



8 WIND STREET,
NEATH

HERITAGE
IMPACT
ASSESSMENT

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HERITAGE IMPACT ASSESSMENT

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1. PURPOSE OF THE STATEMENT

The purpose of this statement is to outline the architectural and cultural significance of the existing property within its setting and to consider the impact of the proposed changes and to justify the mitigation measures proposed.

2. PLANNING POLICY STATEMENT

This heritage statement has been prepared in accordance with:

- Heritage Impact Assessment in Wales – Best Practice Guide
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales
- Managing Change to Listed Buildings in Wales, Welsh Government, Cadw, 2017

3. DESIGNATIONS

- The property is Grade II Listed reference 11824 as of 22/01/1976 amended 05/01/1989.
- The site is defined as Domestic circa 1868 with 18th century origins.
- It's main attributes are summarised in the listing as follows:-

Exterior

Three storey and basement. 7 window bull nosed snecked masonry. Slate roof. Dressed stone stack set parallel to front at centre bearing lettering REBUILT 1868. Brick and stone entablature to eaves cornice, dentils. Victoria sashes to shallow second floor windows. Stone lintels with pointed tops "impost band", stone sills over brick and stone corniced sill band. Eight large panes to deep first floor sash windows, stone voussoirs, stressed keystones. Dentilled stone sill band. Five plain sashes to centre of ground floor, doorways to outer bays. Lintels with stressed keystones. Grey ashlar work below moulded "impost" band. Panelled double doors, rectangular fanlight. Bull nosed masonry to plinth. Plain iron railings enclose sunken forecourt.

Interior

Interior, retains heavily corniced ceilings. Some traces of earlier work to rear elevations.

- Previous uses include such uses as a Bank and Council offices.
- Glamorgan-Gwent Archaeological Trust (GGAT)
It is noted that while no formal request has yet been made to GGAT re the archaeological aspects of the site we note their recent comments on the proposed new development located adjacent on Water Street stated that as part of the area that grew up around the Castle in medieval times there is a

possibility of encountering evidence of previous works or uses, it is likely a condition regarding this requiring a written scheme of Investigation and watching brief will be requested.

4. SITE LOCATION

The building is located towards the top of Wind Street in Neath Town Centre and is surrounded by retail outlets either side in what is the main retail area in Neath.

To the rear is a parking and service yard for Boot's.

5. CURRENT DESCRIPTION AND PHOTOGRAPHS

The building is three storey building with a basement to Wind Street frontage with a combination of three, two and single storey buildings to the rear including a terrapin type building linked to the older elements of the building.

Currently it is unoccupied and has been for some years, the building is characterised by its detailed front elevation and simpler rear elevation, over time works to the rear extensions has been undertaken and a temporary building has been added but these are all in need of renovation and is covered in overgrowth through its lack of use.

The intended alterations are centred on the rear elevation (see pictures below) which shows the current arrangement to be a combination of temporary and permanent construction.







6. DESIGN PROPOSALS - DESCRIPTION OF WORKS

The main principle for the alterations is to return the current vacant building back into an asset and return the building to use in the current market.

Access

- The building has currently on the ground floor two entrances to the front elevation / street access that provides an access to all both abled and disabled persons. The site will continue to be accessible to all after the proposed works are complete from both front and rear entrances.
- The proposed works are principally to the rear of the building, where the demolition of the existing masonry out buildings is proposed. The buildings currently are in need of renovation due to their age and lack of use together with demolition of the temporary terrapin like structure, this creates a space to provide new facilities in a three storey extension to the rear of a lift, disabled WC and kitchen facilities.
- Internally the building will be refurbished with provision of new electrics and heating, fire protection and compartmentation works and redecoration to provide suitable premises to let to either one tenant or split down into smaller tenancies if necessary.
- It also allows a small amount of onsite parking to accommodate the proposed office use.

- It is intended to where possible match (such as the slates) or repair elements (existing sash windows to Wind Street elevation) to maintain the original character of both the interior and exterior elements of the property.

i. **REAR EXTENSION:**

The proposed extension to the rear will include a new lift serving all floors, disabled toilet and communal kitchen, the existing office space to the main building is retained with new fire doors and fire rated corridors to suit. Please see plans attached.

