

Heritage Impact Statement

Scheme: Application for Planning and Listed Building Consent for regularisation of minor alteration works in conjunction with repairs at Oak Cottage/House , attached to the former St. Peters/ National Schoolroom, High Street, Pontardawe, Neath Port Talbot, SA8 4JN.

Listed Building Application: This builds upon an application previously submitted in 2013 but which was never resolved and we gather subsequently withdrawn following the sale of the building by the Church in Wales to the applicants. It utilises some of the documents then appertaining, as these remain relevant.



Oak Cottage

Edition 2 – March 2022.

TABLE OF CONTENTS

EXECUTIVE OVERVIEW

INTRODUCTION.....	3	
OBJECTIVE	4	
STATEMENT OF SIGNIFICANCE	5	
BRIEF HISTORY	6	
LIST DESCRIPTIONS AND OTHER DESIGNATIONS	Error! Bookmark not defined.	
LISTING	6	
RELATIVE STATUTORY AND POLICY DOCUMENTS	8	
JUSTIFICATION FOR THE WORK	22	
SUMMARY OF PROPOSED WORK	28	
CONDITION OF THE ASSET.....	29	
SURVEYS.....	29	
ASSESSMENT OF THE IMPACT	29	
APPROACH.....	30	
REPAIR PRINCIPLES	31	
CADW'S CONSERVATION PRINCIPLES	32	
OVERALL SUMMARY OF THE ASSESSMENT OF IMPACT ON THE HISTORIC ASSET	Error! Bookmark not defined.	

Appendix A

- (i) Annotated Photographic Images that assist and record the building in late 2021 and previously.

Executive Overview

This document is being submitted with earlier documents, correspondence etc. as the formal request for Planning and Listed Building Consent for works at Oak Cottage/House and the former St. Peters Schoolroom. These to:

1. Reconstruct using appropriate timbers the slate covered porch to Oak Cottage.
2. Regularisation of a roof light in the Bathroom, but replacing it with a Conservation roof light.
3. Notwithstanding the submitted plans and information, following any works as authorised by this permission, all making good of the existing structure including any re-pointing works shall be carried out using traditional lime mortar and faience/terracotta or Bath stone masonry only.

Reason: To ensure that the works carried out preserve the character of the Listed Building.

Oak Cottage and the former St. Peter's Schoolroom comment: Agreed.

1.0 INTRODUCTION

This Heritage Impact Statement and Justification explains the concepts, repair philosophy and requirements underpinning proposed conservation-based repairs and reinstatement of the open porch/loggia to a grade II listed building referred to as Oak Cottage/ (sometimes referred to as Oak House) High Street, Pontardawe. This Heritage Statement supports the Listed Building, application made for this building and any requirements of Building Regulations.

In past years the building formerly known as Oak House and was at various times a School Masters Cottage of the attached national School, later home to the Curates of Llangiwg Parish and subsequently individuals the church was helping support. Circa 2017, The representative Body of the Church in Wales disposed of the property and Mr and Mrs Richard Morgan purchased it as their family home. This document discusses the rationale behind the design and explains how it has successfully embraced the architectural and historical interest of this listed building. It has been prepared taking cognisance of the Welsh Assembly Government's Planning Policy Wales, Technical Advice Notes.

Conservation entails the careful management of change. Thus, it is vital to understand the implications of any proposed changes. Understanding the historic asset and its significance being fundamental to sound decision making. Once significance, has been assessed the potential impact of any changes proposed and proposals to arrive at the best solution can be adopted. The purpose of this heritage impact statement is to inform all parties, in particular the owner and decision makers, such that they can ensure informed decisions are made.

A Heritage impact assessment is a structured process to ensure that the significance of the historic asset is taken into account when developing and designing proposals for change. It should play a key part in the design process, and test whether the proposals for change are appropriate by assessing their impact on the significance of the asset. It helps to establish that any changes minimise harm and maximise benefits.

The results of this heritage impact assessment are summarised later in the heritage impact statement that provides all parties with the information they need to understand and reason the proposals, weighing up the risks and benefits.

2.0 OBJECTIVE

To resolve outstanding planning and listed building matters that had initially been raised in 2013. Please see the following reference:

Reference	P2013/0357
Alternative Reference	Not Available
Application Received	Mon 15 Apr 2013
Application Validated	Fri 30 Aug 2013
Address	OAK COTTAGE HIGH STREET PONTARDAWE SWANSEA SA8 4JN
Proposal	Re instatement of front porch and installation of new conservation roof light on the northern elevation (Application for Listed Building Consent)

	(Amended and additional plans received 30.08.13)
Status	Withdrawn
Decision	Withdrawn

The objective of this application is now to regularise matters that remained unresolved when The Church in Wales disposed of the property. The new applicants are the current residential owners of Oak Cottage and also own the associated former National School/St. Peters Schoolroom. They are keen to sensitively repair the fabric and generate a viable long-term future that will sustain this distinctive building and passionate about retaining the building's form and key fabric, but realise that certain interventions are essential in order to use parts of the space as residential accommodation in the twenty first century. They are keen to seek a sustainable approach that meets building regulatory standards and the sustainable agenda, where this is practicable, but have limited resources and solutions have to be pragmatic and affordable.

3.0 STATEMENT OF SIGNIFICANCE

Understanding the significance of the heritage asset/historic building helps shape proposals from the outset. It demonstrates that the significance of the asset has been taken into account when submitting the application for consent. The statement of significance includes a brief description of the historic asset and sets out an understanding of its heritage values. It should make specific reference to those aspects of its values that will be most directly affected by your proposals and their contribution to the whole.

Focussing upon the heritage values of the historic asset these can be broken down into:

1. Evidential value: the extent to which the physical fabric tells how and when the historic asset was made, how it was used and how it has changed over time.
2. Historical value: how the historic asset may illustrate a particular past way of life or be associated with a specific person or event; there may be physical evidence for these connections which it could be important to retain.
3. Aesthetic value: the design, construction and craftsmanship of the historic asset. This can also include its setting and views to and from the historic asset, which may have changed through time.

4. Communal value: the historic asset may have particular significance to people for its commemorative, symbolic or spiritual value, or for the part it has played in local cultural or public life. This will be important in the case of buildings in public use or sites where public access must be maintained or improved.

