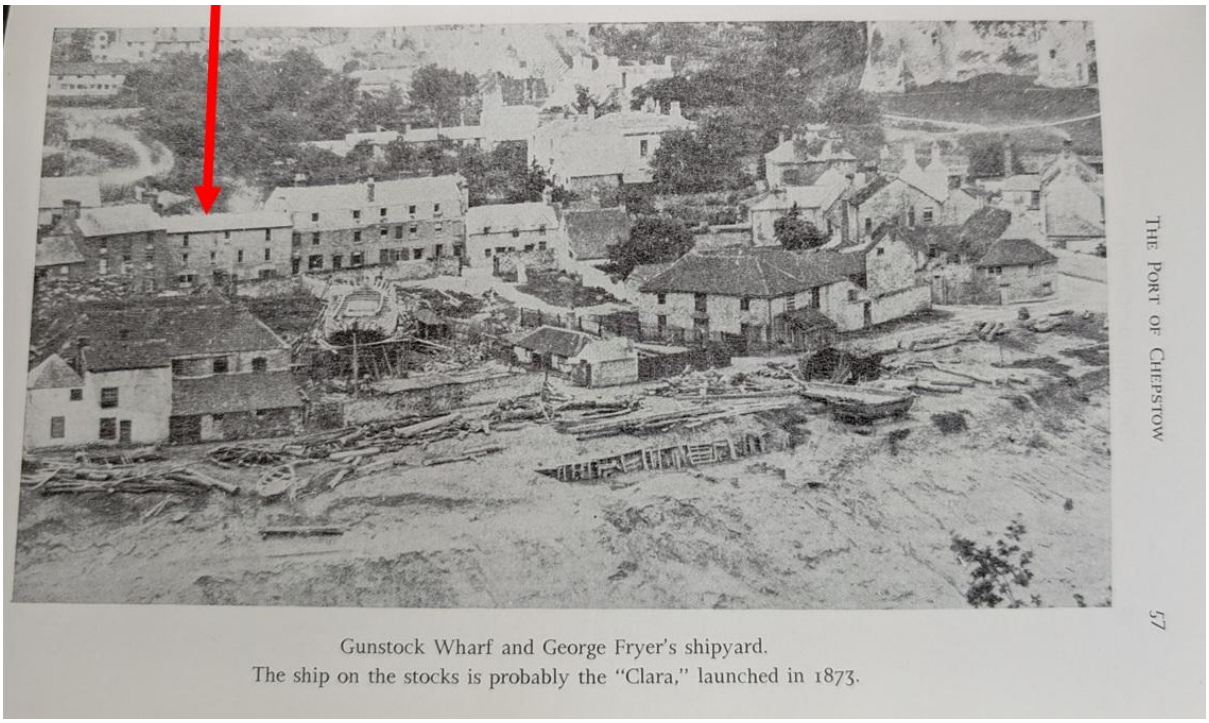
Chepstow from Tutshill by George Hillier, 1846 (Published by T. P Farrar).



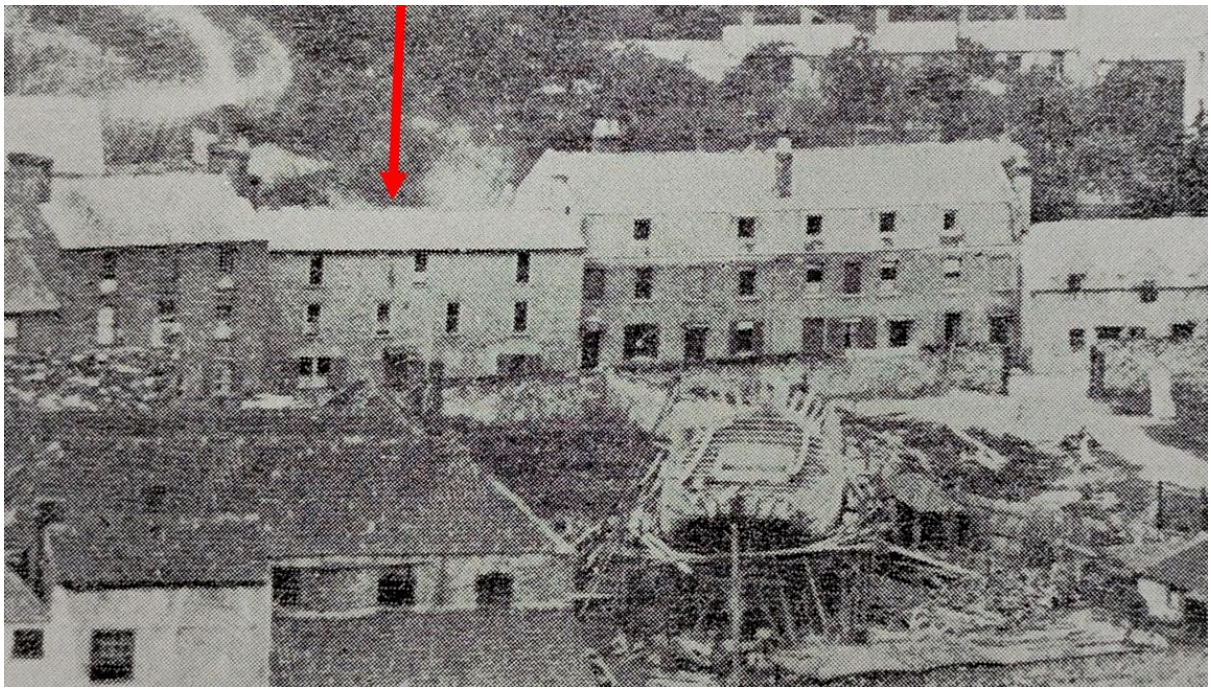
from Tutshill by George Hillier, 1846 (Published by T. P Farrar).

