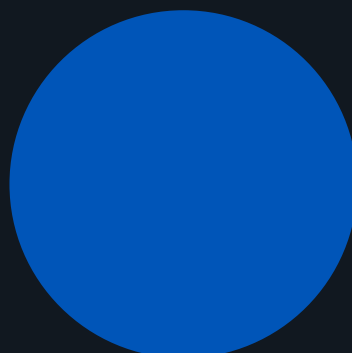
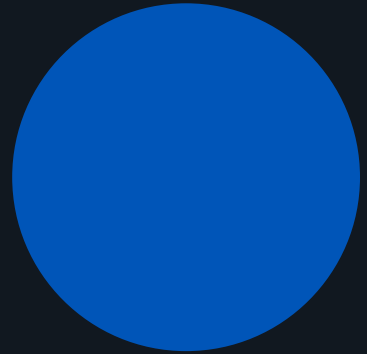
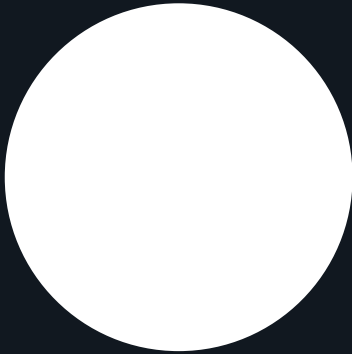




Barclays Bank, 9 The Parade, Neath, West Glamorgan, SA11 1RE

Heritage Impact Assessment

Firstplan Ref: 21268TW

Date: June 2021

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Appendix 1 – Schedule of Works and Design Scheme.

Section 1 Introduction

- 1.1 This Heritage Impact Assessment has been prepared by Firstplan Ltd, on behalf of our client, Barclays Bank Limited, to support the pending listed building consent application at 9 The Parade, Neath, Glamorgan, SA11 1RE. The proposals seek permission have been submitted under application ref. P2021/0202 for:

“Listed Building application for the following works: External works: Repair slipped & damaged slates. Replace guttering to lower section of 2nd Floor Pitched Roof. Overlay covering to Flat Roof areas. Replace Fascia & Guttering to Ground Floor Flat Roof area. Repair of damaged/blown render Repair of damaged Stonework inc Balustrades at Roof level. Carryout Doff clean of all Stonework to Front & Side Elevations. Remove & replace and install new bird deterrent systems. Make good, prepare & decorate timber windows - replace damaged glazing to 2no. Windows inc sill replacement - full replacement required to 1no. Window & sill replacement required to 1no. Ground Floor window. Remove edge protection to rear Ground Floor Flat Roof areas - replace with new steps/staircase to rear Ground Floor Flat Roof area. Coping stones to rear retaining wall, installation of new emergency escape pathway. Internal Works: Replace all internal water damaged ceiling tiles, address several areas internally where water has damaged walls & MF ceilings.”

- 1.2 Some of these works have the potential to affect the significance of the Grade II Listed Building, which is the subject of this application. The proposals are also located within the Neath Town Centre Conservation Area. In light of this, officers at Neath Port Talbot Council have requested A Heritage Impact Assessment to consider the heritage matters associated with the scheme.
- 1.3 This statement will set out the proposed works and demonstrate how the proposals will preserve the significance of the listed building and surrounding conservation area and why planning permission should be granted. It will justify the principle and assess salient heritage matters and demonstrate how the proposals will maintain and preserve the heritage asset.
- 1.4 This Heritage Impact Assessment has been produced to assess the impact of the proposals on the significance of the Listed Building and the wider conservation area. The assessment is structured against the assessment methodology set out within The Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment No. 2) Regulations 2017, Planning Policy Wales, in particular Chapter 6: The

Historic Environment and local planning policies within the Neath Port Talbot Local Development Plan. It also takes account of the relevant Technical Advice Note: Technical Advice Note 24: The Historic Environment and Cadw guidance, namely the best practice publication Heritage Impact Assessments in Wales and Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) and Heritage Impact Assessment Guidance.

1.5 This statement should be read in conjunction with the existing and proposed architectural drawings, prepared by ISG Limited. The statement adopts the following structure:

- **Section 2** sets out the relevant policy context;
- **Section 3** provides the background of the site, including the site description and planning history;
- **Section 4** includes the description of the proposals;
- **Section 5** provides an assessment of significance;
- **Section 6** assesses the heritage impact arising from the proposals; and
- **Section 7** includes a heritage impact assessment and draws conclusions.

Section 2 Policy Context

- 2.1 This section of the report discusses the key planning policies which need to be considered in relation to the proposal. The development plan relevant to the development comprises:

National Planning Policy and Legislation

- The Planning (Wales) Act 2015
- The Planning (Listed Building and Conservation Areas) Act 1990 (as amended by the Historic Environment (Wales) Act 2016)
- Planning Policy Wales
- Technical Advice Note (TAN) 24: The Historic Environment

Local Planning Policy and Guidance

- 2.2 The statutory development plan relevant to the site is made up of the following Neath Port Talbot documents:

- Neath Port Talbot Local Development Plan (2011-2026) (Adopted January 2016)
- Neath Port Talbot Local Development Plan (2011-2026) Proposals Map (Adopted January 2016)

- 2.3 The relevant policies and guidance from the above documents are summarised below.

a) The Planning (Listed Building and Conservation Areas) Act 1990

- 2.4 Legislation relating to listed buildings and conservation areas is contained in the 1990 Act as amended by the Historic Environment (Wales) Act 2016 which designates Listed Buildings for their special architectural or historic interest. The importance of a listing is to give a building or structure protection and to therefore make alterations, additions or demolitions requires Listed Building Consent from the local planning authority before they can proceed. Conservation Areas are also protected under Section 69 and for the purposes of this application, consideration is Section 72 of the 1990 Act is also required which places a duty on the decision maker to have special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

b) Planning Policy Wales (Edition 11 – February 2021)

- 2.5 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of Planning Policy Wales is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as intended by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015. PPW notes that a well-functioning planning system is fundamental for sustainable development and achieving sustainable places.
- 2.6 PPW provides the national planning policy framework for the protection and sustainable management of the historic environment as required by the Planning (Listed Buildings and Conservation Areas) Act 1990, and the Historic Environment (Wales) Act 2016. PPW sets specific objectives for the historic environment to safeguard the character of historic buildings and manage change so that their historic interest is preserved. With regard to conservation areas, PPW seeks to preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.
- 2.7 PPW is intended to inform the development of proposals within the key principles of the planning system, through a series of gateways. Proposals should be assessed against Strategic and Spatial Choices, to achieve sustainable place making outcomes. The proposals should then be assessed against contributions to Active and Social Places, Productive and Enterprising Places and Distinctive and Natural Places to result in a proposal which delivers on the national sustainable place making outcome.
- 2.8 PPW goes on to state that there should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.
- 2.9 Furthermore, the PPW goes onto note that *“applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.”*

c) Technical Advice Note (TAN) 24: The Historic Environment (2017)

- 2.10 TAN 24 gives more detailed advice on the historic environment in relation to the planning system in Wales. This includes information on listed buildings, including designation (based on special historic architectural or historic interest) and requirements and procedures for listed building consent (dealt with by the local authority or by Welsh Ministers depending on circumstances). TAN 24 also provides guidance relating to conservation areas (largely dealt with by local authorities), including designation and review, conservation area appraisals, conservation area consent and special provisions for trees in conservation areas.

d) Neath Port Talbot Planning Policy and Guidance

i) Neath Port Talbot County Borough Council Local Development Plan (2011 - 2026)

- 2.11 This document provides the planning framework for the County Borough Council in relation to housing and jobs, infrastructure delivery, place-shaping and conserving the quality of the built environment up until 2026.
- 2.12 **Policy SP 21 ‘Built Environment and Historic Heritage’** states that the built environment and historic heritage will, where appropriate, be conserved and enhanced through encouraging high quality design standards in all development proposals and safeguarding features of historic and cultural importance. The policy goes on to identify conservation areas and listed buildings and to enable their protection and where appropriate enhancement.
- 2.13 **Policy BE 1 ‘Design’** states that all development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. The policy goes on to state that proposals complement and enhance the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.
- 2.14 **Policy BE 2 ‘Buildings of Local Importance’** requires development proposals that would affect buildings that are of local historic, architectural or cultural importance will only to be permitted where they conserve and where appropriate enhance the building and its setting.

e) Cadw Guidance

2.15 Cadw (the Welsh Government's Historic Environment Service) have published a wide range of guidance documents to complement the Historic Environment (Wales) Act 2016 and recent planning policy and advice. This Heritage Impact Assessment takes reference in particular to the Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) 2011. It also considers the guidance set out within the Heritage Impact Assessment in Wales 2017, which sets out the principles to consider when planning changes to historic assets and applying for listed building and conservation area consent. The guidance states Heritage Impact Assessments can help applicants make changes to historical assets in line with the principles of good design, and that the assessment should be proportionate both to the significance of the historic asset and to the degree of change proposed.

i) *Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) 2011*

2.16 Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) 2011 informs Cadw's approach to the protection and management of the historic environment as a whole. The guidance notes that sustainable management of a site begins by gaining an understanding of its cultural and natural heritage values and then setting out its significance. The Document sets out six conservation principles:

1. Historic values will be managed to sustain their values;
2. Understanding the significance of historic assets is vital;
3. The historic environment is a shared resource;
4. Everyone will be able to participate in sustaining the historic environment;
5. Decisions about change must be reasonable, transparent and consistent;
6. Documenting and learning from decisions is essential.

2.17 The guidance notes that the significance of an historic asset embraces all of the cultural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time. In order to assess the significance of an historic asset, four component values need to be considered. These are:

- Evidential value
- Historical value
- Aesthetic value
- Communal value

2.18 Considering the above, this Statement will examine and articulate the values of an historic asset is necessary to inform the decisions about the listed buildings future.

Section 3 Site Background

a) Site and Surrounding Area

3.1 The application site comprises a Barclays Bank at 9 The Parade, Neath which is located within Neath Town Centre. The building is located amongst a diverse collection of buildings which vary in terms of style and design. No. 11 The Parade, which adjoins the site to the northeast, comprises a 2-storey brick faced building occupied by restaurants at ground floor with residential properties above. Behind the site is a General Market which is a listed building built in 1837, and subsequently renovated in 1904. Whilst this building is not connected to the Barclays Bank, it is in the curtilage of the General Market building.

3.2 The building is statutorily listed and the Cadw archives notes the building as an early 20th Century classical style bank, and describes the exterior of the building as follows:

“Three storey, 5 bay ashlar front, rounded corners. Steeply pitched slate roofs, tall chimneys, corniced caps, necking bands. Balustraded parapets to outer bays, returned to side elevations. Modillion cornice, plain frieze, moulded architrave. Half round Corinthian columns to outer bays rise from bases at first floor sill level. Moulded shouldered architraves to second floor, 2 light windows. Sashes flanking central mullions. Cross windows to first floor, inset sashes, moulded architraves. Triangular pediment to centre and outer bays with balustraded balconies. Flat labels to others. Similar detail to 2 bay right end elevation.”