3.1 BRIEF HISTORY

The building is a substantial former Curates Cottage and associated National Schoolroom.

Whilst producing this review, we have undertaken a review of published articles, as well as on-line sources.

Apart from the Grade II listing for Oak Cottage and the former St. Peter's Schoolroom, other listed buildings of significance nearby and which are associated with the area include St Peter's Church, the former St. Ciwg's Church (Llangiwig Community); Tabernacle Chapel, Ynysmeudwy Isaf Overbridge on the Swansea Canal.

3.2 CADW LIST DESCRIPTION - FORMER NATIONAL SCHOOL AND COTTAGE

A Grade II Listed Building in Pontardawe, Neath Port Talbot



March 2022.

HERITAGE IMPACT ASSESSMENT/STATEMENT (HIA/S) – OAK COTTAGE, THE FORMER NATIONAL SCHOOL/ST. PETERS SCHOOLROOM. FORMAL APPLICATION TO PONTARDAWE TOWN COUNCIL, NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AND CADW.

Coordinates: Latitude: 51.7238 / 51°43'25"N; Longitude: -3.848 / 3°50'52"W. OS Eastings: 272454; OS Northings: 204402. OS Grid: SN724044. Mapcode National: GBR H1.2LTB.

Entry Name: Former National Schools

Listing Date: 13 March 2003. **Last Amended:** 13 March 2003 **Grade:** II

Source: Cadw. **Source ID:** 80988

Building Class: Education

Location: On the NW side of Brecon Road some 300m NE of the Church of Saint Peter.

County: Neath Port Talbot; **Town:** Swansea; **Community:** Pontardawe. **Traditional County:** Glamorgan

History

Extensive Gothic school group built of 1856 built as church schools for the rising industrial population principally financed by contributions of workpeople and a group of industrialists and landowners including William Parsons, W. Williams of Ynysmeudwy, J. Morgan of Gelligron, E. Jones of Garth and G. Lewis of Alltcham. The land was given by Harriet Williams of Brecon, the building cost £1,276/18/8d. The school was licensed for services in 1858. Unusual for the date is the use of terracotta for all the window dressings and quoins, the terracotta being made at Ynysmeudwy and being the largest surviving example of the product of that works. Closed 1885, used as Sunday schools, renovated, according to a plaque, in 1952. All chimneys removed.

Exterior

Former National Schools, now church halls, coursed rock-faced sandstone with yellow terracotta dressings and slate roofs. Teacher's Cottage to left with gable projecting to front, two parallel schoolrooms to centre, and large gabled porch and third schoolroom projecting to right, the Bath stone traceried window indicating that third schoolroom was used as a church. Centre range has roof carried down low over mullioned windows, two 3-light, one 5-light with projecting base of truncated chimney between first two. Windows have triangular heads to lights. Schoolroom wing to right has steeped coped gable with cross finial, the left slope interrupted for base of a missing bellcote and then descending at steeper pitch below. Ashlar pointed traceried 3-light window with quatrefoils in head. Terracotta quoins to right, walling continuous to left with large gabled parallel roofed porch with coped gables and cross finials both ends, cambered-headed door with rusticated terracotta flush surround, diagonal low buttress at corner. SW side wall has small window. Classroom SW wall has three 3-light windows, NE wall has 2 similar, each flanked by buttresses with terracotta offsets. NW end of front classroom has coped gabled porch with cambered-headed doorway. Parallel classroom to right extends further with bargeboards to NW gable, brick-framed pointed window and NE lean-to NW end small chimney. Rear SE 3-light, 5-light and 3-light windows.

Teacher's Cottage has right side-wall chimney, front gable with quoins coping and cross finial, and 2-light terracotta mullioned window each floor, shouldered heads to each light, the windows recessed under blank arch with quatrefoil and stone voussoirs. SW side has two similar windows flanking door in gabled timber porch. No coping on SE end gable which has similar window each floor and quoins.

Reasons for Listing

Included as large Gothic school group of the mid C19, unusual for the locally-made terracotta details.

3.3 ARCHWILIO

The Historic Environment Record ‘on-line database’ of the Glamorgan and Gwent Archaeological Trust reflects the listed building description. This is we suggest the most comprehensive and balanced judgement of the significance of the building.

3.4 Summary

Reviewing the heritage values of this historic asset and breaking it into the earlier outlined subject areas, one can argue that:

1. **Evidential value** (*the extent to which the physical fabric tells how and when the historic asset was made, how it was used and how it has changed over time*) can in this instance be read reasonably clearly. The basic structure and form remain as first built, other than that many of the chimneys were taken down and the building has weathered after more than one and a half decades. Some structural movement has arisen. The principal fabric, consisting of the roof, coverings and structure remain and can be seen by the associated annotated photographic plates that are incorporated with the Planning/LBC submissions. External and load bearing walls are primarily built using Blue Pennant sandstone with Faience artificial stone embellishments to the principal front and side facades, although these are in places much weathered and frost damaged. Some have clearly been replaced using yellow clay engineering bricks in the early decades of the twentieth century. To the rear there are some original red clay common bricks and to a rebuilt chimney on the front. Linings to the walls and ceilings internally are generally later applied post Second World War modifications such as cement renders, impermeable paints, concrete ground floors and plasterboard and gypsum finishes. Some of the windows and doors are poorly made softwood sections inserted in the past seventy years and these are decaying rapidly and in time will need to be replaced. The intention to reinstate the moulded details and beads that the original joinery possessed when doing so.
2. **Historical value:** The Building reflects a fine local example of a Victorian National School and School masters attached Cottage of the 1850's, within this locality.
3. **Aesthetic value:** the design, construction and craftsmanship of the historic asset is well formed but various twentieth century modifications have resulted in some loss of detail.

4. **Communal value:** this historic asset has significance to people for its commemorative, symbolic or spiritual value, and for the part it has played in local cultural or public life. It had been a subservient structure to St Peter's Church and we gather has been used for church services in the past.

Communal Value appears the key factor with this building, due to: (i) its historical association with the developing community; (ii) relationship arising due to the use of the local Ynysmeudwy Pottery for the Faience (terracotta) details; (iii) the role in early formal education of working class individuals (iv) use in later decades as a church hall.