The extension will be situated on the rear of the existing building and will be 4.98 x 4.75 metres in size. The extension will be three storey and will not extend beyond the height of the existing building.

The existing walls to the rear are a rendered masonry construction. The proposed extension walls will be built to match the existing external appearance of the building.

Location:

The extension will be not visible from the Wind Street and is located at the rear. The extension will be three storey and not extend higher than the existing immediate building.

Reasoning:

The proposed works are to provide an accessibility to all floors for disabled / impaired persons as well providing toilet provision to each level.

The proposal also includes for internal renovation to provide a suitable office environment for letting purposes.

Materiality:

The proposed extension roof will be a slate roof to match the main roof.

The walls will be masonry and finished in a render to replicate the existing.

The proposed windows are timber to match the existing.

Connection to existing structure:

The extension will be connected to the existing building and on completion will appear as an integrated provision. The external walls will consist of masonry traditional cavity wall construction, rendered to match the existing materials and connected to the existing structure by proprietary masonry anchors. At

the abutment there will be a vertical expansion joint. This will be finished with flexible sealant.

Drawing ref:

A1103-01, A1103-04, A1103-05, A1103-06'A', A1103-07, A1103-08, A1103-11, A1103-12.

ii. INTERNALLY:

Internally works are to include provision of new electrics and heating throughout, repairing existing damaged ceilings and fireproofing the structure to comply with current Fire regulations and requirements.

CONCLUSIONS

A heritage impact assessment has been undertaken based upon an understanding of the building, its setting and the cultural significance.

It is concluded that, in the main, the proposed changes are likely to have a negligible adverse impact on, or cause substantial harm to, the heritage asset. Whilst the proposed extension may have a minor impact, its design harmonises well with the existing building and reflects its characteristics. More detailed specification regarding the interface between the existing walls and the new extension are evident on the submitted drawings.

APPENDIX

- Assessment.

ROOM	ITEM	JUSTIFICATION
GROUND FLOOR		
Large Office	Ceilings / Cove – in good condition, remove / replace fluorescent light fittings and repaint ceiling and coving. Walls – mixture of wall papers – none original – remove and make good to walls ready for redecoration – painting proposed. Windows – existing sash windows, chain operated, 2 have extract fans in upper panes – refurbish and replace glass when fans removed, redecorate. Surround as original retained and redecorated. Door – no door left but surrounds remain – new door to be provided. Skirting / Architrave – existing skirting's in good condition, heaters in room proud of skirting's so not affecting skirting. Skirting to be redecorated. Architrave standard 75mm pencil round. Floor- Modern carpet to be removed.	Existing cove and ceiling retained unaffected by proposed works. Decoration is needed to make presentable to Tenant, existing paper is not original and needs to be replaced. No alteration to original other than glass replacement when fans removed. There are a very small amount of panelled doors remaining and most are modern day veneered doors, as all doors are being replaced it is proposed to provide a veneered door set in this location. No alteration other than redecoration of skirting's and architraves. Removal of the carpet from a heritage perspective has no effect on the overall building heritage.
Office / Meeting	Ceilings / Cove – in good condition, remove / replace existing fluorescent lights, treat minor cracks in plaster and repaint cove and ceiling. Walls – dado timber panelling to room to be retained and redecorated, upper part of wall to be redecorated. Windows – existing timber sash window retained and to be refurbished. Doors – the one door to the entrance lobby is a modern 2XGG with door control gear, it is proposed to remove and infill opening, the door to the corridor is a panelled door	Existing cove and ceiling retained unaffected by proposed works. No alteration other than redecoration of skirting's, dado panelling and architraves. No alteration to original other than refurbishment and redecoration. Removal of 2XGG door and frame is a modern addition and removal will not be a detriment to the existing heritage. The corridor door is a

