

HERITAGE IMPACT STATEMENT

**In Support of an Application for Listed Building Consent for:
Replacement Shop Front at the Service Buildings, The Mews Courtyard,
Margam Park,**

Tim Edwards, Architectural Officer, NPTCBC
October 2021.

CONTENTS

1. Introduction
2. Purpose of the Statement
3. Planning Policy Statement
4. Designations
5. Site Location
6. Constraints
7. Biodiversity
8. Design Proposals:
9. [Conclusions](#)

DRAWINGS:

- A-1234-01, Location Plan
- A-1234-02, Site Plan and Elevations
- A-1234-03, Joinery Details
- A-1234-04, Installation Details

1. Introduction

This application for Listed Building Consent is concerned with replacement of the Gift Shop door and window within the Grade 2* Listed Service Buildings at the Mews Courtyard, Margam Country Park. Need for a new shop front has been identified further to the proposed replacement of steel lintels as Approved Application LBC P2019/5685.



Figure 1, Existing Shop Front



Figure 2, Typical Courtyard Door

The Gift Shop is located among a number of stone built outbuildings that were originally intended as gun house, stables, coach houses and workshops. They are currently used for visitor amenities, shops, storage and offices. Openings to each of the outbuildings are irregular in size suiting their original purposes. The dominant aesthetic within the openings is a vertical 'Planked' rhythm of T&G doors which is suited to the dimensional variations. Though these are contemporary and late 20th century replacements, the style and construction would have been historically familiar and recognisable throughout the history of the building.

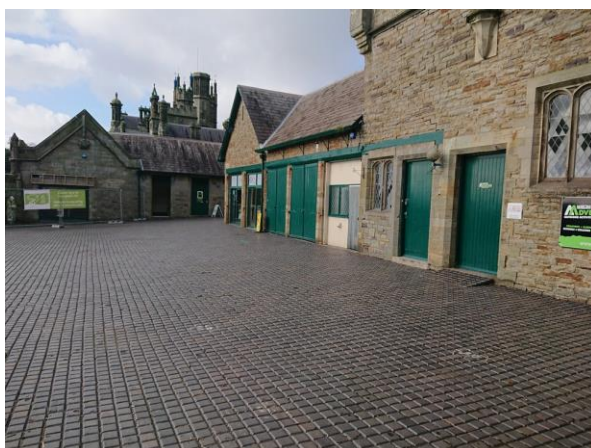


Figure 3, Other Courtyard Openings



Figure 4, Other Courtyard Openings

The late 20th century design of shop fronts is at odds with the majority of doors which consist of large glazed panels. 'off the shelf' timber mouldings and contemporary glazed doors

Thus this application proposes a more suitable balance of the traditional aesthetics with contemporary needs and visitor expectations. The design is intended to acknowledge traditional construction and not try to replicate a particular historic period.

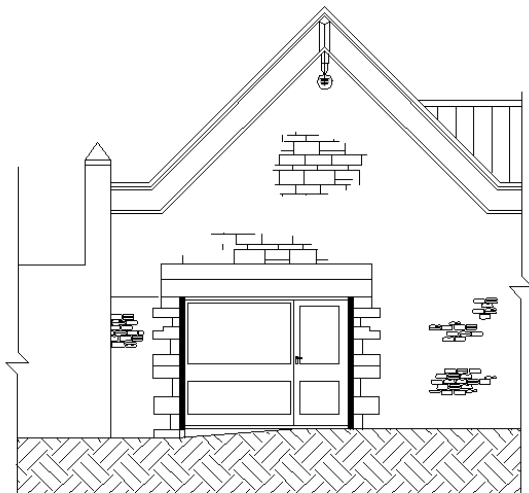


Figure 5, Existing Elevation Drawing

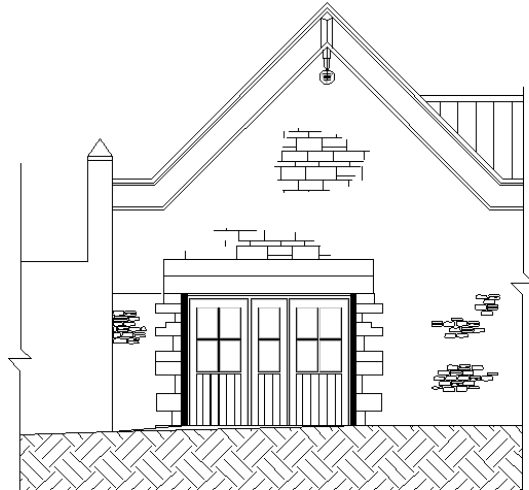


Figure 6, Proposed Elevation Drawing

2. Purpose of this Statement

The purpose of this statement is to address design solutions that:

- Are more in keeping with the historic aesthetic and vertical rhythm of the Mews Courtyard
- Retain glazing features in the interest of essential income generated by visitor shopping.
- Comply with the requirements of current building regulations.

3. Planning Policy Statement

This heritage statement has been prepared with reference to:

- Heritage Impact Assessment in Wales – Best Practice Guide
- Managing Change to Listed Buildings in Wales, Welsh Government, Cadw, 2017

Relevant policies within the Neath Port Talbot Local Development Plan:

- Policy SC1 Settlement Limits
- Policy BE1 Design
- Policy SP21 Built Environment and Historic Heritage

4. Designation

The Gift Shop at Margam Park is Grade II* and part of the Listing for:

- Service Buildings Including Courtyard Walls at Margam Castle
- Cadw Source ID: 23278
- Listed 24 February 1975 and last amended 25 April 2000

5. Site Location

The site is within Margam Country Park and predominantly rural with intermittent residential properties located around its boundaries. The local district centre of Margam is to the south with good access to Port Talbot. There are also good links to wider communities and visitors via the M4 corridor and A48 arterial roads. Its popularity is indicated by the large areas for onsite parking.