The building was funded by donations (some from a number of locally prominent, Victorian industrialists, benefactors, public bodies, etc.) who although having relatively extensive land and business interests across this part of south Wales, did not fund the whole build. Local donations by the general community were also made. These are documented in local history books and the Cadw List Description verifies this.

3.0 STATUTORY AND POLICY DOCUMENTS

This study has also been informed following review of policy documents that impact upon the current proposals.

3.1.0 Identifying the proposed changes and Policy Context.

The proposed changes are clearly illustrated in the associated annotated text, photographs, and Drawings. It entails regularisation and conservation-based repair; whilst enhancing the structure and fabric of the exterior with minimal interventions. Please refer to the submitted documents for the details.

3.1.1 National Planning context

Planning Policy Wales, Edition 11 – February 2021; sets out the criteria and aims to establish a system setting out how for the benefit of all people, Welsh Government (WG) propose to exercise their functions to promote sustainable development.

W.G. is required to make a contribution to International, and UK targets for greenhouse gas emission reduction. The Climate Change Act 2008 providing the statutory framework for the reduction of greenhouse gas emissions in the UK. At the core of the Act is a requirement for the UK to reduce net UK greenhouse gas emissions and CO2 emissions.

The planning system plays an important role in tackling climate change and reducing greenhouse gas emissions.

The Human Rights Act which came into force in October 2000 incorporates provisions of the European Convention on Human Rights (ECHR) into UK law and enables the UK Courts to enforce these rights. The general purpose of the ECHR is to protect human rights and fundamental freedoms and to maintain and promote the ideals and values of a democratic society. It sets out the basic rights of every individual together with the limitations placed on these rights in order to protect the rights of others and of the wider community. The Human Rights Act makes it unlawful for a public authority to act incompatibly with these ECHR rights except where, as a result of primary legislation, it could not have acted differently. The Human Rights Act has implications for the planning system.

This Statement has been prepared taking cognizance of the Welsh Government's Planning Policy Wales, and in particular - Chapter 6, Distinctive and Natural Places - The Historic Environment (p.125) and Biodiversity and Ecological Networks (p.136) to this scheme which is about repairing and sustainably conserving the Historic Environment.

3.1.2 Primary Legislation

Primary legislation related to land-use planning includes:

- The Town and Country Planning Act 1990
- Historic Environment (Wales) Act 2016
- Planning (Wales) Act 2015,
- Well-being of Future Generations (Wales) Act 2015,
- Ancient Monuments & Archaeological Areas Act 1979

3.1.3 European Union

Although the UK has exited The European Union (EU), their guidance remains active in part, as the contextual backdrop for current planning policy and the preparation of development plans; as it was previously the basis of much UK legislation. This was implemented by:

EU legislation (a range of Directives and Regulations, along with judgements of the European Courts).

The EU Sustainable Development Strategy adopted in 2006 and the 6th Environment Action Programme 2002-2012.

The European Spatial Development Perspective (ESDP) 14 and current EU territorial cohesion agenda¹⁵; and EU funding regimes, some of which the UK is still committed to post ‘Brexit’.

3.1.4 Context for Planning in Wales

Planning Policy Wales (PPW) Edition 11, February 2021; sets out the land use planning policies of the Welsh Government, supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in best practice planning guidance and in this aspect, Heritage Impact Assessment in Wales and Managing Change to Listed Buildings in Wales.

The primary objective of PPW 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 required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

The Wales Spatial Plan People, Places, Futures sets a strategic framework to guide future development and policy interventions. It integrates the spatial aspects of national strategies for social inclusion and economic development, health, transport and environment, translating Welsh Government’s sustainable development duty into practice. PPW, and the TAN’s/circulars represent best practice guidance.

National planning policy and the Wales Spatial Plan should be taken into account in the preparation of development plans. They may be material to decisions on individual planning applications and will be taken into account by the Welsh Ministers and Planning Inspectors in the determination of called-in planning applications and appeals.

Every local planning authority in Wales must prepare a Local Development Plan (LDP) for its area. The LDP is the development plan for each county or county borough council superseding the Unitary Development Plan (UDP).

HIA/S Comment for the former Oak Cottage and the former St. Peter’s Schoolroom: The proposed scheme as formulated seeks to fit within such criteria.

National planning policy argues in Planning Policy Wales 2021, that: “Recognising the strengths of urban communities, which are home to the majority of the population of Wales.

HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom: The scheme as formulated acknowledges and fully supports this.

The Assembly Government's priorities for urban areas are, through integrated approaches, to: secure environmentally-sound and socially inclusive regeneration in those urban areas which require it, so that they become more desirable places in which to live and work; and foster sustainable change, in particular making it possible to live with less noise, congestion and traffic pollution, and improving the quality of life.

HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom: The scheme as formulated acknowledges and seeks to satisfy such criteria.

Development can help to arrest the decline in community facilities and deliver environmentally sound modernisation, re-use or replacement of urban infrastructure."

HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom: The scheme as formulated aims to satisfy this criteria and meet: Welsh Government Technical Advice Note (TAN) 12: Design (March, 2016), PPW Chapter 6; TAN 24 (Technical Advice Note 24) The Historic Environment (May 2017) as well as Inclusive Access where this can be accommodated without detriment. Oak Cottage has a continuing use and a new use will need to be developed for the Hall.

3.1.5 Cadw's Conservation Principles (2011)

Guidance that specifically relates to the conservation of historic buildings in Wales is founded upon established conservation principles, that ultimately have been developed via the ICOMOS Charters and BS 7913.

Cadw's **six principles** for the sustainable management of the historic environment in Wales are:

1. Historic assets will be managed to sustain their values.

HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom: This is the intention of the application which is one of repair and reinstatement to sustain and retain the cultural heritage aspects of the asset and its ongoing use and viability. Interventions made will be modest, minimal and reversible.

2. Understanding the significance of historic assets is vital.

HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom: This Heritage Impact statement and review of significance reinforces the comments and opinions of both Cadw and RCAHM(W). The most appropriate remediation is one that facilitates the care, conservation and reinstatement of existing features wherever practicable. This, using traditional methods (where suitable) and details, reinstatement that is reversible.