	in poor condition, door handles have been replaced with modern lever handles added. Skirting's / Architrave – to be redecorated. Floors - parquet	panel door in poor condition and has been adapted to have modern lever handles, it is intended as part of the overall scheme to replace with new fire door due to its condition. No alteration to existing other than redecoration. Existing retained and cleaned.
Entrance	Ceiling / Cove – timber canopy over external door to be retained. in good condition, remove / replace existing fluorescent lights, treat minor cracks in plaster and repaint cove and ceiling. Walls – new opening to be cut between Entrance room and Reception to create new route to rooms at rear. External Door - to be refurbished and retained. Door to Meeting – see above.	Existing cove and ceiling retained unaffected by proposed works. New layout and use requires the new opening, no elements such as coves and existing ceiling affected. Works to existing door are to return it to good condition.
Reception annex	Ceiling – vaulted plasterboard – original not visible. Walls – timber cladding panels – to be removed original walls to be revealed. Door – no door to room, as part of the works no door is intended to be added here.	Subject to further review when false ceiling removed. -ditto-
Reception / Waiting	Ceiling / Cove – cove is only present to half the room stopping on the line of the new partitions installed – remainder to be reinstated, ceiling in good condition and minor cracks to be treated and then repainted when partitions forming new offices removed. Walls- remove added stud partitions, review what repair is needed to existing wall prior to repair to any damage to walls. Doors – to meeting room – see Entrance, door to Office is a four panel painted door with knob handles, as part of the works it is intended to replace with new door. Skirting – existing retained Window – upvc replacement window to be replaced with new sliding sash window to match front windows.	The remaining cove to be extended to remainder of room to complete visual appearance as original room. Wall condition to be checked when stud walls removed. The door is in poor condition and is not technically able to be adapted to new requirement and as the lack of original doors generally it is felt that the replacement with a new door would be the best solution. To return the window to its probable original window type to be in keeping with the general elevation appearance.

	Floors – carpeted – remove and review further.	Modern carpet to be removed and floor to be reviewed.
Office (rear)	Ceiling / Cove – Ceiling has minor cracks but no cove. Walls – temporary plasterboard lobby created to Large office to be removed, remaining walls to be redecorated. Crack visible in wall above low level cupboard. Window – upvc replacement window to be replaced with new sliding sash window to match front windows. Surround would appear to be original and is to be retained. External Door – modern upvc door and side screen escape door to be removed and replaced with timber FLB door with escape door furniture. Skirting – existing retained.	Repair cracks to ceiling and redecorate to return to good order. Lobby walls not full height to ceiling so no effect on ceilings, walls to be reviewed when removed. Crack in cupboard recess to be repaired. To return the window to its probable original window type to be in keeping with the general elevation appearance. It is unknown what was originally here though likely to have been a solid door, the timber door replacing upvc replacement is a FLB door to be in keeping as best we can.
Gents Toilets	Ceiling / Walls – flat ceiling in poor condition, toilet area is damp and growth to walls and timbers are evident , the current proposal is remove the sanitary ware seal all the drains and remove the back wall to form the new access to the proposed rear extension. Window – upvc – to be removed.	The materials and arrangement are not original and provide nothing of interest from a heritage perspective.
Ladies WC	Ceiling / Walls – flat ceiling in poor condition, toilet area is damp and growth to walls and timbers are evident , the current proposal is remove the sanitary ware seal all the drains and remove the back wall to form the new access to the proposed rear extension. Window – upvc – to be removed. Roof – mono pitch roof over to be removed and as part of the new scheme a floor providing a link between the existing and new elements.	The materials and arrangement are not original and provide nothing of interest from a heritage perspective. The new link is needed to connect the proposed and existing arrangements.
Filing Room & rooms off it.	Ceiling – modern 600 x 600 MF tiles below timber joists, no ceiling attached to joists. Walls - Damp to party wall is extensive and water damage is evident.	Proposed to be demolished as part of the refurbishment scheme to return building to active use.