3.3 Inside the building, the Cadw listing describes the building as:

“Plain entablature over channelled ground floor with plinth. Advanced outer bays with Ionic quarter columns to angles with centre bays. Round arched windows, rusticated architraves, stressed quoins, continuous impost band. Sill band. Modern glazing. Doorway to centre flanked by Ionic half columns on bases. Cavetto reveals. Fanlight over modern name board to panelled double doors.”

3.4 For ease of reference, Figure 1 below shows the building along with the context of the surrounding streetscene:



Figure 1. Photograph of listed building surrounding streetscene

- 3.5 The building is also identified within the Schedule of Buildings of Local Importance SPG (April 2019). The SPG describes the building as an:

“Imposing three-storey corner bank, stone construction with elaborate detailing in stonework, including main entrance, fenestration with stone mullions, dormers and pediments”

- 3.6 The SPG goes on to state that the buildings inclusion is justified because it is:

“A largely original bank premises in a prominent position within the town centre forming a notable part of the shopping street.”

- 3.7 The Site also lies within the Neath Town Centre Conservation Area and the draft Historic Environment SPG (January 2019) notes that Neath Town Centre has numerous features of importance. These include the traditional commercial centre with some small shop units, the general market, public buildings, the castle, St. Thomas' church, Victoria Gardens and other architectural features and structures.

- 3.8 Below is an extract from the Council’s adopted proposals map which identifies the site as being located within the Neath Town Centre Conservation Area.

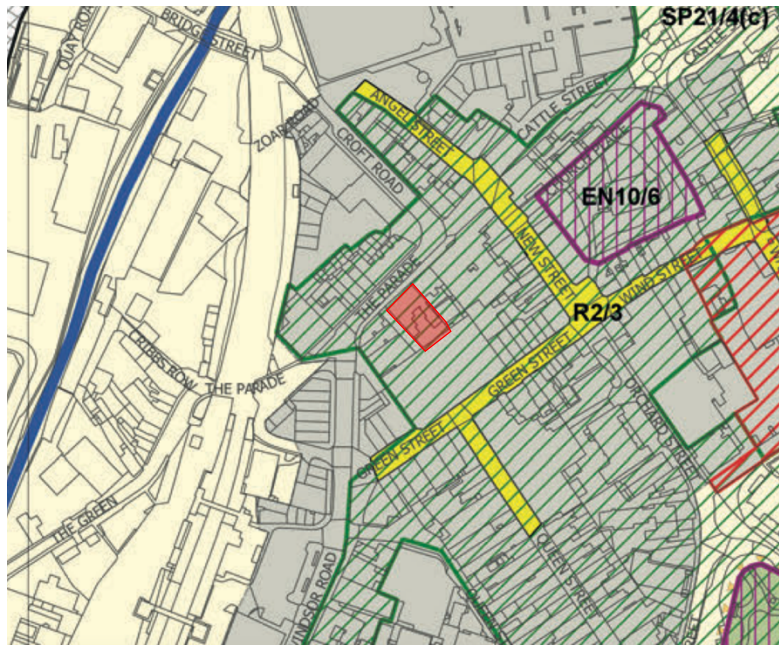


Figure 2. 9 The Parade, Neath and surrounding allocations (highlighted red).

- 3.9 Just beyond the site, the wider area offers a wide range of shops and services. Above many of the ground floor uses are residential properties and offices. In terms of built form, the bar and hotel opposite the bank is a mix of 2 and 3-storeys with the building running the length of the Parade creating a uniform streetscene. Adjacent the site is a mix of 2-3 storey buildings of eclectic design and age. Figure 3 below identifies the site and the surrounding buildings along The Parade:



Figure 3. 9 The Parade, Neath and surrounding streetscene.

b) Relevant Planning History

i) Application Site

3.10 A search of Neath Port Talbot Council's planning portal identifies a small number of applications of relevance relating to the application site.

- **Ref. P2014/1123**, granted in March 2015 - Listed building consent was granted for replacement signage to front elevation, internal redecoration and new finishes, re-decoration of window frames and alterations to internal modern partition.
- **Ref. P2006/0975**, granted August 2006 – Listed building consent was granted for the removal of one external air condenser unit and installation of replacement unit, install 2no. new airducts, pipework and external ventilation units, along with the installation of one new air condenser.
- **Ref. P2002/1330 & P/2002/1281**, granted January 2003 – Listed building consent was granted for the construction of an internal ramp and alterations including the lowering of the external door and pedestrian access for disabled persons.

3.11 For the purposes of this Assessment there is no other planning history of relevance.

Section 4 Description of Proposals

- 4.1 The application scheme is fully detailed on the drawings prepared by ISG Architects and described in the accompanying Design and Access Statement and Full Scheme Design Document.

a) Introduction

- 4.2 No.9 The Parade has been a Barclays Bank for a number of years, serving the local community. The building is in a prominent central location within the town and within the Neath Town Centre Conservation area. The proposals seek minor works to the building and replace many damaged parts of the property which have fallen into disrepair.

b) Description of Proposed Works

- 4.3 No works will take place which remove or demolish existing features of the building. Instead, the works centre on making good and repairing many damaged elements of the building to preserve and safeguard the buildings future. There are a wide range of works proposed, many of which are very minor, the details of which are enclosed within the accompanying Schedule of Works and corresponding photographs of proposed works at **appendix 1**. More generally, the following works are proposed to the external elements of the property:

i. Front Elevation

- 4.4 At ground floor the arched windows will be repaired where timber has been identified as being in decay and made good. For remaining windows, where existing paint work or stain is showing signs of weathering, these will be sanded down and repainted.
- 4.5 At first floor, similar works are proposed with existing sash windows being repainted. Existing bird deterrent netting is damaged and will be replaced. The existing rainwater pipes will be rubbed down and repainted. Above at second floor existing sash windows will be rubbed down and repainted where necessary. A site visit has also discovered elements of glazing on 2no. windows which are cracked and need to be replaced with new 4mm clear floating glazing. Existing glazing beads will be reinstated with pins and redecorated.

ii. Rear Elevation

- 4.6 At ground floor to the rear of the property the existing pebble dashed render is poorly finished and has fallen into disrepair. Repairs will be made to the damaged render areas back to the building's fabric and will be made good. The sash windows are in poor condition and will be rubbed down and repainted to protect the timber from decay across the ground and first floors. Security bars will be carefully removed, rubbed down and repainted and re-instated at ground and first floor. At first floor to the rear of the building the existing guard rails will be removed. Where necessary, new galvanised handrail compliant with building regulations will be installed. The existing fire exit door will be stripped back to expose hardwood and painted and made good.
- 4.7 At second floor, the existing encasement windows will be stripped back and repainted. Above, the lower, upper pitched and upper flat roof fascia boards will be stripped back and repainted to prevent further decay. The guttering at the rear elevation pitched lean-to roof will be rubbed down and repainted, whilst the fascia board will be stripped back and repainted.

iii. Western Elevation

- 4.8 The existing brickwork infills to the existing windows is poorly finished and if left untouched will cause further damp issues with the building. The existing brickwork will be carefully removed and reinstated using lime mortar whilst ensuring that the brickwork face aligns to the main face of the building. Security bars will be carefully removed, rubbed down and repainted and re-instated. The existing casement windows will be stripped back and painted to ensure that the timber does not decay. The existing side entrance doors and surround are tired and are showing signs of water penetration. The paint and stain will be sanded down and stripped back to expose the existing hard wood and repainted to avoid further timber decay. Finally, the arched windows will be stripped back and repainted to avoid further timber decay. At first floor, the existing sash windows require repainting and will be stripped back and carefully painted.

iv. Internal Works

- 4.9 Internally, works are required to replace all water damaged ceiling tiles and to address and make good several areas internally where water has damaged the walls and ceilings at ground, first and second floors.

Section 5 Assessment of Significance

5.1 The following section considers the significance of the heritage assets in accordance with the requirements of Cadw's Conservation Principles which states *"managing change to historic assets successfully means taking decisions based on both a sound understanding of what is important and special about them and the impact of the proposed change. When thinking about any change, we need to begin by gaining a good understanding of the significance of our historic assets, and the meaning and value that they hold for us."*

5.2 Therefore, the significance and value of a heritage asset needs to be understood against Cadw's heritage values which are categorised as:

- **Evidential value:** the potential of a place to yield evidence about past human activity. The surviving historic fabric and detail — whether above or below ground — helps us to understand when and how each historic asset was made, how it was used and how it has changed over time.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place. Value historic assets for their visual qualities, whether they result from conscious design and craftsmanship, or from the fortuitous effect of change over time.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Historic assets can have economic as well as social value with the capacity to provide a valuable source of income or employment.

5.3 The document notes that:

"Sustainable management of a site begins by gaining an understanding of its cultural and natural heritage values and then setting out its significance"

5.4 The document goes on to note how to manage historic assets through the careful management of change, specifically stating:

“The definition of conservation is that it is ‘the careful management of change’. In managing historic assets, ‘to preserve’ — even accepting its established legal definition of ‘to do no harm’ — is only one part of what is needed to sustain heritage values...‘To sustain’ embraces both preservation and enhancement to the extent that the values of a place allow. ‘Considered change’ offers the potential to enhance historic assets, as well as generating the need to protect their established heritage values. It is the means by which each generation aspires to enrich the historic environment.”

- 5.5 In light of the above, an understanding of the significance of a place helps to inform the capacity for change. An assessment of the impact of the works should be proportionate to the works proposed to the asset. In this instance, as we have set out, very minimal works are proposed to the building with much of the work centred on preserving and making good the existing features of the building.

a) Evidential Value

- 5.6 Originally a Roman settlement in C.75 CE, Neath slowly expanded in the late 1500’s when a copper-smelting works was built in the town, using locally mined coal and Cornish ore brought cheaply by sea into the estuary. Neath expanded with the arrival of the Industrial Revolution in the 18th century with new manufacturing industries of iron, steel, and tinplate. In terms of the building itself and the evidential value it brings to Neath and the wider area, it contributes to understanding early 20th Century Britain and therefore is considered to have a medium evidential value.

b) Historical Value

- 5.7 The building is a 20th Century classical style bank and is located within the town centre of Neath, however, a search of historical records on the internet does not identify any notable or relevant results relating to the building. An early depiction of the building is provided below at figure 4.



Figure 4. No. 9 The Parade sketch in circa 1904.