3. The historic environment is a shared resource.

HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom- Response: To quote William Morris and the SPAB: 'We are only custodians for those that come later'. The proposed repair works will sustain the building for the benefit of future generations' retaining character and significance where relevant. The building façade to the front, rear and sides will remain fully visible and readable. Photographs, Illustrations taken and drawings made before, during and after, of the repaired interior will be available as part of the Planning/LBC procedure and can also be added to archive material stores and depositories that exist within the community such as GGAT. The research for the HIA/S and scheme proposals have already greatly added to the accuracy of the information available.

4. Everyone will be able to participate in sustaining the historic environment.

HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom- Accepted. The Building is a historic, former spiritual, and cultural asset. The opportunity for local crafts persons to be involved in the building's conservation will only add further to the skill base available locally and for local people to observe its restoration and potentially be involved, where suitable skills exist. The local colleges and universities can be invited to observe and monitor the works in progress (where the work merits this).

5. Decisions about change must be reasonable, transparent and consistent.

HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom- Response: The scheme submitted, attains this criteria and reflects the built form, repairing the existing fabric and making minor sensitive interventions.

6. Documenting and learning from decisions is essential.

HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom- Response: The scheme will record and document the works proposed, adding to wider knowledge of this building and its evolution.

Cadw's four heritage values:

1. **Evidential value:** *The building's form, fabric and detailing record many changes made in past times.*

HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom: agreed.

2. **Historical value:** *HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom: agreed, to be retained, repaired and enhanced where deemed significant.*
3. **Aesthetic value:** *HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom: agreed, enhanced and preserved.*
4. **Communal value:** *HIA/S Comment for the former Oak Cottage and the former St. Peter's Schoolroom: Agreed. The application is necessary to retain this.*

3.2. Local Planning Policies:

3.2.1 Local authority context -

When producing a Heritage Impact Assessment/Statement (HIA/S) it is normal practice to consider the County Councils LDP.

The current NPT Local Development Plan (2011-2026) was adopted in January 2016.

The Human Rights Act which came into force in October 2000 incorporates provisions of the European Convention on Human Rights (ECHR) into UK law and enables the UK Courts to enforce these rights. The general purpose of the ECHR is to protect human rights and fundamental freedoms and to maintain and promote the ideals and values of a democratic society. It sets out the basic rights of every individual together with the limitations placed on these rights in order to protect the rights of others and of the wider community. The Human Rights Act makes it unlawful for a public authority to act incompatibly with these ECHR rights except where, as a result of primary legislation, it could not have acted differently. The Human Rights Act has implications for the planning system.

This Statement has been prepared taking cognizance of the Welsh Government's Planning Policy Wales, and in particular 'Conserving the Historic Environment'.

4.1.2 PRIMARY LEGISLATION

Primary legislation related to land-use planning, includes:

- The Town and Country Planning Act 1990
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Historic Environment (Wales) Act 2016,
- Planning (Wales) Act 2015,
- Well-being of Future Generations (Wales) Act 2015,
- Ancient Monuments & Archaeological Areas Act 1979
- The Housing (Wales) Act 2014

- The Environment (Wales) Act 2016

4.1.3 EUROPEAN UNION

The European Union (EU) context for planning policy and the preparation of development plans is provided by:

EU legislation (a range of Directives and Regulations, along with judgements of the European Courts).

The EU Sustainable Development Strategy adopted in 2006 and the 6th Environment Action Programme 2002-2012;

The European Spatial Development Perspective (ESDP)¹⁴ and current EU territorial cohesion agenda¹⁵; and EU funding regimes.

4.1.4 CONTEXT FOR PLANNING IN WALES

The document 'Planning Policy Wales' (PPW) sets out the land use planning policies of the Welsh Government and supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in best practice planning guidance and in this respect, Heritage Impact Assessment in Wales and Managing Change to Listed Buildings in Wales.

The Wales Spatial Plan People, Places, Futures sets a strategic framework to guide future development and policy interventions. It integrates the spatial aspects of national strategies for social inclusion and economic development, health, transport and environment, translating the Welsh Government's sustainable development duty into practice. PPW, the TAN's, circulars best practice guidance.

National planning policy and the Wales Spatial Plan should be taken into account in the preparation of development plans. They may be material to decisions on individual planning applications and will be taken into account by the Welsh Ministers and Planning Inspectors in the determination of called-in planning applications and appeals.

Every local planning authority in Wales prepares a Local Development Plan (LDP) for its area. The LDP is the development plan for each county or county borough council and each National Park, this superseding the former Unitary Development Plan (UDP).

Oak Cottage and the former St. Peter's Schoolroom Comment: The scheme as formulated aims to satisfy such criteria. The scheme as originally promulgated meets the adopted LDP. The work proposed herein will also (generally) need to satisfy building regulatory standards.

National planning policy argues in Planning Policy Wales for: “Recognising the strengths of urban communities, which are home to the majority of the population of Wales.

Oak Cottage and the former St. Peter's Schoolroom Comment: Whilst Oak Cottage and the former St. Peter's Schoolroom is set in an urban now largely residential environment. Its raison d'être and context, was clearly influenced by the opportunity and wealth resulting in the rapid industrialisation and growth of South Wales during the nineteenth century; religious belief and faith as well as a social need to educate the boys and girls of working class individuals. The scheme as formulated accepts and seeks to acknowledge.

The Assembly Government's priorities for urban areas are through integrated approaches, to: secure environmentally-sound, socially inclusive regeneration in those urban areas which require it, so that they become more desirable places in which to live and work; and foster sustainable change, in particular making it possible to live with less noise, congestion and traffic pollution, and improving the quality of life. Development can help to arrest the decline in community facilities and deliver environmentally sound modernisation, re-use or replacement of urban infrastructure.”

Oak Cottage and the former St. Peter's Schoolroom Comment: The scheme as formulated satisfies such criteria.

4.1.5 WELSH GOVERNMENT TECHNICAL ADVICE NOTES:

(TAN) 12: DESIGN (MARCH, 2016) AND TECHNICAL ADVICE NOTE (TAN) 24: THE HISTORIC ENVIRONMENT (2017)

TAN 12 advocated a DAS as a communication tool, outlining how the objectives of good design have been considered from the outset of the development process.

