

Heritage Impact Assessment.

Margam Castle, Margam Country Park, Margam.

South and West Elevation Finial repairs, **Parapet Castellation repairs** **Gift shop lintol, finials and copings repairs.**

Purpose of 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.

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

Location

The site is situated within the Country Park at Margam off the busy A48 and is part of an outdoor leisure and historical tourist attraction, served by good roads and has a thriving visitor attendance.

The location is predominantly rural with a few residential properties located around the boundaries of the park.

The Castle overlooks the park grounds and the A48 and M4 motorway which serves the various other localities in the area.

Margam is a small district centre serving its communities' needs with the larger town centre of Port Talbot being easily accessible.

Margam lies on the coastline of the Bristol Channel and has the M4 motorway which runs through it to the east and west and affords easy access to Swansea or Cardiff.

The main arterial road is the A48 which links Margam to Port Talbot and Bridgend.

Designations

Margam Castle is listed grade I as a C19 Tudor-Gothic mansion of exceptional quality. The house rises above the orangery and monastic remains to the W is unique in Wales. It is "Constructed of coursed grey rock-faced stone with pale stone dressings, under a replaced slate covered roof. Plinth with dressed chamfered coping. Two-window 2-storey gable-

ended front facing the road (S). The windows are 2-light with square heads, moulded surrounds, continuous hood moulds and contain late C20 glazing. Diagonal buttress to outer angle, quoins to inner angle, both rising to kneelers. Narrow string course to triangular pediment which has a stone coping.

Layout and Scale

The site size and location is as defined on the application location plan and is consistent with the requirements of a Country Park.

Access

The site is accessed from Junction 38 of the M4 onto the A48. The driveway off the A48 leads to the dedicated car parks. Contractors parking will be restricted to the gravel parking area to the rear of the visitors centre. The existing public access arrangements of paved footpaths and park roadways will remain unaffected.

Proposed works.

1. The proposed work to the facade of the Castle focuses on urgent repair of unstable finials at the apexes of the South elevations, necessary to prevent further deterioration of the Grade I historic fabric.
2. The renewal of the lintel to the gift shop to prevent further deterioration.

These works will avert any further decline and enable the magnificent facade to be enjoyed in perpetuity by future generations.

Design Proposals and Methodology

The site was surveyed by consultants RV Williams associates and a specification prepared by NPT architectural services identifying the best solution and methodology for repair work.

1. Take down feature finials F42, F43 & F44 to line of instability and rebuild introducing ties and cramps as required as methodology and drwg no. No. 7081 BS0219 01 and 6155/01A
2. Stabilisation of parapets as drwg no 6155/02
3. Renovation to east wall and replace lintel to gift shop as methodology and drawing no R13130/S301/01 and 6155/03
4. Rebuild the masonry ornamental finials and copings all as existing with a new NHL 5.0 lime mortar as drwg no. No. 6155/03.

The contractor will record all dismantling and rebuilding works with photographs and drawings

The loose masonry to the feature chimneys and pinnacles will be taken down to a level which meets the required stability.

It is intended that the repair works are undertaken with the same methods of its original construction utilising lime mortars. We propose the use of NHL 5.0 mortar coloured with forest of dean stone dust, which will create a good colour match and reduce its impact to the facade.

The design requirements are dictated by the desire to maintain the castle in a sympathetic way as it was originally constructed.

All materials used will be to the relevant British Standards and workmanship will be undertaken by qualified and heritage skilled tradespersons.

Colours of mortars will be to match existing and to harmonise with the local environment