- 5.8 As it is shown, the drawing provides a useful depiction of The Parade in circa 1904. No. 9 The Parade is very much similar to the building that stands today. The building is considered to offer a positive contribution to the streetscene and wider Neath Town Centre Conservation Area offering a medium historical value.

c) Aesthetic Value

- 5.9 The building sits in a prominent location along The Parade and within Neath Town Centre. It has a strong relationship with the neighbouring buildings and wider street creating a strong presence and point of reference. The additional storey in height sets the building apart and stone finish and style is distinctive and representative of classical banking buildings of the 20th Century. The building is considered to offer a high aesthetic value to the street and surrounding historic area particularly to the front and western elevations. The rear elevation where much of the work is taking place holds little architectural merit, having been rendered, extended and altered over the years.

d) Communal Value

- 5.10 The building has provided an important role for the community throughout the 20th and 21st Century. It continues to offer banking services and the intention is for works to safeguard the building and for the building to remain serving an important function for the community. Many generations have used

the building for financial services and as such is considered to have a relatively high communal value in the community.

e) Summary and Conclusion

- 5.11 No 9. The Parade is of **medium cultural value** and this is recognised through its status and as a Grade II listed building. The buildings historical use as a bank is not only important for its architecture, but also for the community having served the community for over 100 years.

Section 6 Impact Assessment and Statement

6.1 Cadw's Guidance set out within the Heritage Impact Assessment in Wales sets out the general principles to consider when planning changes to historic assets. An assessment of impact is required to understand the level of significance against the degree of change and should be proportionate to the significance of the asset and the scale of the impact. The Guidance states that most proposals will have a range of impacts which may be:

- **Positive** — such as the repair of damage, the removal of intrusive elements or bringing a building back into beneficial use so that it is no longer at risk
- **Neutral** — such as where proposals are sympathetically designed, or change is accommodated in part of the building or site that is less sensitive.
- **Negative** — such as when important fabric or significant aspects of the original design are removed or altered. If the decision maker deems that the level of damage is unacceptable and there are few compensatory benefits, the application may be refused.

6.2 Positive changes such as repairs to buildings to safeguard their futures can be highly beneficial changes and can increase the significance of a building. The proposed development has already been described in the preceding sections of this report.

6.3 The following table sets out the proposed works, objectives of the work and an assessment of the impact.

Proposed Work	Objective	Significance of Affected Fabric	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution/Mitigation
Works to sash windows throughout exterior of building.	To make good existing sash windows	Low	Neutral impact on evidential, communal and historic impact. Positive impact on aesthetic value.	No harmful impact on evidential, communal, aesthetic or historic impact to either listed building or conservation area.	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat (2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat.
Improvements to bird deterrent system.	Repair and make good bird deterrent netting.	Low	Neutral impact on evidential, communal and historic impact. Positive impact on aesthetic value.	No harmful impact on evidential, communal, aesthetic or historic impact to either listed building or conservation area.	Existing netting to be removed, with fixings already installed to remain where feasible. Where replaced being remove existing stainless steel wiring & replace with new spring tensioned s/s wiring. Install new netting.
Works to arched windows.	To make good existing arched windows to avoid water/moisture penetrating further into the timber frame.	Low	Neutral impact on evidential, communal and historic impact. Positive impact on aesthetic value.	No harmful impact on evidential, communal, aesthetic or historic impact to either listed building or conservation area.	Where damage exists cut out section of damaged sill & scarf in new section of oak sill to replace. Fix sill to main window frame using glue/screws. Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat (Filming to remain untouched).

Works to main entrance doors and surround.	To repair and make good existing doors. If left untouched the exposed timber will decay.	Low	Neutral impact on evidential, communal and historic impact. Positive impact on aesthetic value.	No harmful impact on evidential, communal, aesthetic or historic impact to either listed building or conservation area.	Existing stain finish to be sanded down using a 240 grit sandpaper to prevent damage to the hardwood. Once sanded the doors will be dusted over & wiped clean. Three coats of Sadolin Extra Durable Woodstain will be applied, with a light rub down between coats using 400 grit sandpaper. Entrance surround - existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat (2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat.
Works to encasement windows along western elevation.	Repair and paint peeling paintwork.	Low	Neutral impact on evidential, communal and historic impact. Positive impact on aesthetic value.	No harmful impact on evidential, communal, aesthetic or historic impact to either listed building or conservation area.	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat (2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat
Works to security bars at ground and first floors throughout building.	To repaint and repair existing security bars. If left untouched, metal will decay and require more intrusive works.	Low	Neutral impact on evidential, communal and historic impact. Positive impact on aesthetic value.	No harmful impact on evidential, communal, aesthetic or historic impact to either listed building or conservation area.	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations

Work to existing brickwork along western elevation.	Brickwork infill to old window is poorly finished. Repairs to existing brickwork to safeguard building.	Low	Neutral impact on evidential, communal and historic impact. Positive impact on aesthetic value.	No harmful impact on evidential, communal, aesthetic or historic impact to either listed building or conservation area.	Carefully remove existing bricks for re-use. Re-instate existing bricks using new lime mortar, ensuring brick face aligns to main face of building.
Works to fascia board at lower, upper pitched roofs and the upper flat roof.	Repair and paint peeling paintwork.	Low	Neutral impact on evidential, communal and historic impact. Positive impact on aesthetic value.	No harmful impact on evidential, communal, aesthetic or historic impact to either listed building or conservation area.	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat (2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat.
Works to encasement windows along rear elevation at first and second floor.	Repair and repaint existing encasement windows.	Low	Neutral impact on evidential, communal and historic impact. Positive impact on aesthetic value.	No harmful impact on evidential, communal, aesthetic or historic impact to either listed building or conservation area.	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat (2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat. Rear elevation 2 nd floor window - Existing window to be removed & replaced with new window incorporating 14mm Double Glazed glazing. Dulux Weathershield Exterior Undercoat (2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat.
Works to existing guard rails to rear of	To ensure guardrails are compliant with Building Regulations	Low	Neutral impact on evidential, communal and historic impact. Positive	No harmful impact on evidential, communal, aesthetic or historic impact to either listed	Remove all existing guard rail, leaving the base plates in-situ. Install new 48mm galvanised key clamp tubing & fixings into existing

the building and fire exit door.	and to make good where necessary.		impact on aesthetic value.	building or conservation area.	base plates to achieve a handrail compliant height of 1100mm FFFL and to remove guardrail where no longer required.
Rear wall at ground floor.	Existing render is poorly finished & blown in places. Works will safeguard asset.	Low	Neutral impact on evidential, communal and historic impact. Positive impact on aesthetic value.	No harmful impact on evidential, communal, aesthetic or historic impact to either listed building or conservation area.	Hack off existing blown/damage render areas back to building fabric. Apply Saint Gobain Weberpral render dash scratch/coat to building fabric. Apply smooth top coat of lime mixed render (1 part lime mortar to 2.5 parts sand - hand mixed) to base coat. Using a 3-8mm aggregate, apply to the top rendered coat. Once cured we will finish the area in a Dulux Weathershield Ultimate Protection top coat (2 coats)
Coping stones to rear area of building at ground floor.	Several coping stones have come loose. Repairs required to safeguard asset.	Low	Neutral impact on evidential, communal and historic impact. Positive impact on aesthetic value.	No harmful impact on evidential, communal, aesthetic or historic impact to either listed building or conservation area.	Remove damaged coping stones (approx. 15no.) from brick wall. Clean from brickwork redundant mortar. Re-bed existing coping stones back onto brick wall using a pre-mixed lime putty mortar/

Section 7 Heritage Impact Statement & Conclusions

a) Heritage Impact Statement

- 7.1 The proposed works at No.9 The Parade have been carefully considered in order to ensure that the historic fabric of the building is maintained to a high standard to safeguard its future. The works also represent an investment in the building. With more than 30% of all banks in the UK having closed their doors since 2015, the works will not only safeguard the building, but also the community's access to the bank branch. These proposals therefore buck the trend of closures and instead see investment in the building to retain it as an active bank.
- 7.2 The building has a longstanding history as a bank and the building's architectural features and presence along the streetscene of The Parade complements and enhances the area. The proposed external works do not involve a loss of original fabric or features that will harm the historical asset and indeed, will in fact safeguard it for future generations.
- 7.3 The proposed alterations do not detrimentally impact on the Grade II listed building in any way. The works are centred upon repairing and making good existing features and will not remove the historical integrity of the building. The proposals have been developed carefully to deliver its founding principles in a manner which is fit for today's requirements. The positive impact that the proposals will make on the building and the surrounding area by restoring the tired and at risk elements of the asset fully meet the heritage values of Neath Port Talbot Council and Cadw. As such, we formally recommend and request that consent is granted for works to take place.

b) Conclusion

- 7.4 This statement has been submitted in support of an application to repair and replace worn and damaged elements of 9no. The Parade. The Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Historic Environment (Wales) Act 2016 designates Listed Buildings for their special architectural or historic interest setting out the statutory approach and requires special regard to be given to the desirability of preserving historic interest. The statutory approach is reflected in Policy BE 2 'Buildings of Local Importance' of the adopted Local Plan which requires development proposals that

would affect buildings that are of local historic, architectural or cultural importance to only to be permitted where they conserve and where appropriate enhance the building and its setting.

Appendix 1

Schedule of Works and Design Scheme

Drawing/Façade	Ref	Description of Element	Existing Detail		Current Issue	Justification for Works	Planned Rectification / Methodology	Rectification Detail	
			Material	Finish				Material	Finish
<i>Name of the drawing or façade or area where item referenced. i.e. "Roof drawing 3, rear pitched roof"</i>	<i>Reference noted on drawing</i>	<i>Name the exact element that the item refers to. i.e. "Glazing within window reference Q1"</i>	<i>Detail of the current material in situ</i>	<i>Detail of the current finish</i>	<i>Detail of WHAT the current issue that needs to be rectified is</i>	<i>Detail WHY the issue needs to be rectified</i>	<i>Detail HOW the issue is to be rectified. This must include the methodology, and qualification of the operatives.</i>	<i>Detail of new materials proposed.</i>	<i>Detail of proposed finishes</i>
Front Elevation - 2nd Floor	1	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - 2nd Floor	2	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - 2nd Floor	3	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - 2nd Floor	4	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - 2nd Floor	5	Sash Window	Oak	White Painted	1no. pane of 4mm clear float glazing is cracked	Glazing damage could increase with potential risk of falling out	Remove hardwood beading(internally) to glazed section, remove glazing & replace with new 4mm clear float glazing. Re-instate existing beads with pins & decorate alongside Item 4	4mm Clear Float Glazing	As existing
Front Elevation - 2nd Floor	6	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - 2nd Floor	7	Sash Window	Oak	White Painted	1no. pane of 6mm clear float glazing is cracked	Glazing damage could increase with potential risk of falling out	Remove hardwood beading(internally) to glazed section, remove glazing & replace with new 6mm clear float glazing. Re-instate existing beads with pins & decorate alongside Item 4	6mm Clear Float Glazing	As existing
Front Elevation - 1st Floor	8	Rain Water Pipe & Hopper	Cast Iron	White Painted	Existing finishes are tired & are starting to flake in places	If left untouched, metal will decay	Rub down existing RWP & Hopper, to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Front Elevation - 1st Floor	9	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - 1st Floor	10	Bird Deterrent System	Netting	Black	Netting is damaged & also restricts works to the Stone façade & Window behind	To replace damaged netting & facilitate other works	Existing netting to be removed, with fixings already installed to remain. Install new netting	Material existing	Black
Front Elevation - 1st Floor	11	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - 1st Floor	12	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - 1st Floor	13	Bird Deterrent System	Netting	Black	Netting is damaged & also restricts works to the Stone façade & Window behind	To replace damaged netting & facilitate other works	Existing netting to be removed, with fixings already installed to remain. Install new netting	Material existing	Black
Front Elevation - 1st Floor	14	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - 1st Floor	15	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - 1st Floor	16	Bird Deterrent System	Netting	Black	Netting is damaged & also restricts works to the Stone façade & Window behind	To replace damaged netting & facilitate other works	Existing netting to be removed, with fixings already installed to remain. Install new netting	Material existing	Black
Front Elevation - Ground Floor	17	Arched Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat(Filming to remain untouched)	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - Ground Floor	18	Arched Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat(Filming to remain untouched)	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - Ground Floor	19	Main Entrance Doors	Oak	Oak Woodstain	Existing finishes are tired & showing signs of water penetration to the bottom	If left untouched timber will decay	Existing stain finish to be sanded down using a 240 grit sandpaper to prevent damage to the hardwood. Once sanded the doors will be dusted over & wiped clean. Three coats of Sadolin Extra Durable Woodstain will be applied, with a light rub down between coats using 400 grit sandpaper	Material existing	Sadolin Extra Durable Woodstain - Heritage Oak
Front Elevation - Ground Floor	20	Main Entrance Surround	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Remove existing Barclays signage & fixings. Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat. Re-instate existing signage using new fixings	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - Ground Floor	21	Arched Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat(Filming to remain untouched)	Material existing	Dulux Weathershield Exterior Satin - White Finish
Front Elevation - Ground Floor	22	Arched Window	Oak	White Painted	Window sill has decayed due to water penetration & is now breaking down	If left untouched water/moisture will penetrate further into the frame causing further decay	Cut out section of damaged sill & scarf in new section of oak sill to replace. Fix sill to main window frame using glue/screws. Decorate section of framing in-line with Item 21	Oak	Dulux Weathershield Exterior Satin - White Finish