The main roles of a DAS, as stated by the Welsh Government in TAN 12 are to:

- ensure that the applicant can provide evidence to justify proposals in terms of planning policy (national and local) and in terms of the factors listed in table 1
- explain how the objectives of good design have been applied, or where they have not been applied, the reasons for that
- clearly set out the established vision and principles for the scheme
- demonstrate that the principles of sustainability have been addressed and used to inform the design of the development

- *illustrate how the developer has considered conflicting demands and the extent to which these considerations have influenced the proposed development*
- *ensure that the developer has satisfactorily considered design issues (such as those considered in section 5 of TAN 12) early in the design process and that potential problems are highlighted before detailed design work commences*
- *demonstrate how design decisions have been influenced through the reappraisal of the design.*

A DAS is not required for this application but the principles are embodied in the HIA/S.

(TAN) 24: THE HISTORIC ENVIRONMENT (2017)

This key document provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and listed building applications. This TAN provides guidance on how the following aspects of the historic environment should be considered:

- World Heritage Sites
- scheduled monuments
- archaeological remains
- listed buildings
- conservation areas
- historic parks and gardens
- historic landscapes
- historic assets of special local interest.

This TAN replaced the following Welsh Office Circulars:

- 60/96 Planning and the Historic Environment: Archaeology
- 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas
- 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales.

4.1.6 CADW'S CONSERVATION PRINCIPLES (2011)

Guidance that specifically relates to the conservation of historic buildings in Wales is founded upon established conservation principles.

Cadw's **six principles** for the sustainable management of the historic environment in Wales are:

7. Historic assets will be managed to sustain their values.

Oak Cottage and the former St. Peter's Schoolroom response: This is the intention of this application, which is one of repair and reinstatement to sustain and reflect the cultural heritage of the valley as well as engendering the continuing viability of the cottage as a dwelling and home.

8. Understanding the significance of historic assets is vital.

Oak Cottage and the former St. Peter's Schoolroom response: This proposal has investigated the history and significance of the building which confirms the Cadw List description.

The historic environment is a shared resource.

Oak Cottage and the former St. Peter's Schoolroom response: To quote William Morris and the SPAB: 'We are only custodians for those that come later'. The repair works sustain the building for the benefit of future generations' retaining character and significance where relevant. The building will remain fully visible from distance. It will be retained for the benefit of future generations to enjoy and further develop and study.

Everyone will be able to participate in sustaining the historic environment.

Oak Cottage and the former St. Peter's Schoolroom response: Accepted. The Cottage and former schoolroom is visible and could be viewed by agreement.

9. Decisions about change must be reasonable, transparent and consistent.

Oak Cottage and the former St. Peter's Schoolroom response: The scheme as submitted, meets this criterion and is a readable minimal evolution of the built form that affords a sustainable long term use. It is also reversible should such a change ever be required in future years.

10. Documenting and learning from decisions is essential.

Oak Cottage and the former St. Peter's Schoolroom response: The scheme documents the works proposed. NPTC Borough Council Planning, Building Control and Planning Officers as well as Cadw have monitored and reviewed the works, adding to wider knowledge of this building. As the scheme develops, further recording will take place.

With regards to Cadw's four heritage values:

5. **Evidential value:** *The building's form, fabric and detailing record changes made in past times due to weathering and those of previous owners.*
6. **Historical value:** *Retained and repaired.*
7. **Aesthetic value:** *Reinstated.*
8. **Communal value:** *Retained.*

4.2 LOCAL PLANNING POLICIES:

The scheme acknowledges and fits with guidance in the Local Development Plan (2011-2026) Adopted January 2016.

Policy SP 21, Built Environment and Historic Heritage

The built environment and historic heritage will, where appropriate, be conserved and enhanced through the following measures:

1. Encouraging high quality design standards in all development proposals;

2. Protecting arterial gateways from intrusive and inappropriate development;
 3. Safeguarding features of historic and cultural importance;
 4. The identification of the following designated sites to enable their protection and where appropriate enhancement:
 - (a) Landscapes of Historic Interest;
 - (b) Historic Parks and Gardens;
 - (c) Conservation Areas;
 - (d) Scheduled Ancient Monuments; and
 - (e) Listed Buildings and their curtilage.
- LDP Objectives: OB 2, OB 23 and OB 24

Oak Cottage and the former St. Peter's Schoolroom response: The scheme as has been submitted meets these criteria and is a readable evolution of the built form that allows for its sustainable re-use in the twenty-first century.

Policy BE 1 Design is met by the proposals made within the current application.

Comment: The proposed repair, intervention and maintenance works have been designed with specific reference to this, retaining and enhancing the value of the structure, as a Grade II heritage building, whilst respecting the intrinsic architectural character and historic interest which the structure possesses. Accordingly, it is considered that the proposed development will be in accordance with local planning policy.

POLICY ENV 5 Conversion and Extension of Existing Buildings in the Countryside

The alteration, extension or conversion of existing suitable buildings outside the defined settlement limits for residential, employment, or tourism uses will only be permitted where:

1. *The existing building is already in part residential use. It is capable of repair and adaptation / conversion without substantial major external alteration or reconstruction and only relatively minimal changes are required that are warranted by the long-term conservation and use.*
2. In the case of changes of use to residential purposes alone:

- (a) It can be demonstrated that there are no viable alternative uses to secure the retention of the building; and
- (b) That the building is of architectural and/or historic merit.

Response: The proposals support these presumptions fully. The use is already established and was granted before 1947.

Proposals for the alteration, extension or re-use of a listed building or its curtilage should not adversely affect its special architectural or historic character.

Response: The proposal retains the building its character and form. The modifications retain the existing form. The work is by its nature an honest intervention that is fully reversible. There is no conflict between the ‘old and new’. The detailing reflects the traditional detail of the building built during the Victorian period, but makes only modest, minimal interventions to meet today’s requirements for thermal performance, reduction of ventilation heat losses and carbon/energy reduction. The interventions will have traditionally detailed joinery, windows, reinstated lime pointing to the elevations and high levels of care and maintenance thereby reflecting the aims originally for this structure.

The Heritage Impact Statement now submitted and earlier studies presented to NPTCBC and CADW have clearly outlined this. The scheme has and is being well recorded.

5.0 JUSTIFICATION FOR THE WORK

This is described later in the Heritage Impact Statement as is required to enable all planning conditions to be discharged.