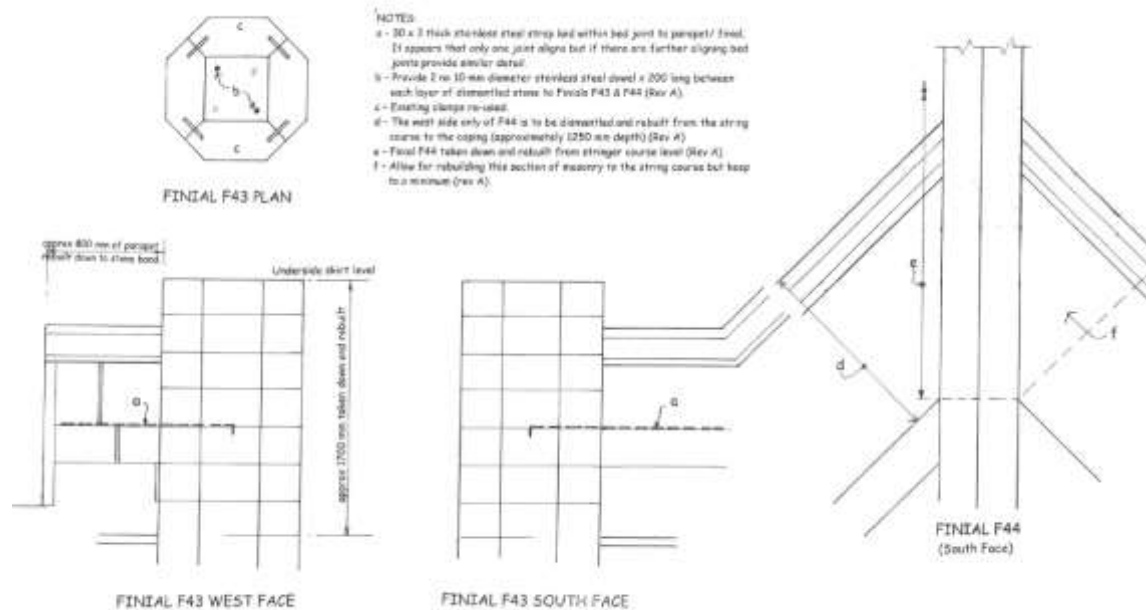
Current Description and Photographs

Finial F42, F43 & F44 Stabilisation.



Photo's of Finials F42, F43 & 44

Finials F42, F43 and F44 stabilisation requirement has increased from previous LBC and drawing 6155/01A is revised to cover finial F42, F43& F44 removal together with the west parapet above the string course, as this is both unstable and has previous displacement. The work requires taking down the west side of finial F44 above the string course and rebuilding incorporating stainless steel dowels between the bed joints.

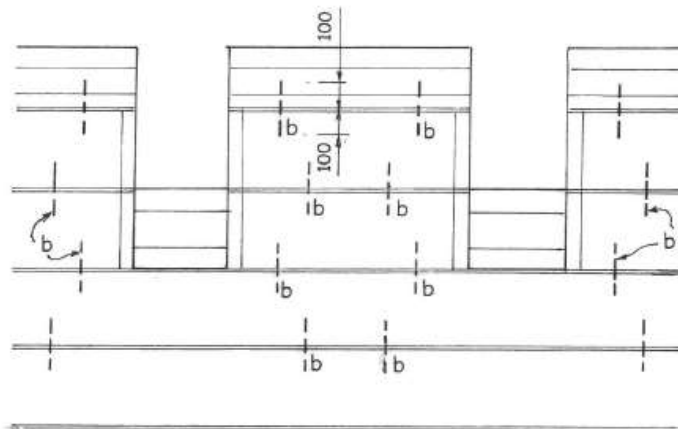


Stabilisation of parapets.

An inspection of the copings and crenellated parapets along the west face generally indicated loose stonework lacking any adhesion. The copings could be lifted and parapets moved back and forth by hand pressure. There are no dowels evident between the courses of stonework or to the copings. Where the crenellations splay there has been displacement of the stones with gaps evident in places.



Photos of loose copings and crenellated parapet



ELEVATIONS ON CRENELATIONS
(OPTION B)

Renovation of east wall of gift shop.

- There are two beams above the shop entrance with the upper beam of corroded and laminated steel which are to be replaced with reinforced concrete as detailed on Neath Port Talbot drawing no R13130/S301/01.
- Prior to the removal of the beams the inner roof purlins taking support off the gable are to be propped and the wall above needled and propped. The wall construction is of ashlar masonry externally and random stonework internally.
- Due to expansion of the corroded steel beams the ashlar masonry has been displaced and loosened. The outer ashlar masonry shown hatched together with the finial are to be carefully taken down and rebuilt.
- Prior to the removal of any masonry the areas are to be photographed before and after construction. All key stones are to be numbered and rebuilt in their original location in accordance with the standard requirements of Cadw.
- An inspection of the 8 finials together with the parapet copings along the south face of the shop indicated that all finials and copings were loose and could be moved by hand pressure. All are to be stabilised by re-bedding and dowelling.
- Below the finial there is a buttress on the south elevation which has displaced stonework caused by the ivy roots and tendrils. All the ivy growth is to be removed and the displaced stonework re-aligned.