Front Elevation - Ground Floor	23	Bird Deterrent System	Wire	Stainless Steel	Existing wire has detached from fixing anchor	Build up of guano on pavement if birds are allowed to rest on this ledge	Remove existing stainless steel wiring & replace with new sprin tensioed s/s wiring affixed to existing s/s anchors	S/S Wire	As existing
Front Elevation - Ground Floor	24	Arched Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat(Ext ATM & Filming to remain untouched)	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - 2nd Floor	25	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - 1st Floor	26	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - 1st Floor	27	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - 1st Floor	28	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - 1st Floor	29	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - 1st Floor	30	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - 1st Floor	31	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - Ground Floor	32	Arched Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat(Filming to remain untouched)	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - Ground Floor	33	Arched Window	Oak	White Painted	Window sill has decayed due to water penetration & is now breaking down	If left untouched water/moisture will penetrate further into the frame causing further decay	Cut out section of damaged sill & scarf in new section of oak sill to replace. Fix sill to main window frame using glue/screws. Decorate section of framing in-line with Item 32	Oak	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - Ground Floor	34	Side(FE) Entrance Doors	Oak	Oak Woodstain	Existing finishes are tired & showing signs of water penetration to the bottom	If left untouched timber will decay	Existing stain finish to be sanded down using a 240 grit sandpaper to prevent damage to the hardwood. Once sanded the doors will be dusted over & wiped clean. Three coats of Sadolin Extra Durable Woodstain will be applied, with a light rub down between coats using 400 grit sandpaper	Material existing	Sadolin Extra Durable Woodstain - Heritage Oak
Side Elevation - Ground Floor	35	Side(FE) Entrance Surround	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - Ground Floor	36	Casement Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - Ground Floor	37	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Side Elevation - Ground Floor	38	Casement Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - Ground Floor	39	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Side Elevation - Ground Floor	40	Casement Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - Ground Floor	41	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Side Elevation - Ground Floor	42	Brickwork	Welsh Vintage	Natural	Brickwork infill to old window is poorly finished	If left untouched, it is likely water may get behind poor abutment detail & create damp issues within the building	Carefully remove existing bricks for re-use. Re-instate existing bricks using new lime mortar, ensuring brick face aligns to main face of building	Material existing	Natural
Side Elevation - Upper Flat Roof Level	43	Fascia Boards	Softwood	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - Lower Pitched Roof Level	44	Fascia Boards	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Side Elevation - Lower Pitched Roof Level	45	Guttering	Cast Iron	White Painted	Existing finishes are tired & are starting to flake in places	If left untouched, metal will decay	Rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish

Rear Elevation - Upper Flat Roof Level	46	Fascia Boards	Softwood	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Upper Pitched Roof Level	47	Fascia Boards	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Lower Pitched Roof Level	48	Fascia Boards	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 2nd Floor	49	Casement Window	Oak	White Painted	Frame is in a poor state of repair in its entirety	If left untouched timber will decay	Existing window to be removed & replaced with new window incorporating 14mm Double Glazed glazing. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Oak	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 2nd Floor	50	Casement Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 2nd Floor	51	Casement Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 2nd Floor	52	Casement Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 2nd Floor	53	Casement Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	54	Casement Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	55	Fire Exit Door	Hardwood	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	56	Casement Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	57	Casement Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	58	Casement Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	59	Picture Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	60	Picture Window	Oak	White Painted	10mm clear laminated glazing is cracked	Glazing damage could increase with potential risk of falling out	Remove hardwood beading(internally) to glazed section, remove glazing & replace with new 10mm laminated clear glazing. Re-instate existing beads with pins & decorate alongside Item 59(remove & re-instate existing security bars internally)	10mm Clear Laminated Glazing	As existing
Rear Elevation - 1st Floor	61	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	62	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	63	Sash Window	Oak	White Painted	1 no. pane of 4mm clear float glazing is cracked	Glazing damage could increase with potential risk of falling out	Remove hardwood beading(internally) to glazed section, remove glazing & replace with new 4mm clear float glazing. Re-instate existing beads with pins & decorate alongside Item 4	4mm Clear Float Glazing	As existing
Rear Elevation - 1st Floor	64	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Rear Elevation - 1st Floor	65	Infill Panel to Window	Plywood	White Painted	Paint is peeling but plywood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose plywood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	66	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	67	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Rear Elevation - 1st Floor	68	Sash Window	Oak	White Painted	Window sill has decayed due to water penetration & is now breaking down	If left untouched water/moisture will penetrate further into the frame causing further decay	Cut out section of damaged sill & scarf in new section of oak sill to replace. Fix sill to main window frame using glue/screws. Decorate section of framing in-line with Item 66	Oak	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	69	Fire Exit Door	Hardwood	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish

Rear Elevation - 1st Floor	70	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - 1st Floor	71	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Rear Elevation - 1st Floor	72	Fire Escape Staircase	Steel	Black Painted	Paint is peeling but metalwork is in good condition	If left untouched metal will decay	Existing paint finish to be rubbed down to remove all loose & flaking paintwork. Degrease metalwork & lightly abrade for adhesion purposes. Hammerite Ultima Matt(2 coats) to be applied	Material existing	Hammerite Ultima Matt - Black Finish
Rear Elevation - 1st Floor	73	Guard Rail	Galvanised Steel	White Painted	Non compliant as top rail height is only 900mm FFFL	To make H&S compliant	Remove all existing guard rail, leaving the base plates in-situ. Install new 48mm galvanised key clamp tubing & fixings into existing base plates to achieve a handrail compliant height of 1100mm FFFL	Galvanised Steel	Un-Finished
Rear Elevation - 1st Floor	74	Guard Rail	Galvanised Steel	Un-Finished	Non compliant as top rail height is only 900mm FFFL	n/a	Guard Rail to be removed as not required for this area	n/a	n/a
Rear Elevation - Ground Floor	75	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Ground Floor	76	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Rear Elevation - Ground Floor	77	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Ground Floor	78	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Rear Elevation - Ground Floor	79	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Ground Floor	80	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Rear Elevation - Ground Floor	81	Fire Exit Door	Hardwood	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Ground Floor	82	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Ground Floor	83	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Rear Elevation - Ground Floor	84	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Ground Floor	85	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Rear Elevation - Ground Floor	86	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Ground Floor	87	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Rear Elevation - Ground Floor	88	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Ground Floor	89	Security Bars	Steel	White Painted	Poor decorative finish to bars & restricts works to the window behind	If left untouched, metal will decay & to facilitate other works	Unbolt bars from fixings, rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat. Re-instate existing bars using new nuts/washers. Spot weld to ensure bolts cannot be undone & touch in decorations	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Rear Elevation - Ground Floor	90	Sash Window	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Pitched Lean To Roof	91	Guttering	Cast Iron	White Painted	Existing finishes are tired & are starting to flake in places	If left untouched, metal will decay	Rub down to remove existing paint sheen & provide required base to apply, Dulux Multi Surface Quick Dry Satin finish coat	Material existing	Dulux Multi Surface Quick Dry Satin - White Finish
Rear Elevation - Pitched Lean To Roof	92	Fascia Boards	Oak	White Painted	Paint is peeling but hardwood appears sound	If left untouched timber will decay	Existing paint finish to be stripped back to expose hardwood. Dulux Weathershield Exterior Undercoat(2 coats) to be applied with a Dulux Weathershield Exterior Satin top coat	Material existing	Dulux Weathershield Exterior Satin - White Finish
Rear Elevation - Ground Floor	93	Step Nosings	Concrete	n/a	Existing Nosing paint has deteriorated	H&S risk if left untouched	Clean surface area, mask out line area & apply Watco Stepmarker(1 cost) paint	Material existing	Yellow Nosing Line
Rear Elevation - 1st Floor	94	Step Nosings	Roof Covering	n/a	Existing Nosing paint has deteriorated	H&S risk if left untouched	Clean surface area, mask out line area & apply Watco Stepmarker(1 cost) paint	Material existing	Yellow Nosing Line

Rear Elevation - Ground Floor	95	Wall	Pebble Dashed Render	Un-finished	Existing render is poorly finished & blown in places	If left untouched, further water ingress will occur, resulting in further render damage	Hack off existing blown/damage render areas back to building fabric. Apply Saint Gobain Weberpral render dash scratch/coat to building fabric. Apply smooth top coat of lime mixed render(1 part lime mortar to 2.5 parts sand - hand mixed) to base coat. Using a 3-8mm aggregate, apply to the top rendered coat. Once cured we will finish the area in a Dulux Weathershield Ultimate Protection top coat(2 coats)	Pebble Dashed Render	Dulux Weathershield Ultimate Protection - Pale Slate
Rear Area - Groud Floor	96	Footpath	n/a	n/a	No hard standing pathway/walkway between the bottom of the FE stairs to the rear pathway	H&S risk if left untouched	Dig out existing ground area to a depth of 150mm. Shutter intended footprint(1000mm wide). Lay a 50mm layer of aggregate/hardcore & compact down. Pour a 100mm layer of concrete, with a brushed finish & arised edge, to match adjoining pathway	Concrete	Self Coloured
Rear Area - Groud Floor	97	Coping Stones	Stone	Natural	Several coping stones have come loose	H&S risk if left untouched	Remove damaged coping stones(approx 15no.) from brick wall. Clean from brickwork redundnat mortar. Re-bed existing coping stones back onto brick wall using a pre-mixed lime putty mortar	Material existing	Natural

