

HERITAGE IMPACT STATEMENT

**In Support of an Application for Listed Building Consent for:
The Interior Refurbishment of Public Toilets at the Mews Courtyard, Margam Park,**

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DRAWING ATTACHMENTS:

- | | |
|---|--------|
| A. A-1238-01, Location Plan | pdf A3 |
| B. A-1238-12, Existing Plan and Elevation | pdf A3 |
| C. A-1234-13, Proposed Plan and Elevation | pdf A3 |
| D. Courtyard Toilets Drawing 1978 | pdf A3 |

1. Introduction

This application for Listed Building Consent is concerned with the proposed interior refurbishment of an existing Public Toilet. Proposals do not impact the exterior.



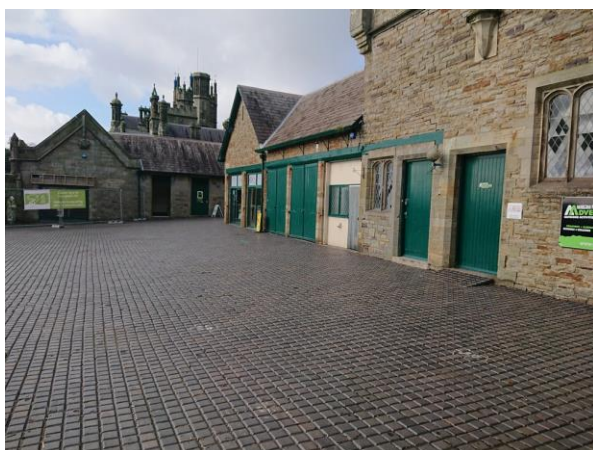
Existing Courtyard Toilets, Front Elev.



Existing Courtyard Toilets, Rear Elev.

The Public Toilets are located among a number of stone built outbuildings that form the Mews Courtyard and were originally intended for various uses including stables, coach houses and workshops. They are currently used for visitor amenities such as Café, shops, storage and offices. The facades to each unit are predominantly stone and openings to each of the outbuildings are irregular in size, suiting their original purposes. The Public Toilets differ as they were reconstructed in the 1970's, to replace units designated as Slaughter Room, Tack Room and Garage/Stable. That reconstruction included a new roof, a new concrete floor slab and some new concrete block partition walls with sand cement render to the Courtyard facing wall.

Those archive construction Details are noted on the attached Architectural Drawing: Courtyard Toilets Drawing 1978.PDF, Conversion of 2 Number Castle Outbuildings into Public Toilets, by Selby Davis, June 1978.



Other Courtyard Buildings



Other Courtyard Buildings

2. Design Strategy

- 2.1 Exclude external works and repaint doors and windows to match existing.
- 2.2 Exclude alterations to the original historic fabric, with interior alterations limited to the 100mm concrete block walls (circa 1978).
- 2.3 Replace all fixtures and fittings with appropriate contemporary alternatives to meet the requirements of current Building Regulations.

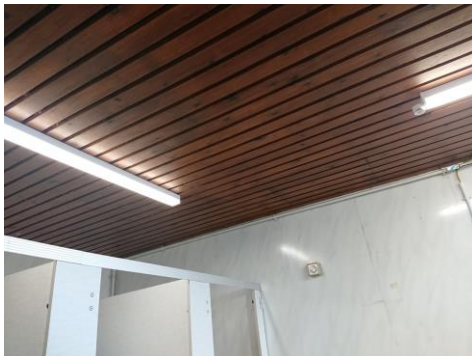


Existing Urinal and Hand Dryers



Existing Cubicles

- 2.4 Separation from possible Bat ingress and contamination by sealing off the existing slatted timber ceiling (Circa 1978).



Existing Timber Slatted Ceiling

- 2.5 Minimise disruption to original walls with 'like for like' vinyl sheet coverings.



Existing Vinyl Wall Covering

- 2.6 Waste pipe outlets at floor as existing and indicated on the archive Courtyard Toilets Drawing 1978.PDF (*Conversion of 2 Number Castle Outbuildings into Public Toilets, by Selby Davis, June 1978*). These are to be confirmed following a detailed survey by an appropriate Mechanical and Electrical Engineer. Any potential alterations that may arise to be limited to the contemporary concrete slab.



Existing Timber Waste Outlet at Floor

- 2.7 New continuous and sealed floor covering (turned up at walls) following removal of contemporary quarry tiles. The purpose being avoidance of water ingress into the historic fabric and the promotion of contemporary hygiene standards.
- 2.8 Provide additional access opportunities that are better suited to the needs of visitors.

3. Purpose of this Statement

The purpose of this statement is to present considered design solutions that enable the refurbishment of the existing public toilets with a balanced strategy for the preservation of the historic buildings. Margam Country Park is sustained by its ongoing popularity as a visitor attraction, requiring contemporary facilities and solutions for its continued wellbeing.

4. 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

5. Designation

The Courtyard Public Toilets at Margam Park are 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

6. 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 Public Toilets are situated in the Mews Courtyard which is the furthest East of three courtyards adjacent to Margam Castle.