Appendix 3 - 1873

Photographs from 1873 with a ship being built right in front of 13 St Ann Street



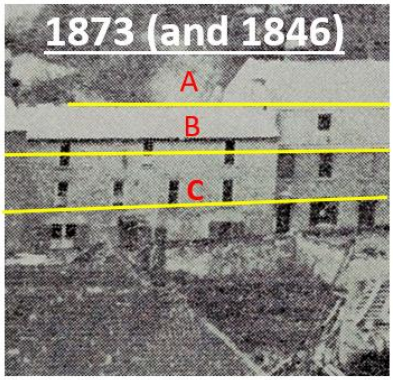
Gunstock Wharf and George Fryer's shipyard.
The ship on the stocks is probably the "Clara," launched in 1873.

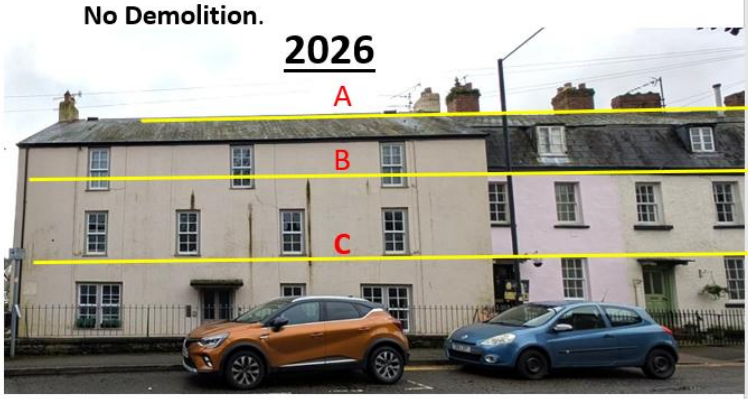


Appendix 4

The current façade of 13 St Ann Street is substantially the original façade, and must not be demolished.
Behind the façade is where the later damaging changes have been made by MDC (now MCC) and MHA.

The facade should not have been 'delisted' in 2024 and should be relisted now and preserved.
No Demolition.





The applicant for demolition has tried to tell all involved (residents, MCC planners, Cadw, etc) that: the frontage is not the original building; the original building was 2 storey; that a 3rd floor had been added later; **and that it was listed in error in 1975!**, but the current building is substantially the original frontage of the building as listed, correctly, in 1975.

In both photographs the lines are the same – it is the same frontage in 2026 as in 1873

A – Roof line of 13 St Ann Street line passes above the dormer windows of 12 St Ann Street
B – Base line of roof of 12 St Ann Street line passes through the top floor windows of No.13
C – Base line of windows on 2nd floor of No. 13 St Ann St. passes above the ground floor of No.12

The exterior of No.13 is the same façade in 1873 as in 1975 when listed and the same in 2024 when it was erroneously 'delisted' and is the same today in 2026. It is substantially the original façade of the building since at least 1846, certainly 1873, and possibly 1777. It should be relisted and preserved. **No demolition.**

Note: **1**. The middle top window of No.13 in 1873 is not smaller than the other two. There is something in the window. **2.** The top of the roof of numbers 9 to 12 (on the right) is much higher than for No.13 but that is not apparent from the 2026 picture of the front of the building from the street. The 1873 photo it is taken from the other side of the river which is much higher up and further away. The top of the roof of 9-12 is still much higher than no.13 in 2026 when the building is viewed from further away (but trees obscure the view) or from the rear of the building (see below). It is not possible now to take a photo from exactly the same spot as was used in 1873. There is no substantial difference, however, between the relative shape and massing, of these two buildings at the front between the photographs taken in 1873 and 2026.



Rear of 13 St Ann Street showing the height difference between 12 (to the left) and 13 is still the same in 2026 as it was in the 1873 photograph. It is hard to see this difference from the front.

Appendix 5

Some aspects of the History of the Building –

the Nelson connection

John Hatton who owned, lived, and, in 1848, died at the Sailors Tavern / Old England Tavern at 13 St Ann Street was thanked personally by Admiral Lord Nelson for his services for the Royal Navy.