Drawing/Façade	Ref	Description of Element	Existing Detail		Current Issue	Justification for Works	Planned Rectification / Methodology	Rectification Detail	
			Material	Finish				Material	Finish
<i>Name of the drawing or façade or area where item referenced. i.e. "Roof drawing 1, rear pitched roof"</i>	<i>Reference noted on drawing</i>	<i>Name the exact element that the item refers to i.e. "Downspout within window reference D1"</i>	<i>Detail of the current material in situ</i>	<i>Detail of the current finish.</i>	<i>Detail of WHAT the current issue that needs to be rectified is</i>	<i>Detail WHY the issue needs to be rectified</i>	<i>Detail HOW the issue is to be rectified. This must include the methodology, and qualification of the operatives.</i>	<i>Detail of new materials proposed.</i>	<i>Detail of proposed finishes</i>
Neath Roof Areas	Roof 1	Roof Slopes	Majority natural Welsh slate plus various types of slate including Spanish and man-made used for repairs	Most of the slates appear to be in a good condition but there are many areas where the slates have slipped/cocked, crudely fixed with copper or lead straps and mismatched sizes/types used for repairs. There are also number of slates that are missing	The aforementioned conditions generally indicate it is not the actual slates that are the problem but the fixings or the battens or both that are failing i.e., nail sickness and batten rot	The fixings or battens (or both) need to be replaced. Broken, missing and mismatch slates need to be replaced. Roof condition beyond economical patch repair	Lift and remove from site all ridge tiles and lead weatherings. From all slopes lift and set aside all salvageable slates and discard remaining. Lift and remove from site all batten and underlay. To replace removed supply and fit/lay new membrane and tanalised soft-wood roof batten. To replace removed supply and fit/lay new membrane and tanalised soft-wood roof batten. To new batten fix previously set aside slates and allow to make up for any shortfall with new to match existing. Please note this quote is based on a 50% salvage of existing slates. To replace removed supply and lay new ridge tiles to match existing. To replace removed lead apron flashing supply and fit. Lead apron and step flashings and lead valley linings	Slates - Natural Welsh Batten - John Brash 50 x 25mm tanalised. Underlay - Cromar Vent 3 breather membrane. Batten fixings - 65 x 2.65mm galvanised round wire nails. Slate fixings - 32 x 2.65mm copper nails. Ridge - Clay 450mm capped angled ridge, dry fixed Lead - Step & apron flashings code 6 lead. Valley linings code 5 lead Soakers code 4 lead	Company LCA registered - Excellent Grade: NFRC registered Labour NVQ trained CSCS registered
Neath Roof Areas	Roof 1	Crown Roofs	Lead	General condition of the lead appears to be deteriorating but a closer inspection would be needed to confirm this. Detailing (setting out) does not conform to the current codes of practice. The bullnose apron flashing has sagged in places	Renew the lead weatherings allowing to install to the current codes of practice	The existing lead is coming to the end of its life expectancy and will soon fail as a weathering (if not already)	Lift and remove from site all lead weatherings from 2no crown roofs. To replace removed supply, make up and fit new lead weatherings including building paper underlay, wood roll and continuous copper lined wetted edges to all outer downturns and apron flashings. Introduce ventilation with roof upstand ventilators. Existing lead lifted placed in bags and lowered to the ground by a mechanical hoist. Lead removed from by a registered waste contractor. New lead cut to size at ground level and lifted to roof level by mechanical hoist	Lead - code 6 milled. Tanalised wood roll. Building paper - Sisalcraft. Fixings - 304 Stainless-steel A4S nails and 304 stainless-steel screws. Roof vents - ALM cast lead	Company LCA registered - Excellent Grade: NFRC registered Labour NVQ trained CSCS registered
Neath Roof Areas	Roof 1	Parapet Gutters	Lead with various materials used for patch repairs and penetration weatherings	General condition of the lead appears to be deteriorating but a closer inspection would be needed to confirm this. However reports of leaks immediately beneath the gutter would suggest the linings are actually failing	Overlay the existing lead coverings with a liquid applied weathering system. Lead - code 5 milled. Silicone	Gutter lining at the end of its life expectancy, failing and leaking in places	Remove existing lead cover flashings and prepare chase ready to receive new. Clean off existing substrate, application of primer and application of White Knight waterproofing coat. System applied by brush and roller. To replace removed supply, make up and fit lead cover flashings. Re-point with a low modulus silicone. Existing lead lifted placed in bags and lowered to the ground by a mechanical hoist. New lead cut to size at ground level and lifted to roof level by mechanical hoist. Lead removed from by a registered waste contractor. Render repairs by others	Gutter overlay - Garland White Knight waterproofing - 20-year overlay system. Lead - code 5 milled. Silicone - Dow Corning C60 anthracite grey	Company LCA registered - Excellent Grade: NFRC registered. White Knight approved contractors Labour NVQ trained CSCS registered. White Knight approved trained and approved
Neath Roof Areas	Roofs 2 & 5	Flat Roof	Mineral finish felt system. Liquid overlay system applied	General condition of the felt uncertain but the fact an overlay system has been applied would suggest it had failed. Liquid system poorly applied in places and now peeling and blistering	Remove existing overlay covering. Prepare mineral surfaces ready to receive new overlay system	Improve and guarantee existing roof coverings	Clean off existing substrate, application of primer and application of White Knight waterproofing coat. System applied by brush and roller. Overlay materials and sundry items lift to roof level by mechanical hoist	Gutter overlay - Garland White Knight waterproofing - 20-year overlay system	Company: NFRC registered. White Knight approved contractors. Labour NVQ trained CSCS registered. White Knight approved trained and approved
Neath Roof Areas	Roof 3	Flat Roof	Asphalt (assuming no insulation) Lead cover flashings to most upstand sections	General condition is very poor with most surfaces cracked, crazed or blistered. A/C units and various other pieces of plant sinking into the asphalt covering. Virtually all the lead cover flashings either fallen away or completely missing. Guttering and fascia boards badly decayed and perished	The roof covering has obviously way past its life expectancy and a complete renewal is highly recommended	The roof covering has obviously way past its life expectancy and a complete renewal is highly recommended	Lift and set aside all A/C units and other mechanical plant - by others. Remove existing lead cover flashings and prepare chase ready to receive new. Take down and remove to skips all fascia boards and guttering. Hack up and remove to skips all existing asphalt roof coverings. Prepare exposed roof deck/slab ready to receive new. All materials and sundry items lifted to roof level by mechanical hoist. To the prepared deck supply and lay a VCL. To the VCL, cut to size and fit a 120mm rigid insulation board. Please note due door threshold heights it may not be possible to lay insulation to between door and access stairs. To new insulation lay a 3no layer RMB roofing system. To replace removed supply, make up and fit lead cover flashings. Re-point with a low modulus silicone. Existing lead lifted placed in bags and lowered to the ground by a mechanical hoist	VCL - IKO Easy Seal. Insulation - IKO 120mm Enertherm BGF. Felt system - IKO Goldseal 20 year 3no layer felt system. Cover flashings - code 5 lead milled. Silicone - Dow Corning C60 anthracite grey	Company LCA registered - Excellent Grade: NFRC registered. IKO approved contractors Labour NVQ trained CSCS registered. IKO approved trained and approved.
Neath Roof Areas	Roof 3 cont	Flat Roof cont					New lead cut to size at ground level and lifted to roof level by mechanical hoist. Lead removed from by a registered waste contractor. Render repairs by other. To replace removed fit new 225 x 25mm prepared soft wood fascia board and decorate. To replace removed fit new fit new 115mm UPVC Marley Deep Flow guttering	Guttering & RWP - Marley Deepflow (black). Paint for fascia board - Dulux Weathershield	
Neath Roof Areas	Roof 4	Roof Slopes	Man made Slates	With the exception of a few slipped or missing slates generally the roof slopes are in good condition		Replace missing and broken with new to match existing	Replace missing and broken with new to match existing	Slates - Thrutone fibre cement slates. Fixings - Hallhook slate repair clips	Company - NFRC registered. Labour - NVQ trained CSCS registered

Drawing/Façade	Ref	Description of Element	Existing Detail		Current Issue	Justification for Works	Planned Rectification / Methodology	Rectification Detail	
			Material	Finish				Material	Finish
<i>Name of the drawing or façade or area where item referenced. i.e. "Roof drawing 3, rear pitched roof"</i>	<i>Reference noted on drawing</i>	<i>Name the exact element that the item refers to. i.e. "Glazing within window reference 01"</i>	<i>Detail of the current material in situ</i>	<i>Detail of the current finish.</i>	<i>Detail of WHAT the current issue that needs to be rectified is</i>	<i>Detail the WHY the issue needs to be rectified</i>	<i>Detail the HOW the issue is to be rectified. This must include the methodology, and qualification of the operatives.</i>	<i>Detail of new materials proposed.</i>	<i>Detail of proposed finishes</i>
Front Elevation - High Level	98	Cornice	oolitic limestone	linear moulded and architecturally weathered stone	Joint failure	Joint failure is allowing water penetration into the lower levels of the façade.	The joints will be steam cleaned and then raked back to sound pointing before being repointed by qualified masons. The finish will be flush with the surrounding stone	Natural Hydraulic Lime (NHL) 2.5 mixed with 3 parts blended aggregate tbc with CO	Flush finish to surrounding stone
Front Elevation - High Level	99	Stone bottle Balustrade	oolitic limestone	bottle carved balustrade features in stone	Severe weather erosion causing potential catastrophic failure	Serious risk of fatal injury	Severely eroded bottles will be replaced with new carved to match original profiles	oolitic limestone	to match existing
Roof Level	100	Left Hand Chimney	oolitic limestone	solid stone block construction	joint failure, and apparent cracks/fissures appearing	joint failure is allowing water penetration into the lower levels of the façade. The cracks could compromise the stability of the chimneys	A detailed survey needs to be completed from access scaffold to establish extent of damage. Repointing of all joints	Natural Hydraulic Lime (NHL) 2.5 mixed with 3 parts blended aggregate tbc with CO	Flush finish to surrounding stone
Roof Level	101	Right Hand Chimney	oolitic limestone	solid stone block construction	joint failure, and apparent cracks/fissures appearing	joint failure is allowing water penetration into the lower levels of the chimney. The cracks could compromise the stability of the chimney	A detailed survey needs to be completed from access scaffold to establish extent of damage. Repointing of all joints	Natural Hydraulic Lime (NHL) 2.5 mixed with 3 parts blended aggregate tbc with CO	Flush finish to surrounding stone
Front Elevation	102	Mid Level Bottle Balustrade	oolitic limestone	bottle carved balustrade features in stone	Severe weather erosion causing potential catastrophic failure	Serious risk of fatal injury	Severely eroded bottles will be replaced with new carved to match original profiles	oolitic limestone	to match existing
Front Elevation	103	Low Level Stonework	oolitic limestone	solid stone block construction	Existing stone has been previously repaired poorly, causing continual erosion & damage	If left untouched, stone would deteriorate further	Remove previous repairs & install natural stone indents in place of existing sand and cement repairs.	oolitic limestone	to match existing
Front & Side Elevations - Full Façade	104	Doff Clean to Stone	oolitic limestone	solid stone block construction	Existing stone is heavily encrusted with moss & algae	If left untouched, stone will deteriorate further - cleaning will allow a clearer assessment of stone condition	DOFF is a low pressure, high temperature Heritage approved steam cleaning system. No chemicals are used and all our operatives are trained and licensed by www.stonehealth.com	oolitic limestone	Natural
Side Elevation - High Level	105	Cornice	oolitic limestone	linear moulded and architecturally weathered stone	Joint failure	Joint failure is allowing water penetration into the lower levels of the façade.	The joints will be steam cleaned and then raked back to sound pointing before being repointed by qualified masons. The finish will be flush with the surrounding stone	Natural Hydraulic Lime (NHL) 2.5 mixed with 3 parts blended aggregate tbc with CO	Flush finish to surrounding stone
Side Elevation - High Level	106	Window surround	oolitic limestone	linear moulded and architecturally weathered stone	Severe weather erosion allowing potential water ingress.	the detail failure will allow water penetration into the lower levels of the façade.	Severely eroded detail will be replaced with new carved to match original profiles	oolitic limestone	to match existing

