



HERITAGE IMPACT STATEMENT

8 WIND STREET,
NEATH

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1. STATEMENT OBJECTIVE

The purpose of this statement is to outline the architectural and cultural significance of how the proposed alterations to the existing property at 8 Wind Street, Neath will affect the heritage aspects of the proposed works.

The works are to demolish the existing rear extensions including removal of the temporary single storey terrapin building in preparation for the building of a three storey extension to provide suitable and modern facilities to each floor. The extension will incorporate provision of an 8 person Building Regulation Part M compliant lift and Disabled toilet and kitchen facilities to each floor.

Internally the property will be refurbished to provide office space with new electrics and heating provision sufficient to allow the currently unused building to be let either as a whole building to one client or if necessary by a floor by floor arrangement with a shared Reception facility.

The works are needed to make the current building viable for use in the current market and prevent further deterioration to both the structure and internal finishes which have become in a poor state due to its lack of maintenance and previous uses.

2. SIGNIFICANCE OF THE HISTORIC ASSET

The main element of the listing is the detailed front elevation with its stone and masonry aesthetic and the sash windows together with the decorative cornices found within the building, a brief summary of the listing as a whole is given below.

DESIGNATION

- 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.

The evidential value of the building is the building was rebuilt in 1868 as demonstrated by the head stone on the front elevation proclaiming its rebirth.



Previous uses of the building include such uses as a Bank (as noted on the 1919 OS map of Neath) and for many years as Council offices, the last recorded use was as a site office for the main contractor during the rebuilding of the Gwyn Hall in 2011 / 12.

Changes have occurred over the years and elements such as windows to the rear have been replaced with upvc modern day versions.



As to the aesthetic value this is principally the detailed front elevation and intricate cornices in some rooms of the building which as a whole are largely in a reasonable condition, as part of the planned works these elements are unaffected other than to refurbish or repair elements to maintain the overall historic aesthetic of the asset and its setting within the main retail avenue within Neath Town centre.

The communal value of the building has always been as offices, principally social services, that provided an access point to the Public, as has happened with most facilities of this type the management and access to such places has changed with the advance of technology and the need to centralise these services to obtain the most efficient and cost effective ways of administering business. One of the guiding principles with the project is to bring the building back into a position where its communal value is once again of value with new tenant's providing new opportunities for employment and a source of income for the council.

3. PROPOSED CHANGES AND IMPACT OF THE PROPOSALS

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.

The location of the building sets it in the heart of the town centre and as such its front elevation is highly visible, no changes that affect the aesthetic or appearance of the existing Wind Street elevation form part of the proposed changes.

The existing rear extensions (see photographs in Appendix 1) are not visible from anywhere except from the rear of Boot's car park and service yard and the walkway connecting Water Street and New Street and consist of a temporary terrapin structure and a mix of single and two storey structures with a mix of roof solutions.

The historical aspect of the rear elevation is limited and the removal of the temporary terrapin will improve the overall heritage of the building, the single and two storey extensions tight to the Boots boundary condition has declined over time and as its usefulness as currently situated is limited it is also proposed to demolish the structures. The proposal is to demolish the mainly toilet and out house areas and replace them with a new extension incorporating a lift, disabled toilet and kitchen facilities to each level to provide the type of facilities needed in the modern office market.

The proposed materials to be used are in line with the historical material with render to walls, timber sash windows and real slate tiles to the new pitched roof over the extension and stairs block.

The impact visually is minor and restricted to the rear elevation, it is intended to enhance the use of the building and return it to use and prevent further decay and damage to the asset.

By undertaking the proposals its main object is to provide a sustainable building, respecting the historic elements such as the front elevation and cornices internally and providing an addition that will provide an essential service and facility that modern day life and work patterns require.

APPENDIX 1

- Existing photographs of rear extension.





APPENDIX 2

- Typical floor plan showing extent of demolition and footprint of proposed extension.