7. Constraints

7.1 Scheduling

There is a limited opportunity to carry out the proposed works due to:

- Seasonal use, where visitor numbers tend to decline in September followed by increased event attendance in November.
- There is potential for bat roosting in the roof space above the Public Toilets. As such we are working closely with the NPT Biodiversity Team who have noted that further to the conclusion of their coming surveys there is likely to be a window of opportunity for separation of the roof space during September. Re. Item 8.
- The project is to be part funded by a Welsh Government Grant and conditions of that grant require works to be complete by April 2023. It is unlikely that this project could be funded without the grant.

7.2 Listed Building Consent

Project funding is conditional on planning permissions being in place by the end of July 2022.

7.3 Building Regulations Approval

The project is required to meet the standards of current building regulations. It is not known at this time if an application will be required as the refurbishment is 'like for like' and further consultation is planned

8. Biodiversity

8.1 NPTCBC Biodiversity Team have undertaken a Bat Survey which may require licensing from NRW. This is to be completed by July 2022.

8.2 Design does not envisage requirements for alterations in the roof space, though there is potential for limited access to remove and replace mechanical and electrical fittings.

8.3 A key design element to this project is separation between the roof space and public toilets. This will be achieved by covering gaps in the existing slatted ceiling with additional timber battens fixed beneath. This option will minimise disruption and avoid removal of the existing ceiling.

9. Design Proposals

Design proposes a balanced approach that protects the historic fabric of the building whilst also meeting contemporary sanitary requirements and the needs of visitors to a popular country park. This is to be achieved by the following:

9.1 Signage including Additional Access Facilities

- The existing Disabled Toilet is to be refurbished as requirements of current Building Regulations with RADAR access
- Additional 2 number Ambulant Cubicles as Building Regs. Approved Document Part M, Wales, Dia.21,

- Additional 2 number Enlarged Ambulant Cubicles. These are intended to provide additional shelf space and hand wash basin for the purpose of more complex ambulant disabled needs.
- Parent /Child facility is proposed as a unisex facility and an alternative to facilities that otherwise discourage male carers.

9.2 Stripping Out

- Removals to follow further information in connection with Asbestos Survey /Management Plan
- Removal of M&E fittings to be undertaken by appropriately qualified persons as specified by M&E engineer.-
- Remove all cubicles, sanitary goods and misc.
- Remove concrete block partitions and attachments as drawing A1238-12
- Remove existing quarry tile floor covering.
- Make new connections to below ground drainage in the existing concrete slab, further to detail design by M&E Engineer.
- Clean back and make good all surfaces making ready for new works
- Appropriate disposal and recycling off site.

9.3 Timber Trims

- Sand back and prepare existing timber doors, frames, windows and trims to make ready for redecoration. Report any damaged items to the Contract Administrator and agree a schedule of repairs.

9.4 Ceilings

- Check existing timber slatted ceiling to ensure secure fixings to rafters. Make repairs at locations where concrete block partitions are remove with matching replacement timber fixed back to a minimum of three rafters.
- Cover gaps in the slatted ceiling with Planed Redwood Pine, 12 x 45mm (finished). Fix tight to the existing at rafter locations with galvanised or stainless steel Brad Nails. Adjust Nail Gun pressure for 'lost nail heads' and orientate with grain of timber. White painted finish to include existing timber slats using minimum 2 coats of Treatex Classic Colours, Cool Cotten applied as manufacturers specifications with first coat to hidden surfaces, pre fixing.

9.5 Walls, at approx. 2300mm high

- New internal partitions are to be formed with 75mm proprietary metal stud partitions and 12.5mm Fermacell Fiber Gypsum Board each side (or similar and approved). Screw fix as manufacturers installation details. Refer to Fermacell Orange Book, Page 10, 1.1 Partition Walls for guidance)
- Clean and prepare existing walls as manufacturers specifications to ensure suitability of substrates. New Altro Fortis Titanium Hygenic wall lining to full height. Include Altro Fortis Corner Protection to exposed corners and radius transition trim at floor junction. Colour TBA. *Refer to Fitting Guide for Altro PVCu Wall System using welded joints.*

9.6 Floors, following removal of Quarry Tiles as item 9.2

- Contractor to ensure that all connections to below ground drainage are prepared as specified by M&E engineer.
- Altro Crete 6mm slip resistant, polyurethane screed, laid by a manufacturer's approved specialist contractor (Eg Kelray Ltd. CF48 4DR, 01443 693236).The specialist contractor will prepare the existing concrete slab background and apply a liquid DPM prior to laying the screed. Colour 'Steel' is to be agreed.

9.7 Fittings

- Bushboard Washrooms, or similar and approved. All dimensions and specifications are to be confirmed prior to order. All fittings to be confirmed by M&E Engineer

9.8 Misc.

- 12 nr mirrors approx. 450mm wide x 600mm high over wash hand basins
- Fold down baby change over vanity unit at Parent /Child Toilet.
- Parent /Child Toilet: 1 nr WC with accessories, seat and cover to be specified by M&E Engineer
- 10 nr toilet roll holders tbc
- Bins tbc
- Hand Dryers and paper towel holders to be confirmed by M&E Engineers

8.Mechanical and Electrical Installations

All M&E installations to detail design by appropriate mechanical and electrical engineer including Piperuns, Hand dryer, Taps, Extraction, Boiler, Radiator, Ventilation Etc. Include pipe covering such as Pendock.

10.Conclusion

The proposed refurbishment is a fitting design for contemporary needs that enables heavy public use, whilst protecting the traditional fabric of this listed building.