Drawing/Façade	Ref	Description of Element	Existing Detail		Current Issue	Justification for Works	Planned Rectification / Methodology	Rectification Detail	
			Material	Finish				Material	Finish
<i>Name of the drawing or façade or area where item referenced. I.e. "Roof drawing 3, rear pitched roof "</i>	<i>Reference noted on drawing</i>	<i>Name the exact element that the item refers to. I.e. "Glazing within window reference 01"</i>	<i>Detail of the current material in situ</i>	<i>Detail of the current finish.</i>	<i>Detail of WHAT the current issue thatt needs to be rectified is</i>	<i>Detail the WHY the issue needs to be rectified</i>	<i>Detail the HOW the issue is to be rectified. This must include the methodology, and qualification of the operatives.</i>	<i>Detail of new materials proposed.</i>	<i>Detail of proposed finishes</i>
Front Elevation	n/a	Scaffold Ties	Oolitic limestone	Solid stone block construction	N/A	Access required to façade and roof areas to enable works to take place	Drill 12mm holes to receive knock-in anchor fixings to secure scaffold to building facade. These ties will be removed on completion of works, and holes infilled by stone masons	Natural Hydraulic Lime (NHL) 2.5 mixed with 3 parts blended aggregate tbc with CO	Flush finish to surrounding stone
Side Elevation	n/a	Scaffold Ties	Welsh Vintage	Natural	N/A	Access required to façade and roof areas to enable works to take place	Drill 12mm holes to receive knock-in anchor fixings to secure scaffold to building facade. These ties will be removed on completion of works, and holes infilled by stone masons	Lime mixed mortar(1 part lime mortar to 2.5 parts sand - hand mixed)	Natural(Mortar to darken over time)
Rear Elevation	n/a	Scaffold Ties	Render	Pebble Dash render	N/A	Access required to façade and roof areas to enable works to take place	Drill 12mm holes to receive knock-in anchor fixings to secure scaffold to building facade. These ties will be removed on completion of works, & holes infilled by lime mortar	Lime mixed mortar(1 part lime mortar to 2.5 parts sand - hand mixed)	Blended to surrounding finishes

NEATH: PLANNED ASSET REPLACEMENT (PAR)

Full Scheme Design (FSD)

12 FEBRUARY 2021



Proposed Scope

Key Elements:

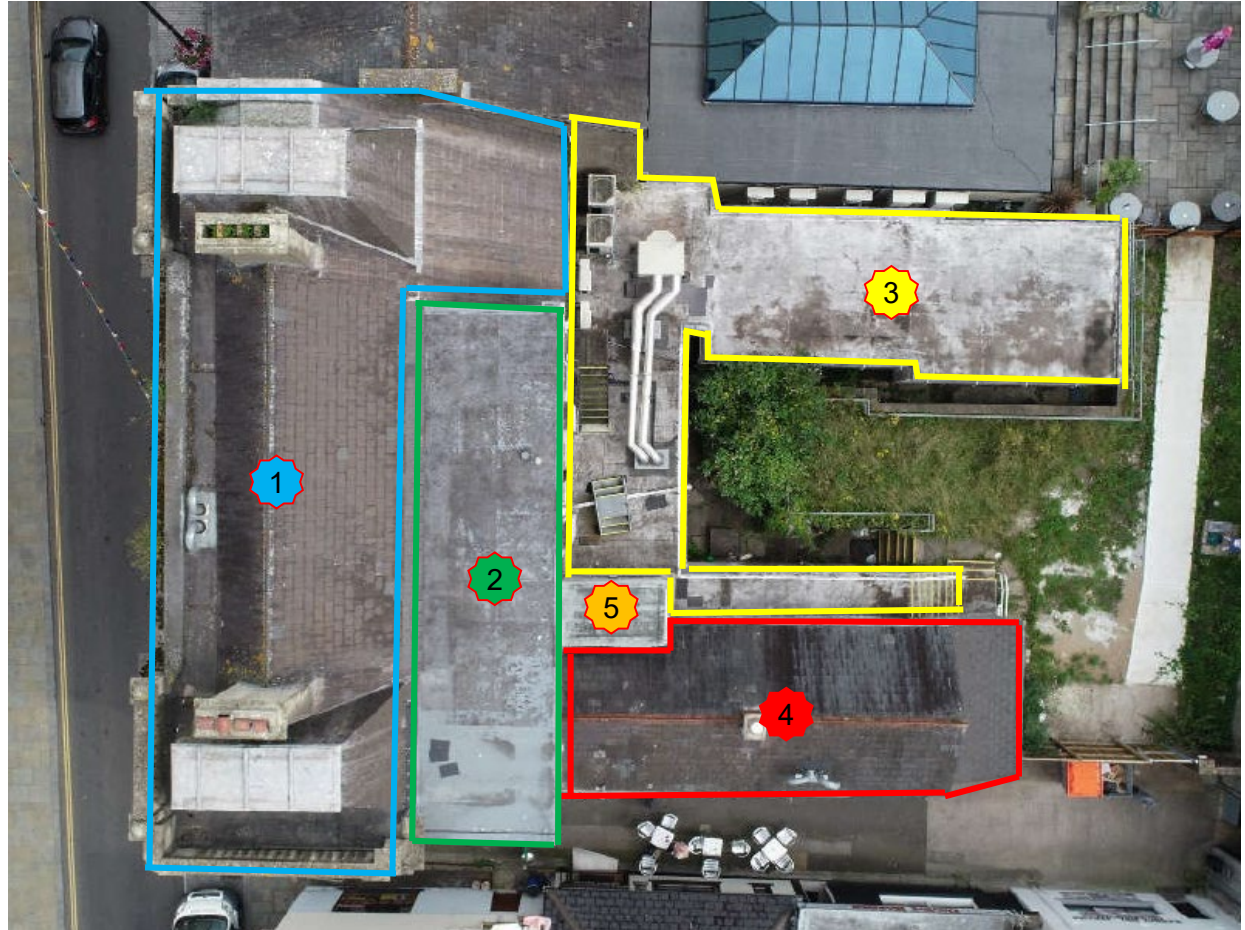
1. Address slipped & damaged slate tiles to 2nd Floor Pitched Roof(inc Turrets) above Staff Room, Lift Motor Room & Store areas
2. Replace guttering to lower section of 2nd Floor Pitched Roof
3. Overlay covering to Flat Roof area above 2nd Floor above Toilets
4. Replace Flat Roof coverings to Ground Floor area above Strong Room, Cash Office, Counters & FoH areas
5. Replace Fascia & Guttering to Ground Floor Flat Roof area
6. Address areas of damaged/blown render around the Strong Room building structure
7. Address slipped & damaged slate tiles to 1st Floor Pitched Roof area above 1-2-1, Confi waste & Store areas
8. Overlay covering to Flat Roof(small section) above 1st Floor adjacent to Lobby area
9. Address damaged Stonework to Front Elevation inc Balustrades at Roof level
10. Carryout Doff clean of all Stonework to Front & Side Elevations
11. Address damaged Stonework to the Side Elevation
12. Remove & replace all Bird deterrent systems to Front & Side Elevations
13. Install New Bird deterrent systems to Rear Elevation
14. Make good, prepare & decorate Front Elevation timber windows – replace damaged glazing to 2no. Windows inc sill replacement 1no. Grd Floor window
15. Make good, prepare & decorate all timber windows to the Rear & Side Elevations – full replacement required to 1no. Window & sill replacement required to 1no. Grd Floor window
16. Remove edge protection to rear Grd Floor Flat Roof areas – replace with new due to non H&S compliancy of existing, altering layouts to suit relevant requirements
17. Address steps/staircase to rear Grd Floor Flat Roof area due to non H&S compliancy
18. Address isolated areas of blown render to the rear façade
19. Replace all internal water damaged ceiling tiles
20. Address several areas internally where water has damaged walls & MF ceilings
21. Remove all HVAC Plant to rear Ground Floor roof to facilitate roof replacement works – re-instate existing HVAC Plant upon completion & re-commission systems
22. Address coping stones to rear garden retaining wall
23. Install new FE escape walkway(path) across rear “garden” area – linking FE staircase with pathway(due to uneven levels & soil situation)
24. Install scaffolding upto & including Roof level(above 2nd Floor), to facilitate project works

Project Controls Type

Major Minor *(delete as required)*

Neath – Roof Areas

1. Pitched Roof areas/Turrets (above 2nd Floor – Staff Room & Store Rooms)
2. Flat Roof areas (above 2nd Floor – Toilet areas)
3. Flat Roof area (above Grd Floor – Strong Room, Cash Office, Counters, Banking Hall & BoH Corridor)
4. Pitched Roof areas (above 1st Floor – 1-2-1, Confi waste & Grd Floor Toilet)
5. Flat Roof area (above 1st Floor – adjacent Lobby area)



Neath – Roof Areas



Roof Area 1 – Pitched Roof inc Turrets, above 2nd Floor(Staff Room, Lift Motor Room & Store Rooms)

1. Replace damaged & slipped slate tiles
2. Overhaul coverings to flat “gulley” areas
3. Overhaul “crown” roof area to Turrets – remedial lead works required
4. Replace existing guttering(limited) to rear
5. Address valley areas
6. Make good, prepare & decorate fascia’s(to rear)
7. Undertake remedial works to chimney stack inc re-pointing brickwork & flaunching’s
8. Address Stonework balustrade, cornice & parapets