Location

The small town of Pontardawe is the third largest urban settlement in the County Borough and the largest settlement and retail hub for the upper Swansea valley. It links via the A474 and A4067 bypass with the M4 which crosses south west Wales, the Brecon Beacons, Ammanford and the Gwendraeth valley. Pontardawe was initially a drovers crossing point that developed rapidly from a small rural agricultural settlement in the

nineteenth century as a result of the Swansea Canal (1796), increased coal mining activity and the opening of the Ynysderw ironworks in 1835. It became synonymous with iron, tinplate and steel making during the latter part of the century. The industrialist William Parsons of Neath (1795-1864) developed the town's early industry, but from 1861 onwards, for the next 90 years, the Gilbertson family were the major proprietors in the town. The nearby pottery at Ynysmeudwy produced domestic earthenware and architectural ceramics from about 1845 to 1875. Although a lesser known and less delicate product to Swansea and Nantgarw or internationally regarded such as Coade stone, it is now relatively well known for its Cottagehold pottery thanks partly to the excellent endeavours of a respected local historian, Mr Clive Reed, who wrote a dissertation on the topic as well as a book that commemorated 'Two Centuries of Pontardawe 1794-1994'.

When the previous application was made, Mr Reed very kindly listed the number of earthenware products that are incorporated within the building. This includes the faience quoin stones, pointed arches, quatre-foils, ridge tiles, parapet copings and door jambs. These were initially of good quality, but some are now suffering as a result of almost 170 years exposure to the elements, corrosion of subsequently applied iron and steel fixings as well as the impact of frost. The repair of terra-cotta and especially faience is challenging and extremely expensive for even major heritage projects with copious finance. Replication and repair of the detailing will be difficult and some future repairs using a bath-stone lime mix or Bath stone replacement of similar colouring will we suspect be necessary as an expedient measure, unless grant funding can be obtained. It is welcoming that Mr and Mrs Morgan who although having limited finances are keen to work and research with a local potter to see if and where complete replacement of sections is required, whether it would be possible to mould and fire the local clay and attempt to replicate. Such an endeavour should be commended. Obviously, this will be a prototype and the results, accuracy and performance cannot be assured. If successful, it would be a significant development for premises across south Wales. Viewing the faience details on the East Elevation of the Hall, one can see that yellow clay brick repairs were made previously and whilst the date of these insertions cannot be verified they appear to be of a type common in the late Victorian or Edwardian period.

LDP Policies

'5.5 Culture and Heritage, Respecting Distinctiveness' - Built Environment and Historic Heritage

5.5.1 Strategic Policy SP21 Built Environment and Historic Heritage Policy

1. The built environment and historic heritage will, where appropriate, be conserved and enhanced through the following measures: Encouraging high quality design standards in all development proposals;
Oak Cottage and Schoolroom comment – Agreed. That is the intention.
2. Protecting arterial gateways from intrusive and inappropriate development
Oak Cottage and Schoolroom comment – Agreed. That is the intention.
3. Safeguarding features of historic and cultural importance.
Oak Cottage and Schoolroom comment – Agreed. That is the intention.
4. The identification of the following designated sites to enable their protection and where appropriate enhancement:
 - (a) Landscapes of Historic Interest; *Oak Cottage and Schoolroom comment – Agreed but not applicable.*
 - (b) Historic Parks and Gardens; *Oak Cottage and Schoolroom comment – Agreed but not applicable.*
 - (c) Conservation Areas; *Oak Cottage and Schoolroom comment – Agreed but not applicable.*
 - (d) Scheduled Ancient Monuments; and (e) Listed Buildings and their curtilage. *Oak Cottage and Schoolroom comment – Agreed. That is the intention.*

LDP Objectives: OB 2, OB 23 and OB 24

5.5.2 The built environment and urban form of Neath Port Talbot is varied and distinctive, with important remaining features from all periods from prehistory onwards, including Iron Age hill forts and burial mounds, Roman military infrastructure and medieval ecclesiastical buildings and farmsteads. *Oak Cottage and Schoolroom comment – Agreed. That is the intention.*

5.5.3 The town of Neath retains the character of a traditional market town, while the key character of most of the County Borough's other towns and villages derives from the area's industrial heritage, from the mining and metal working of the early industrial revolution through to the large-scale steel and Petro-chemical industries of the 20th Century. The historic heritage of the area is recognised through a range of designations, mostly protected by national policies. *Oak Cottage and Schoolroom comment – Agreed. That is the intention.*

5.5.4 Within conservation areas, development proposals will be dealt with in accordance with national policy and guidance, which includes additional controls on demolition and the removal of trees set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council will be preparing a conservation area character appraisal for each conservation area which will outline the elements that contribute to the special character or historic interest of the area and will provide a robust framework for its future management and enhancement. In dealing with applications, full regard will be paid to the effects of proposals on the character of the conservation area as set out in the relevant Conservation Area Appraisal, with the objective of ensuring that all proposals accord with the need to preserve or enhance the area's identified character, appearance and setting.

5.5.5 Over time, the role and function of settlements has been changing with the loss of many established industries, and there has been a consequent loss of character and distinctive buildings including shops, chapels and churches that played important roles functionally, as well as visually. *Oak Cottage and Schoolroom comment – Agreed. That is the intention of the building’s conservation.*

5.5.7 There are also concerns that areas around the main entrances or ‘gateways’ into the County Borough have suffered inappropriate development that have resulted in a poorer image for the area as a whole. The strategic policy therefore seeks to conserve and enhance the built environment and heritage of the whole County Borough including the identified ‘gateways’.

Oak Cottage and Schoolroom comment – Agreed. That is the intention of the building’s conservation.

5.5.8 Policy BE1 Design

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.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment; *Oak Cottage and Schoolroom comment – Agreed. That is the intention.*
2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges; *Oak Cottage and Schoolroom comment – Agreed. That is the intention.*
3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate.
4. It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community;
5. Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible; *Oak Cottage and Schoolroom comment – Agreed. That is the intention.*
6. It achieves and creates attractive, safe places and public spaces, taking account of ‘Secured by Design’ principles (including where appropriate natural surveillance, visibility, well lit environments and areas of public movement); *Oak Cottage and Schoolroom comment – Agreed. But not applicable to this application.*
7. It plays a full role in achieving and enhancing an integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;
8. It uses resources, including land and energy, as efficiently as possible through:

- (a) Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area, normally a minimum of 35 dwellings per hectare in the Coastal Corridor Strategy Area or a minimum of 30 dwellings per hectare in the Valleys Strategy Area;
 - (b) The layout and form of the development does not preclude the reasonable use of other adjacent land;
 - (c) Developing brownfield land in preference to greenfield land where possible;
 - (d) Minimising building exposure while maximising solar gain. *Oak Cottage and Schoolroom comment – Agreed. That is the intention.*
9. Its drainage systems are designed to limit surface water run-of and food risk and prevent pollution; *Oak Cottage and Schoolroom comment – Agreed, no change.*
10. The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities.