	Doors – both doors are panelled doors in poor condition with original ironmongery knob furniture. Window – upvc (except porch which is timber)	
Entrance Corridor – Steps Entrance.	Ceilings – No Cove, ceiling to corridor reasonable condition, ceiling damaged to corner of half landing with part missing. Walls - arched recess to front retained, modern timber fire screen to be removed. Doors – External door and door and side screen to lobby to be retained, refurbished and redecorated. Floors – carpet tiles.	Damaged ceiling to be repaired to be in line with remainder. Remove existing carpet and review floor.
FIRST FLOOR		
Office (Rear Bottom)	Ceilings – No cove, minor cracking in plaster to be repaired and redecorated. Walls – File storage shelving / cupboard to be removed, low level cupboard by window to be retained and to be refurbished and redecorated. Windows – upvc replacement to be removed and timber sash window introduced. Doors – office entrance door is a modern veneered door – to be replaced as part of scheme. Skirting / Architrave – existing skirting's and architraves retained and redecorated. Floor – carpeted area over vinyl tiles on hardboard on floor boards to be lifted and removed.	Structure is not original and has no bearing on building heritage, low level cupboard is possibly original and will be retained and repaired / redecorated. Sash window to replace existing upvc window to be in keeping with front elevation. Door is not part of heritage and as part of the overall scheme to provide an office environment suitable for tenants to be replaced with new suited fire door. Originals retained and redecorated. All are modern day materials and have no relationship with heritage element.
Office (Rear top)	Ceiling / Cove – cove in good condition, large crack in ceiling to be treated and repaired. Walls – small area on wall to be filled as brickwork partition visible, wall paper to be removed and wall to be redecorated. Window – upvc replacement window to be removed and replaced with new sash window. Door – modern door to be replaced as part of overall scheme.	Existing ceiling and cove retained and repaired, redecorated as part of scheme. Wall paper is not original and damaged. Window not original, proposed new window to be in keeping with front elevation.

	Skirting / Architraves – original skirting's and architraves retained and redecorated.	Door isn't an original feature and does not feature as part of heritage element.
Office (Front top)	Ceiling / Cove – existing cove in good condition, ceiling has minor cracks that need repair prior to redecoration. Walls – notice boards and wallpaper to be removed and room redecorated. Windows – original sash window retained, window to be refurbished and redecorated. Door – door to room is a modern veneered door and will be replaced as part of overall scheme, frame and architrave to be retained and redecorated. Connecting door between rooms is an original six panel door to be retained and refurbished. Skirting's – original retained and redecorated. Floor – carpet to be removed.	Existing is being retained and repaired to retain the heritage of the interior. All are not part of the original so have no heritage value. Existing door to the room has no heritage value and as part of overall scheme will be replaced. The intermediate door is in reasonable condition and is intended to be retained.
Conference Room	Ceiling / Cove – in good condition, minor cracks in ceiling to be repaired prior to redecoration. Walls - notice boards and wallpaper to be removed and room redecorated. Windows – original sash windows, RH window has cracked pane to be replaced, window to be refurbished and redecorated. Doors – door to corridor modern door to be replaced as part of overall scheme, intermediate door between rooms to be refurbished and retained (see above). Skirting's / Architraves – original to be retained and redecorated.	Existing is being retained and repaired to retain the heritage of the interior. All are not part of the original so have no heritage value. All are not part of the original so have no heritage value. Original existing to be retained and refurbished to retain heritage and history of building. Existing door to the room has no heritage value and as part of overall scheme will be replaced. The intermediate door is in reasonable condition and is intended to be retained
Office (Front Bottom)	Ceiling / Cove – cove and ceiling in good condition, minor cracks in plaster to be repaired, ceiling and cove to be redecorated. Walls – remove paper and notice boards and redecorate. Windows – existing sash windows to be retained and refurbished, RH window to have obscure lower panes replaced with new glass, central window to have extract fan removed from upper pane and pane replaced.	Existing is being retained and repaired to retain the heritage of the interior. All are not part of the original so have no heritage value. Original existing to be retained and refurbished to retain heritage and history of building.