The Gift Shop is situated in the Mews Courtyard which is the furthest East of three courtyards adjacent to Margam Castle.

6. Constraints

6.1 Scheduling

The existing shop front is beginning to suffer from deterioration in the form of rot to the threshold, and ageing timberwork. New installation will require the closure of the shop for a period to be determined and would best serve the operators if works are carried out when seasonal attendance is at a minimum.

6.2 Visual Impact

The nature of contemporary shopping expectations and high volume of foot traffic requires glazing to the new shop front. The proposed design indicates that this can be incorporated sensitively to maintain the rhythm of the historic vertical plank construction. The proposed design also lends itself well to variations in width, height and doorways.

6.3 Joinery

The proposed design envisages a repeatable style that can be incorporated into the future replacement of other frontages in the Courtyard. We note that the life cycle of joinery made doors and windows is limited by comparison to the structure, and thus included workshop details for use as other shop fronts reach the end of their life cycle.

6.4 Building Regulations Approval

Balancing the requirements of contemporary building regulations with listed building renovation is challenging. Due to the large volume of pedestrian traffic, design has prioritised compliance with safety and access regulations but assumes relaxation with regard to approved document Part L, (Conservation of Fuels and Power). For example, glazing requires 8mm toughened glass as building regulations Part N (Wales). A single piece of 8mm glass will achieve

safety requirements but not achieve energy efficiency requirements (U-value). Thus we would need to defer to Part L2B, Section 12, Buildings exempt from the energy efficiency requirements

7. Biodiversity

Proposed works are confined to the shop front, have minimal impact the interior and does not disturb hidden spaces that could provide shelter for wildlife. The frame is to be fitted into an existing dressed stone reveal with well-maintained narrow joints. Further comment from the NPT Biodiversity Team is welcome during the application process.

Simultaneous works are to be carried out on the lintel over this new shop front and biodiversity issues addressed in those works.

8. Design Proposals

- 8.1 Design proposes a balanced approach that acknowledges traditional aesthetics and craftsmanship, whilst incorporating contemporary features in its use as a shop and the interests of current standards.
- 8.2 The proposed shop front consists of a joinery made timber frame divided into three panels. The centre panel will be constructed as an L&B door fixed into the frame. Hinged doors to each side are to open in opposite directions, with opening in for Entry and opening out for Exit. The purpose of this is to maximise the flow of pedestrian traffic and increased opportunity for disabled access.
- 8.3 The elevation style is framed ledge and brace with glazing panels divided into smaller panes. The size of the glass panes are not intended to represent any specific era, but rather strike a balance between the vertical rhythm of courtyard doors and maximising shopfront glazing.
- 8.4 The centre panel is narrower than the doors to enable wheelchair access. A rhythmic balance is achieved by equalising the width of the glazing.
- 8.5 The new shop sign is envisaged as a floor mounted 'forged' steel frame with Gift Shop Entry and Exit directions. Detail design is to be confirmed in collaboration with a Blacksmith and Margam Park Marketing team. The sign will also serve as a collision barrier separating the Entry and Exit Doors. It's requested that confirmation of the design be a condition of LBC.
- 8.6 Door details are to incorporate a number of contemporary features such as:
 - Top quality Unsorted Grade Redwood Pine is to be used in the construction with consideration to its nominal knot content and defined grain. Finishing with a contemporary environmental friendly paint such as Treatex Classic Colours, Forest Green, will enable a degree of visible grain definition whilst

also extending protection and simplifying future redecoration. This is not intended to provide an exact colour match, but as much to encourage the future use of more sustainable finishes when redecorating other joinery in the courtyard.

- Glass is to be 8mm toughened to satisfy the requirements of building regulations and in the interest of safety. It is not feasible to install double glazing units with the thickness of toughened glass required by current building regulations.
- Door widths are appropriate for current building regulations and Part M wheelchair access, which also requires levelling of the exterior cobbled surface.
- Contemporary fittings are proposed where there are no heritage style alternatives. That is
 - 5 Lever mortice heavy duty push/pull roller bolt deadlock to comply with building regulations part Q and accuracy required by door closing mechanisms. These will not be visible in the closed position and black antique cast iron keyhole covers are to be used on visible surfaces.
 - Proprietary heritage style push plates and pull handles are generally not suitable for disabled use, hence design envisage bespoke 'forge' style push/pull bars to be commissioned with the gift shop sign.
 - Sprung door closers are a visually intrusive contemporary feature of doors. As such this application specifies Jamb mounted mechanisms fixed to the interior frame where they can be blackened and least obtrusive.
- The exterior cobbled surface has become uneven and in need of re-setting. Its current condition is also contributing to the rot at the existing threshold. The cobbled surface is to be relayed across the width of the shop front providing opportunity for new damp proofing measures and additional below ground drainage.

8.7 Installation details include 'light touch fixings. That is:

- Timber blocks at the head can be screw fixed directly into the concrete lintel, providing a level background for frame and trim fixing
- Side fixing at the stone quoins is to be achieved with hidden timber studs in the reveals fixed into mortar joints
- Insulated vertical DPC allows separation between the new frame and stonework with a vertical lime mortar pointing mortar to form a watertight seal and the avoidance of rubberised sealants.
- The threshold is to be set into a bespoke damp proof tray that will also accommodate the re-setting of cobbles and improved drainage.

9. Conclusion

The proposed new Shop Front is a fitting contemporary alternative that enables heavy public use, whilst respecting a traditional aesthetic and workmanship.