5.5.17 Detailed building design, from overall massing to finishing materials, plays an important role and should take account of and enhance the site's surroundings including other buildings, open spaces and topography.

Landscaping has an important effect and is significant part of the overall design process. The design and layout of new development can also have a significant effect on public safety and the fear of crime.

5.5.23 Policy BE3 - The Canal Network

- 1. In order to protect and conserve the canal network, the following lengths of canal will be safeguarded:
 - (a) The Swansea Canal at Trebanos from the County Borough boundary to the southern edge of the playing fields;
 Proposals which would prejudice the conservation, restoration and operation of these safeguarded lengths of canal will be resisted. Proposals will need to demonstrate that they would not adversely affect the setting of the canals or prevent or discourage the use of the canals for recreation and water supply; *Oak Cottage and Schoolroom comment – Agreed. Although not directly on the canal towpath the canal will likely have helped bring materials to the site in the 1850's. Conservation is the intention.*

The Historic Environment Supplementary Planning Guidance (Consultation Draft - January 2019)

Built Legacy

2.0.20 The historic context outlined above has left an important built legacy from all periods across the County Borough. This is reflected in the spatial patterns of statutory and non-statutory historic designations

2.0.21 The building types identified as nationally important Listed Buildings or as locally recognised Buildings of Local Importance under LDP Policy BE2 (refer to Chapter 4) reflect the social and economic history of the area. Many examples of churches and chapels are included (mainly from the era of rapid industrialisation), but also included are examples of Cottages, pubs, schools and entertainment venues that typify their time and the local social and economic history of the area. These historic assets can all help to illustrate the story of the growth of the area and its changing building techniques and styles, bringing to life the culture and society of the past. *Oak Cottage and Schoolroom comment – Agreed. That is the intention of the applicants.*

4.2 Listed Buildings

4.2.1 Listed Buildings are nationally important buildings and other assets that have been identified and included on a list that is compiled by Welsh Ministers under the Planning (Listed Buildings and Conservation Areas Act) 1990. To be included on the list, buildings have to meet criteria as being of special architectural and historic interest. Buildings are listed in three grades (I, II* and II) depending on their importance. *Oak Cottage and Schoolroom comment – Agreed. That is the intention.*

4.2.2 Any works to a Listed Building that would affect its character (including demolition, alteration and/or extension) would require listed building consent (as a separate matter from normal planning permission). Applications for listed building consent are determined taking special account of the desirability of preserving the building or its setting or any of its features of special architectural or historic interest and it is a criminal offence to carry out any such works without the required consent. ² <http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en> ⁴ . The Conservation of the Historic Environment Supplementary Planning Guidance: The Historic Environment (Consultation Draft - January 2019) ¹⁵ 4.2.3 Full details of the requirements and procedures relating to listed building policy and legislation are given in TAN24. Full details of the locations and list descriptions of all listed buildings within Neath Port Talbot is available on the Cadw/Cof Cymru website⁽³⁾ . *Oak Cottage and Schoolroom comment – Agreed. That is the intention.*

4.3 Conservation Areas 4.3.1 Conservation areas are normally identified and designated by Local Planning Authorities (LPAs) and are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. 4.3.2 There are six conservation areas within Neath Port Talbot. These can be found on the LDP Proposals Map [SP21/4(c)] and are shown below. *Oak Cottage and Schoolroom comment – Agreed but not relevant in this instance.*

6.0 SUMMARY OF PROPOSED WORK

- (i) ***Reinstatement by regularisation of the skylight in the first floor Bathroom roof which is necessary for day-lighting, ambience and ventilation. The applicants propose fitting a Conservation grade rooflight as per manufacturers details to replace the standard Velux unit.***
- (ii) ***Reinstating the open Porch canopy and framing as shown on the drawings.***
- (iii) ***Lime pointing maintenance repairs.***

Application for Listed Building Consent (LBC) Works Conditions at: Oak Cottage and the former St. Peter's Schoolroom

The following works at Oak Cottage and the former St. Peter's Schoolroom are currently necessary in order to ensure the regularisation and sustainable future of the building. The existing late C20th roof window that is of no architectural or historic significance will be replaced with a similar sized conservation light.

Repairs: Notwithstanding the submitted plans and information, following any works as authorised by this permission, all making good of the existing structure including any re-pointing works shall be carried out in traditional lime mortar and masonry only. To ensure that the works carried out preserve the special character of the Listed Building.

Oak Cottage and the former St. Peter's Schoolroom response: this is being undertaken. The mortar will be sampled, and a suitable carefully matched traditional lime mortar and graded aggregate provided via The Ty Mawr Lime Company Ltd. to work with and closely copy the original.

7.0 MATTERS ADDRESSED.

The overall justification for granting the LBC is set out in this narrative document and associated plans in order that decision makers can review what is proposed. It seeks to help orientate and contextualise the proposed changes.

7.1 CONDITION OF THE ASSET

This had been outlined in the original submission and expanded further herein. Since taking up ownership, Mr. and Mrs. Morgan have repaired parts of the building and maintained the premises. The Church in Wales dealt with roof repairs and a dry rot decay, replaced slates and gutters before selling.

7.2 ASSESSMENT OF THE IMPACT^[1]_[SEP]

When considering the effect proposed changes may have on your historic asset this can help you to identify the most appropriate way to make those changes.

When you submit your application, you will need to demonstrate that you have considered the potential impact of your preferred approach. This will help the decision maker reach a balanced view.