Neath – Roof Areas



Roof Area 2 – Flat Roof above 2nd Floor(Toilet areas)

1. Overlay existing covering with liquid coating
2. Make good, prepare & decorate fascia's
3. Replace guttering & RWP's



Neath – Roof Areas

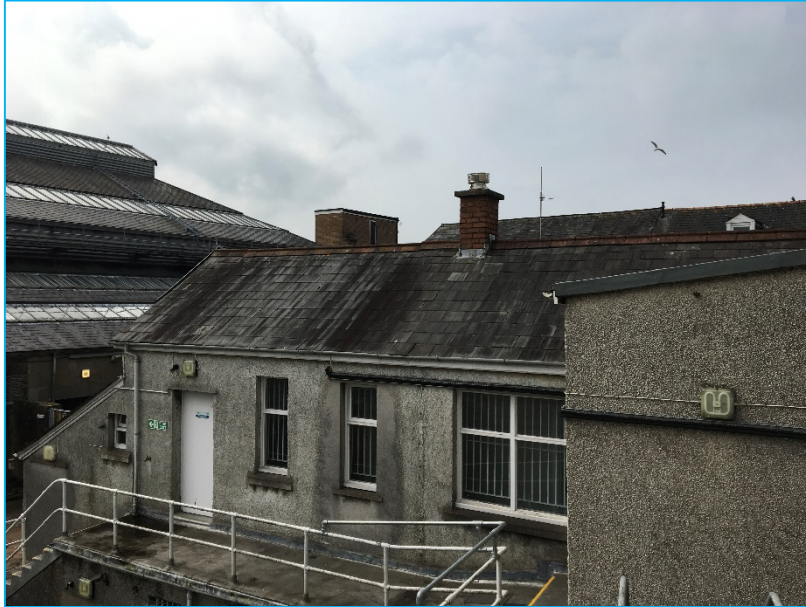


Roof Area 3 – Flat Roof above Ground Floor(Strong Room, Cash Office, Counters, Banking Hall(part) & BoH Corridor)

1. Replace existing covering inc insulation
2. Replace fascia & guttering
3. Remove existing edge protection & replace for new H&S compliant system
4. Address steps for H&S compliancy
5. Remove & re-instate HVAC Plant – re-commission systems
6. Remove & re-instate “step over” bridge
7. Install Anti Slip walkway
8. Address FE emergency lighting

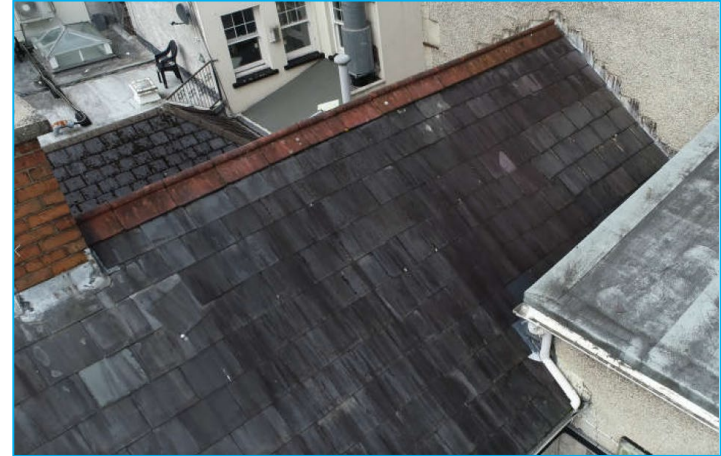


Neath – Roof Areas



**Roof Area 4 – Pitched Roof above 1st Floor(1-2-1, Confi Waste)
inc section above Grd Floor (Toilets)**

1. Replace damaged & slipped tiles
2. Make good, prepare & decorate fascia
3. Replace guttering & RWP's



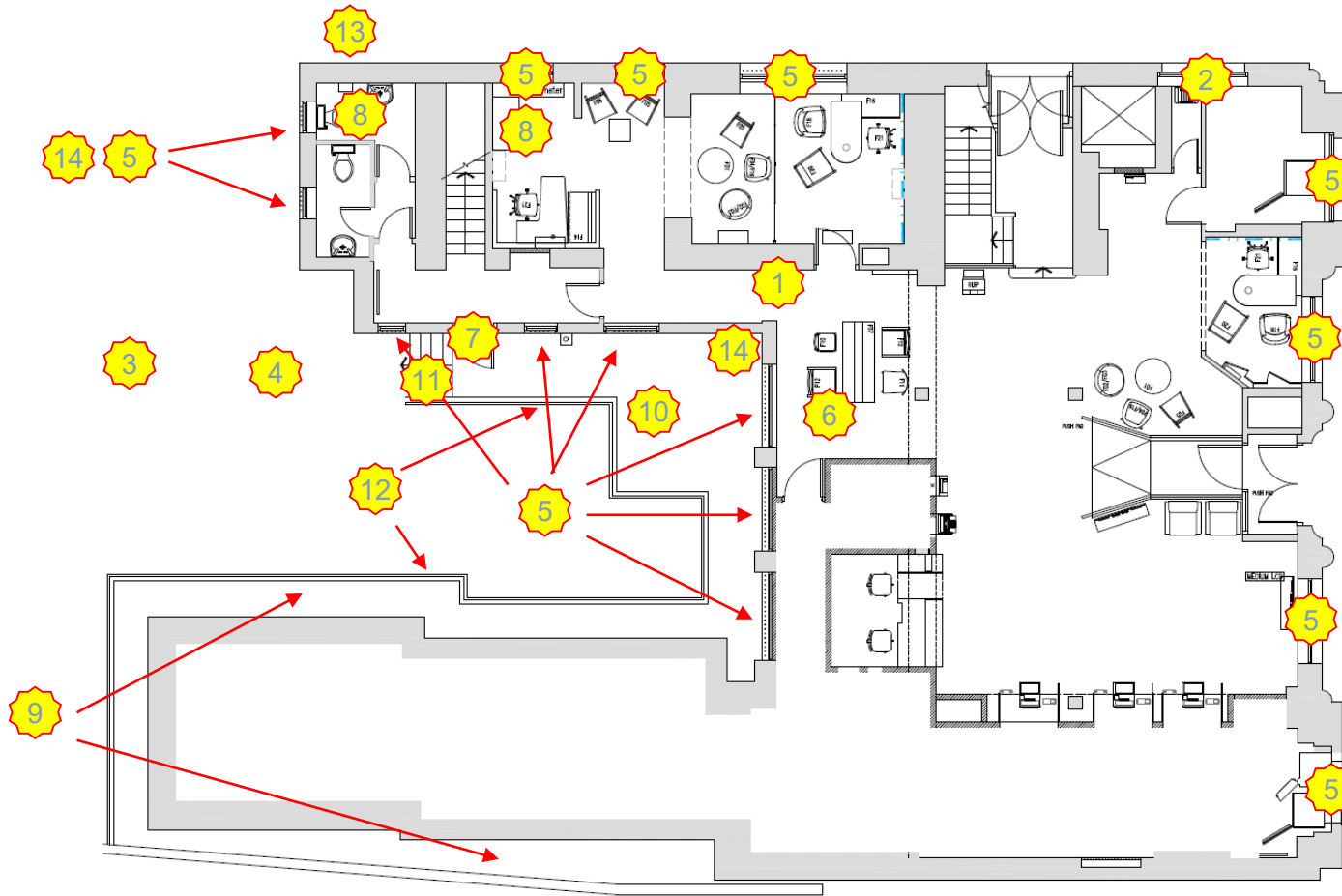
Neath – Roof Areas

Roof Area 5 – Flat Roof above 2nd Floor(Toilet areas)

1. Overlay existing covering with liquid coating
2. Make good, prepare & decorate fascia's
3. Replace guttering & RWP's

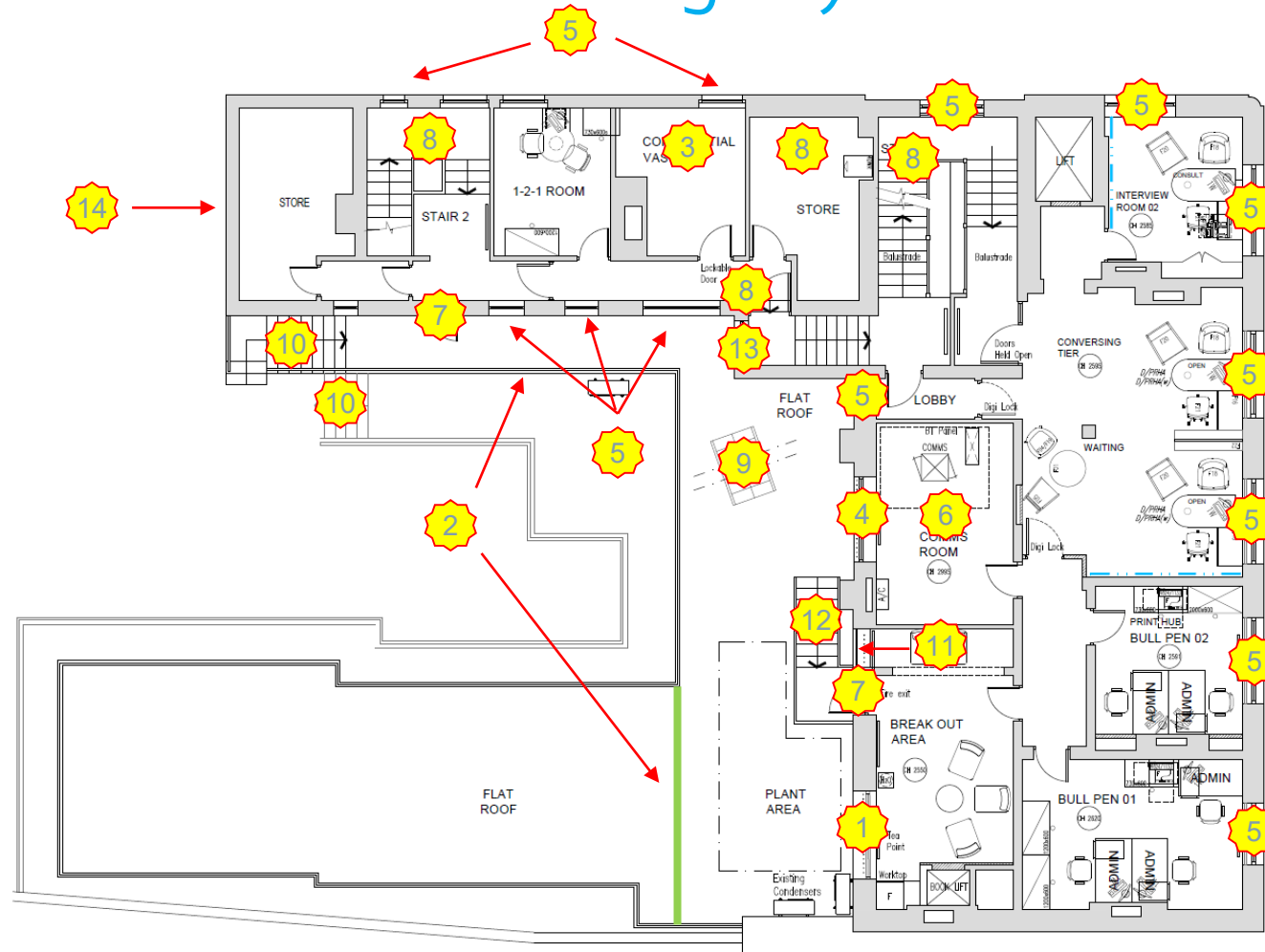


Neath - GFL - Existing Layout



1. Replace water damaged ceiling tiles, make good water damaged walls, skirting & flooring & replace for new inc decorations
2. Replace window sill, prepare & decorate window – carryout remedial works to stone
3. De-veg area
4. Install New FE Walkway across soil area
5. Make good, prepare & decorate all windows(externally) – inc security bars to rear
6. Replace water damaged ceiling tiles
7. Make good, prepare & decorate FE Door
8. Make good water damaged wall – make good, prepare & decorate
9. Remove debris from side gully alongside Strong Room & clear area
10. Clear low level area – clear drains etc
11. Re-Paint Stair nosings
12. Address coping stones to retaining wall – remove & re-bed(retain edge rail protection on same line)
13. Remove brickwork – replace with correct mortar bedding(1m2)
14. Remove water damaged render – re-apply & decorate on completion