The Monmouthshire Beacon in 1848 recorded this -

***'One of the Last of the Heroes that fought with Howe on the Glorious First of June, and with Nelson at the Nile - On the 30th ult., died at Chepstow, in his 77th year, John Hatton, landlord of the Old England Tavern, formerly sergeant in the Royal Marines*.**

(The Old England Tavern was known as the Sailors Tavern prior to 1846, and today as 13 St Ann Street, Chepstow).

'John Hatton had the high honour of being thanked in person (at the head of his men) for his services by his commander, the immortal Nelson……..

Lord Nelson took him by the hand, and said to him

''Sergeant, for the services you have rendered me this night, I am truly grateful; and should you ever want a friend, you may always command me'' Admiral Lord Nelson

Reported in the Monmouthshire Beacon (1848)

Full article – see Appendix 5

Perhaps we should be putting a blue plaque on the building to commemorate John Hatton!

Appendix 6

Monmouthshire Beacon 1848 – Full Article on the landlord of the Sailors Tavern/ Old England Tavern, 13 St Ann Street, Chepstow, and Admiral Lord Nelson

ONE OF THE LAST OF THE HEROES THAT FOUGHT WITH HOWE ON THE GLORIOUS FIRST OF JUNE, AND WITH NELSON AT THE NILE.—On the 30th ult., died at Chepstow, in his 77th year, John Hatton, landlord of the Old England Tavern, formerly sergeant in the Royal Marines; and on the 4th instant his remains were followed to the grave by his children and a great number of his friends and neighbours. In his younger days he was concerned in a deal of hard fighting, having served on board the Bellerophon on the glorious 1st of June, 1794, and on board the same ship at the Nile, 1798; he was also with Cornwallis in his glorious retreat, and with Saumarez at Algesinas; in addition he had rather an unusual share of boating, cutting-out, and shore-work; and on one occasion, for the latter, he had the high honour of being thanked in person (at the head of his men) for his services by his commander, the immortal Nelson; the last ten years of the war he was a prisoner of war in France. He was a man much respected by all who knew him, and being full of anecdote his conversation was both instructive and entertaining, and only a short time before his death he related to the writer a circumstance that he witnessed on board the Bellerophon, on the glorious 1st of June:—On Admiral Pasley losing his leg he was assisted by Hatton and others into the cock-pit, and resting a moment on the main decks, he (the admiral) addressed the men as follows:—"Well played, main-deckers, stand to your guns and keep up your fire!" and (upon the men looking sorrowful at seeing him wounded) he continued "Never mind, my boys, of a bad job it is a very good one, it is only the gouty leg that's gone; fire away, and preserve my flag!" Upon reaching the lower-deck, the admiral, although suffering much, repeated the same inspiriting words, commencing with "Well played, lower-deckers, stand to your guns, keep up your fire, and preserve my flag!" finishing with "of a bad job it's a very good one, it's only the gouty leg that's gone, fire away, give it them my lads!"—Hatton, upon being asked by the writer which was the happiest moment of his life, stated that it was when Lord Nelson took him by the hand, and said to him "Sergeant, for the services you have rendered me this night, I am truly grateful; and should you ever want a friend, you may always command me."

Retrieved by Anne Rainsbury 2026

Appendix 7

13 St Ann Street, Chepstow

– the Sailors Tavern pre-1816 to about 1846 and The Old England 1846 to about 1858 Thomas Atkins & Sons and the Patent Moulded Carbon Filters that were made in works established at no 13 St Ann Street as early as 1860

It is believed that the Georgian building at 13 St Ann Street, Chepstow was built in 1777.

The Tavern

As **The Sailor's Tavern was it was up for sale in 1819** "A messuage or Dwelling House and Garden situate in the same street (St Anne's Lane) well known by the name of the **SAILOR'S TAVERN** now in the occupation of Mrs Elizabeth Phillips"

The landlord of the **Sailor's Tavern** in the **1820s** was **John Harris** (**John Hatton**, the owner of the freehold, married an Elizabeth Harris in **1816** so John Harris could have been a relation of hers – a brother perhaps).

John Hatton who was landlord of the Butcher's Arms in Lower Church Street, also owned the freehold of **the Sailor's Tavern St Anne's Lane** according to the Register of Electors from **1833** onwards (earliest register)

John Hatton's daughter (then **Mrs Gwatkin**) was listed as the landlady of the **Sailor's Tavern** in **1844.**

It was **John Hatton** who is said to have changed the name of the **Sailors Tavern** (now **13 St Ann Street, Chepstow**) to **the Old England**, and when he died in his 70s in **1848** he was living there with his daughter and her family and is recorded in the newspaper as the **landlord of the Old England**.

The coming of the railway to Chepstow

After John Hatton's death his daughter was still running **the Old England** when in **1849** she married a contractor working for the South Wales Railway which was then being built in Chepstow (perhaps he was a lodger!!)

He was **George Seaborn** and by the **1851** census had abandoned the railways to become the landlord of **the Old England**.

Carbon Filters Works

Thomas Atkins & Sons and the Patent Moulded Carbon Filters that were made in works established at no 13 St Ann Street as early as 1860 That use of the premises alone is unique enough to warrant its preservation on historical grounds