	Door – existing office entrance door is a modern veneered door, to be replaced as part of the overall scheme. Skirting's / Architraves – much of the existing is hidden behind trunking, on removal existing will be examined and retained if possible.	Existing door to the room has no heritage value and as part of overall scheme will be replaced.
Corridor	Ceiling / Cove – existing cove and ceiling in good condition, minor cracks in plaster to be repaired, ceiling and cove to be redecorated. Walls – paper to be removed and walls redecorated. Window – the high level upvc window is to be removed, the opening is in the line of the new opening to be cut to connect with proposed new rear extension. Doors – door to the stair enclosure is a modern 2XGG fire door and it is intended to replace as part of the overall scheme. Skirting's / Architraves – existing skirting's and architraves will be retained and redecorated. Floor – modern carpet to be removed.	Existing is being retained and repaired to retain the heritage of the interior. The window has no heritage value and the proposed opening to be cut negates the need to replace it. Existing door to room has no heritage value and as part of overall scheme will be replaced.
Stair Enclosure	Ceiling - Repair damaged ceiling at half landing to GF. Walls - plaster below window looks to be faulty and needs further examination. Windows - the upvc windows are to be removed and the openings infilled. Skirting's / Strings – existing to be retained and redecorated.	The windows has no heritage value and the existing opening is to be infilled to provide Fire integrity to the stairs enclosure as the building escape route.
First Floor Toilets off Half Landing	The proposal is to demolish this as part of the renewal scheme, the contents are all modern with part tiled walls and vinyl flooring together with modern WC partitions and sanitary ware, the door from the stairs. The entrance door to the toilets may be original but is in poor condition and needs attention.	The interior does not retain any original features and it is felt the demolition of this room will not affect the overall heritage of the building.
SECOND FLOOR		
Office (Large)	Ceiling / Cove – the original ceiling is largely hidden by a second mineral fibre ceiling erected below it, the ceiling where visible looks to be in poor condition and is held up	The repair of the original ceiling is the current intention to respect the heritage of the building.

	by a layer of chicken wire, the cove where visible can be seen to be damaged. It is intended to repair the original ceiling and coves but further proposals will follow on full exposure of the original ceiling. Walls – the walls are currently papered with modern paper and this will be removed and further inspection taken prior to redecoration. Windows – timber sash windows to be retained, refurbished and redecorated. Door – modern veneered door to be replaced as part of the overall scheme. Skirting / Architrave – existing to be retained and redecorated. Floor – Carpet, to be removed and replaced.	Existing door to the room has no heritage value and as part of overall scheme will be replaced.
Office (Intermediate 1)	Ceiling /Cove – Cove is on 3 sides only as original room has been sub divided into three to form smaller offices. The cove and ceiling are in good condition with minor cracks in the plaster which are to be repaired prior to redecoration. Walls – existing paper to be removed and the room redecorated. Window – Timber sash window to be refurbished and redecorated. Door - modern veneered door to be replaced as part of the overall scheme. Skirting / Architraves – existing retained and redecorated.	Existing door to the room has no heritage value and as part of overall scheme will be replaced.
Office (Intermediate 2)	Ceiling /Cove – Cove is on 2 sides only as original room has been sub divided into three to form smaller offices. The cove and ceiling are in good condition with minor cracks in the plaster which are to be repaired prior to redecoration. Walls – existing paper to be removed and the room redecorated. Window – Timber sash window to be refurbished and redecorated. Door - modern veneered door to be replaced as part of the overall scheme. Skirting / Architraves – existing retained and redecorated.	Existing door to the room has no heritage value and as part of overall scheme will be replaced.

Office (End)	Ceiling /Cove – Cove is on 3 sides only as original room has been sub divided into three to form smaller offices. The cove is in good condition, the ceiling has some large cracks in the plaster which are to be repaired prior to redecoration. Walls - existing paper to be removed and the room redecorated, existing cupboards retain the existing panel doors and these will be retained and redecorated. Window – Timber sash window to be refurbished and redecorated. Door - modern veneered door to be replaced as part of the overall scheme. Skirting / Architrave - existing retained and redecorated.	Existing door to the room has no heritage value and as part of overall scheme will be replaced.
Stair Enclosure	Ceiling – the existing ceiling is asbestos boards that need to be removed by a specialist sub-contractor and would not have been the original ceiling. It is intended to replace it with a plasterboard and skim ceiling. No cove to this area. Walls – Paper removed and redecorated. Window – upvc replacement window to be removed as part of overall scheme and opening infilled. Modern timber glazed screens to be removed. Door- to Corridor is a modern 2XGG fire door which will be replaced as part of the overall scheme.	Existing ceiling is not part of heritage and will be removed and replaced for H & S reasons.
Toilet to Landing	Ceiling is in poor condition (see picture in Appendix) Door to half landing to toilet to be removed and opening infilled.	
Roofs to areas to be demolished	Roof to top of stairs consists of a gull wing arrangement of 600mm slabs flat, slates and lead valley, the roof is not weather tight and water is penetrating the structure, as part of the scheme it is intended to replace the roof with a continuous slate roof over both the new extension and existing stairs enclosure.	To improve both the weather resistance and aesthetics of the roof.