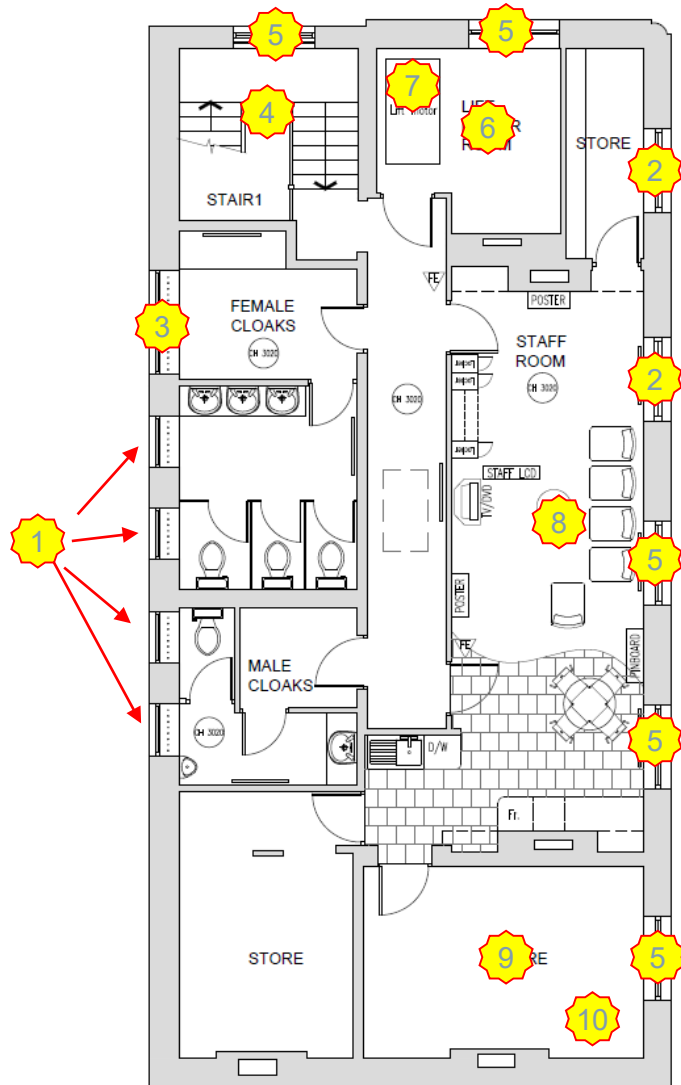
Neath - 1FL - Existing Layout



1. Make good, prepare & decorate window externally(inc bars) – allow to inc internal reveal
2. Replace edge protection at Roof level
3. Hack off loose plaster & paintwork – rub down & leave(no decorations)
4. Make good, prepare & decorate window inc security bars(externally) inc replacement of cracked glazing
5. Make good, prepare & decorate all windows(externally)
6. Replace water damaged ceiling tiles
7. Make good, prepare & decorate FE Door
8. Make good water damaged wall – make good, prepare & decorate
9. Remove & re-instate Step Over bridge
10. Re-Paint Stair nosings
11. Replace window sill, make good, prepare & decorate window inc security bars(internally/externally)
12. Strip back, prepare & decorate metal FE staircase
13. Make good, prepare & decorate window(internally/externally) inc replacement of cracked glazing
14. Remove water damaged plaster – re-apply & decorate on completion

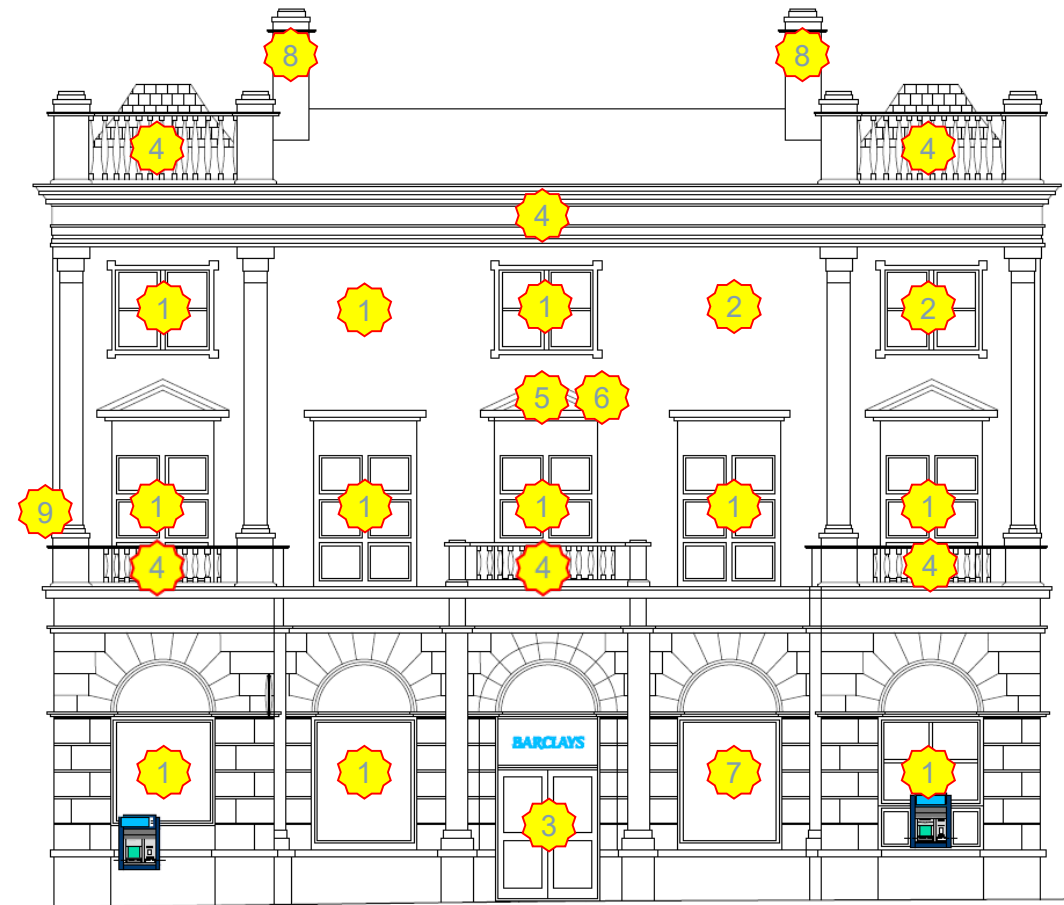
Re-line of edge protection

Neath - 2FL - Existing Layout



1. Make good, prepare & decorate window externally(inc bars)
2. Make good, prepare & decorate windows(internally/externally) inc replacement of cracked glazing
3. Replace rotten window inc decorations
4. Make good, prepare & decorate walls & ceiling
5. Make good, prepare & decorate all windows(externally)
6. Make good ceiling, overboard & decorate. Replace lighting. Replace water damaged floorboards & install HD Vinyl covering
7. Make good walls – no decorations
8. Replace water damaged ceiling tiles
9. Install Electric Panel Heater for background heating
10. Rub down wall furring & make good – no decorations

Neath - Existing Front Elevation

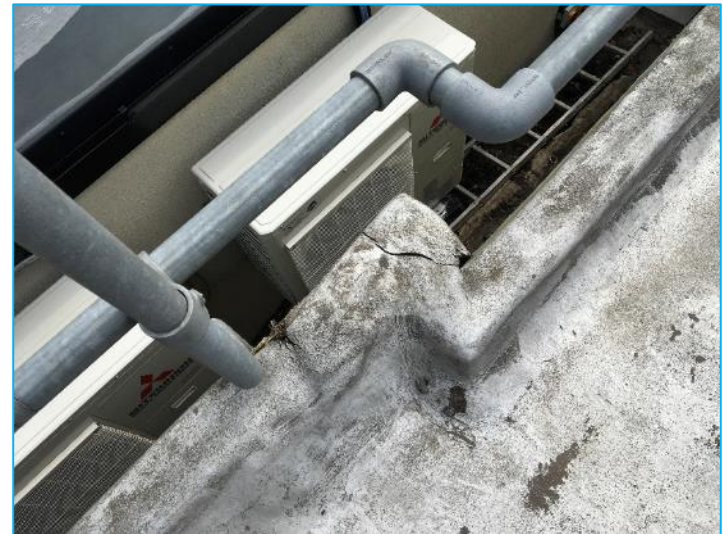


1. Make good, prepare & decorate windows(externally)
2. Make good, prepare & decorate windows(internally/externally) inc replacement of cracked glazing
3. Make good, prepare & decorate Main Entrance Door & framing
4. Address damaged stonework to various locations on front façade inc balustrades, cornices & pilasters
5. Carryout doff clean to stonework on full elevation
6. Remove bird deterrent netting & replace for new to all ledges
7. Make good, prepare & decorate(internally/externally) window inc replacement sill
8. Address cracking to chimney stacks, re-point brickwork & address flaunching's
9. Decorate guttering & RWP's

Appendix: Branch Photos

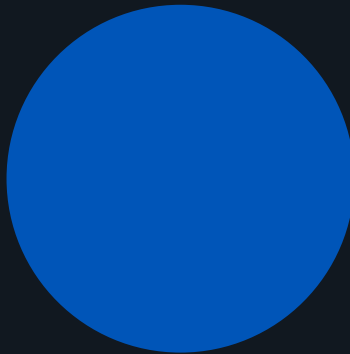


Appendix: Branch Photos



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