When considering the impact of your proposals, it is helpful to frame the assessment by asking:

1. how would your proposals affect the evidential value of the historic asset? Will they result in the loss of historic fabric, including archaeological deposits, or make it harder to appreciate the way in which the building or site was used in the past, and how it has changed over time?
2. how would the proposals affect the aesthetic or design qualities of the historic asset? Will they compromise its historical design principles — such as its layout, scale and proportion — or result in the loss of historic detail or craftsmanship?
3. how do the proposals affect communal value? Do they make it easier for people to access and appreciate the building or site?
4. are there any other risks or benefits? For example, risks might include increased maintenance and management liabilities, or compromised performance through the use of incompatible materials; benefits might include the introduction of a sustainable new use.
5. if your historic asset is within or part of a World Heritage Site, what would be the impact of your proposals on its Outstanding Universal Value? You may find that you do not have enough information to make an assessment of impact. In these circumstances, further research or investigation may be necessary. This should be proportionate to the significance of the asset and the scale of impact.

Most proposals will have a range of impacts which may be:

1. 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
2. neutral — such as where proposals are sympathetically designed, or change is accommodated in part of the building or site that is less sensitive
3. 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. For example, converting a former chapel for use as a library will involve some loss of internal fabric which reflects its historic purpose and is part of its design. Although this will compromise its evidential and aesthetic value, these changes are likely to enhance its communal value by enabling continued public access. Converting the chapel for domestic use would probably involve even greater loss of fabric and may also reduce its communal value by limiting access. If there are no realistic alternatives, however, the benefits of maintaining the building in use may outweigh the losses.

7.2 APPROACH

This document has been prepared with due consideration for the historic nature of the structure and the afforded statutory protection offered to the historic environment. The asset itself is listed but it is considered that due to the nature of the works proposed and the historic and cultural setting the asset sits within, that it is prudent to be transparent and open with the proposals and formalise approvals.

It is only by understanding an asset and its significance that an asset can be managed and maintained properly. Intervention is intrinsic to conservation and the management and maintenance of our historic assets. That is not to say that all interventions should be allowed based on the need for maintenance or a management change.

Any activity carried out, or even assumed conservation work may be deemed harmful to an asset, but the purpose of this document is to demonstrate:

- That the proposed actions seeking approval benefit the asset as a whole.
- That they will provide an increased understanding of the asset
- That it will sustain the site for future generations benefit and use
- That the benefits of these works outweigh the losses and harm that could be caused
- Any new work will respect the setting and significance of the asset and its setting
- The quality of the design and execution will add value to the site and setting

Various options have been explored for these three elements and these are discussed in more detail below. At all times, consideration was given to:

- Other alternative means of achieving the required outcomes
- The impact of the proposals and their absolute need
- The quality of the design
- The long-term impacts and alternatives in the future
- The sustainability of the changes and the asset itself
- Minimising any harm to the site

Ultimately, the goal is that the overall benefit to the asset and wider community is greater than any harm arising from and alterations or works undertaken.

As part of the work undertaken to prepare this document, the following elements of work were considered and if relevant were undertaken:

- *detailed historical research, recording of the asset and / or archaeological investigation surveys on: condition, performance, ecology, etc*
- *a method statement for the work*
- *consideration of protection to be given to special features during work.*

7.3 REPAIR PRINCIPLES

The general approach to the repairs has been based around minimising and preventing loss of the original fabric and features, it also considered the overall historic context and cultural significance of the site when deciding the most appropriate course of action to take. All recommendations are made with a view to minimise the impact on the character and the structure, both from repair and from the potential for longer term damage from inappropriate or poor materials and detailing, whilst also keeping one eye on the original designed purpose of the asset.

Where repairs are suggested, these to be carried out with like for like materials where they are deemed to be historically correct, or with new appropriate materials where inappropriate materials have been used in the past.

Repairs will be undertaken with minimal removal of original fabric as possible whilst ensuring the continued serviceable life of the component being repaired. Where features or items can clearly be identified as missing or inappropriate, if required, the report has advised on a strategy which could be adopted for their repair/removal and re-instatement. In discussion with the Local Authority Conservation and Planning Officers, the works have been recognised as requiring Listed Building Consent and Planning Permission, The works have been developed in consultation with the Local Authority.

7.4 CADW'S CONSERVATION PRINCIPLES

1. Historic Assets 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.

Oak Cottage and Schoolroom comment – Agreed. That is the intention of the scheme.

Proposed Minimal Interventions and Justification

Reinstatement of these original features will enhance the visual appearance of the property, retain its contribution to local history and the aesthetic street scene. The regularisation of the skylight to the existing first floor Bathroom inserted by the former Church in Wales owners to improve daylighting and ventilation for the residents was pragmatic. The design and detailing could be enhanced by updating with a conservation skylight.

Repairs to the building fabric will maintain the cultural asset value for future generations.

Proposed Work	Justification	Significance of Impacted Fabric	Potential heritage Benefits	Potential Harmful Impact of Proposal		Mitigation Strategy and Off-setting
Re-instating the Porch	Given.	A significant feature	Very positive.	Nil		Not required.
Regularising the rooflight and replacing with a new conservation design light.	Given	Minimal. A traditional detail and essential for public/occupiers health.	Neutral/Positive.	Nil.		Fitting a Conservation focussed roof-light.
Localised repointing using a lime based mortar	Given	Minimal	Positive.	Nil		

Significance of Impact upon the Asset

Proposed Work	Enhancement	No Change	Negligible	Minor	Moderate	Major
Re-instating the Porch	Hugely positive					Positive

Regularising the rooflight and replacing with a new conservation design light.	Positive			Positive		

Sustainable design (e.g. orientation): *Not Applicable. The orientation is fixed. It is not a new-build.*

Conclusion

It is considered that the proposed development is substantially one of repair and minor modification to meet changed circumstances. It is in accordance with national, regional and local planning policy and guidance and good conservation practice, and hence respectively request that the Local Authority and Cadw support this application and grant Listed Building Consent.

The proposed works minor and the overall outcome of this assessment of the impact of the proposals on the asset are shown on the table above is slight. On this basis it is politely requested that the application for approval of planning and listed building consents is granted.

Trevor Francis

March 2022.

HERITAGE IMPACT ASSESSMENT/STATEMENT (HIA/S) – OAK COTTAGE, THE FORMER NATIONAL SCHOOL/ST. PETERS SCHOOLROOM. FORMAL APPLICATION TO PONTARDAWE TOWN COUNCIL, NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AND CADW.

APPENDIX A

Annotated Photographic Plates 2021/2022. Please see separate PDF.