

Our ref: 19162_R01_0

40 Victoria Gardens, Neath

Objective

The objective is to remove a derelict, dangerous and unusable structure as part of a larger scheme of work to bring the building back in to use.

Significance of Asset

40 Victoria Gardens, Neath is a late Victorian / Edwardian mid-terrace property situated in the Neath Town Centre Conservation Area. The importance of this area is the traditional commercial centre, public buildings, the castle, St. Thomas's Church, and Victoria Gardens Park, which 40 Victoria Gardens is adjacent to. 40 Victoria Gardens is not listed but the principal elevation does retain some original architectural features such as coursed stonework walls with ashlar quoins, and decorative cornice and lintels, which contribute to the preservation of the conservation area aesthetic. To the rear a more modern (estimated 1980's) single storey garage has been constructed from modern rendered concrete block with a flat roof and steel railings which has little architectural worth.



Photo 1 – Front elevation



Photo 2 – Garage to rear

Proposed Changes

It is intended to demolish the rear garage to provide additional parking and garden/hardstanding area to the rear as part of a larger scheme of work to refurbish 40 Victoria Gardens. Part of the wall provides support to 38 Victoria Gardens rear extension and forms the boundary to the garden. This section of wall is to be retained and a Party Wall Notice has been served on the owners.

Impact of Proposals

The garage is in poor structural condition and is unusable in its current condition. The garage has no architectural merit and is detrimental to the character of 40 Victoria Gardens and the surrounding conservation area. Demolition will benefit the intended occupants by improving the buildings safety and usability and will positively enhance the conservation area by reinstating the rear of 40 Victoria Gardens to its original appearance.

Reasoning

Retaining and repairing the garage would not deliver any improvement to the conservation area or the end user therefore demolition is the preferred and most viable option.