Photo of gift shop lintel.

Drawing 6155/03 details the approximate area for the ashlar facing stone removal and replacement to the east gable wall of the shop. As previously reported the expansion of the steel beams has caused significant displacement and instability to the stonework. In addition, the steel beams are to be replaced with reinforced concrete as designed and detailed on Neath Port Talbot's drawing R13130/S301/01 which should also be issued to the Contractor.

Needle and prop the gable wall together with the roof purlins. Replace the existing corroded steel beams with reinforced concrete beam as detailed on Neath Port Talbot's drawing R13130/S301/01. Photograph and number the outer ashlar stones to be removed in accordance with the standard requirements of Cadw and take down and rebuild tying into the backing random stones with stainless steel straps or ties.



Drawing 6155/03 also notes the re-bedding of the 8no finials and copings along the south face of the shop and work to the buttress below the corner finial due to displacement caused by previous ivy growth.

Copings and finials to be rebidged incorporating dowels as required for the full length of the south face of the shop.



Heritage Impact Statement

Margam Castle, Margam Country Park, Margam.

***South and West Elevation Finial repairs,*
*Gift shop lintel repairs.***

Statement Objectives

The purpose of this statement is to outline the architectural significance of the Castle and how the proposed repairs will impact on its status.

The works are to take down the loose masonry to the feature chimneys and pinnacles until a satisfactory stability has been found. Re build the masonry ornamental chimney and chimneys all as existing with a new NHL 5.0 lime mortar.

It is intended that the repair works are undertaken with the same methods of its original construction utilising lime mortars. The use of sympathetic materials of NHL 5.0 mortar coloured with forest of dean stone dust, whilst the colour is designed to reduce its impact on the environment.

The impact on the facades will be minimal.

Significance of the Historic Asset.

Margam Castle is listed grade I as a C19 Tudor-Gothic mansion of exceptional quality. The house, rises above the orangery and monastic remains to the W is unique in Wales. It is "Constructed of coursed grey rock-faced stone with pale stone dressings, under a replaced slate covered roof. Plinth with dressed chamfered coping. Two-window 2-storey gable-ended front facing the road (S). The windows are 2-light with square heads, moulded surrounds, continuous hood moulds and contain late C20 glazing. Diagonal buttress to outer angle, quoins to inner angle, both rising to kneelers. Narrow string course to triangular pediment which has a stone coping.

Proposed Changes and Impact of the proposal

The proposed work to the facade of the Castle focuses on urgent repair of unstable feature chimney and pinnacles at the apexes of the south and west elevations which are necessary to prevent further deterioration of the Grade I historic fabric. This will enable the magnificent facade to be enjoyed in perpetuity by future generations.

The design requirements are dictated by the desire to maintain the castle in a sympathetic way as it was originally constructed.

All materials used will be to the relevant British Standards and workmanship will be undertaken by qualified and heritage skilled tradespersons.

Colours of mortars will be to match existing and to harmonise with the local environment.

The essential maintenance work will have minimal impact on the fabric of the building as the masonry is existing and the lime mortar will match existing. The work will prevent further deterioration of the Grade I historic fabric. This will enable the magnificent facade to be enjoyed in perpetuity by future generations.

We do not consider the proposal will impact on the visual aspect of the landscape. The Castle elevations are still very much traditional, with the focal point remaining very much intact and would not negatively impact on tourism. This will enable the magnificent facade to be enjoyed in perpetuity by future generations.

We do not consider that the new mortar proposal will impact on the visual aspect of the elevation and there will be no significant adverse impacts on the features and characteristics for which the Special Landscape Area has been designated.

The proposed scheme will not have an adverse impact upon visual amenity.

HIS/7081/BS/1220 GH