

Heritage Impact Assessment

30 Queen Street, Neath, SA11 1DL

**The proposed demolition of facade and reconstruction of 2 storey building.
(Class A1 retail with ancillary storage to 1st and 2nd Floor).**

Overview

This HIA takes a proportionate approach to examining the impact of the proposed demolition of the existing fire damaged facade and reconstruction of 2 storey building situated at 30 Queen Street, Neath, SA11 1DL.

The existing front elevation to Queen Street is constructed using rendered masonry external walls with aluminium shopfront and metal windows to the first floor. The rear elevation is constructed using rendered masonry external walls with a steel security door.

The main building is a two storey terraced building with a slate pitched roof over. There is a single storey flat roofed rear extension to the rear with an enclosed parking area.

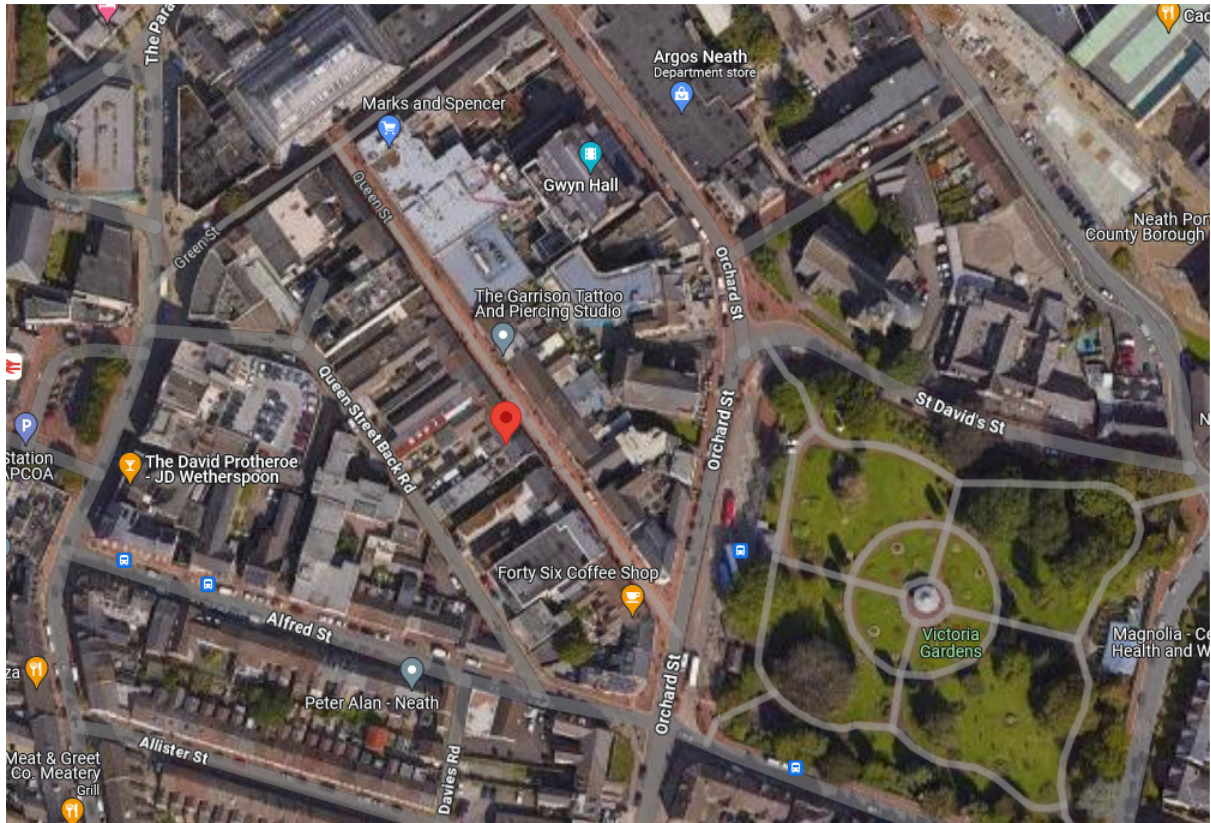
The proposal will be to demolish the existing building due to its structural instability and erect a like for like replacement.

The purpose of the HIA/HIS is to assess the extent of the proposals and whether this is harmful to the 'significance' of the asset and whether this adversely impacts on the character and appearance of the Conservation Area.

Proposed Development

The site lies in the Neath Town Centre Conservation Area but is unlisted. It is located on the Queen Street which is one of the main shopping streets.

The development proposes the demolition of the existing building due to its structural instability and the erection of a like for like replacement constructed using rendered external masonry walls with an aluminium shopfront and white Upvc windows to the front elevation and white Upvc windows and steel security door to the rear elevation.



Location of 30 Queen Street, Neath

The proposed works are set out in the accompanying drawings P539 prepared by dlp architecture.

The works will replace the existing building like for like with the addition of two white upvc windows to the rear elevation and smaller white upvc windows to the first front elevation matching the adjacent properties.

The existing concrete tiled roof will be replaced with a slate tiled roof to match the surrounding properties.

Internally the layouts will be like for like.

Aim of the Proposed Work

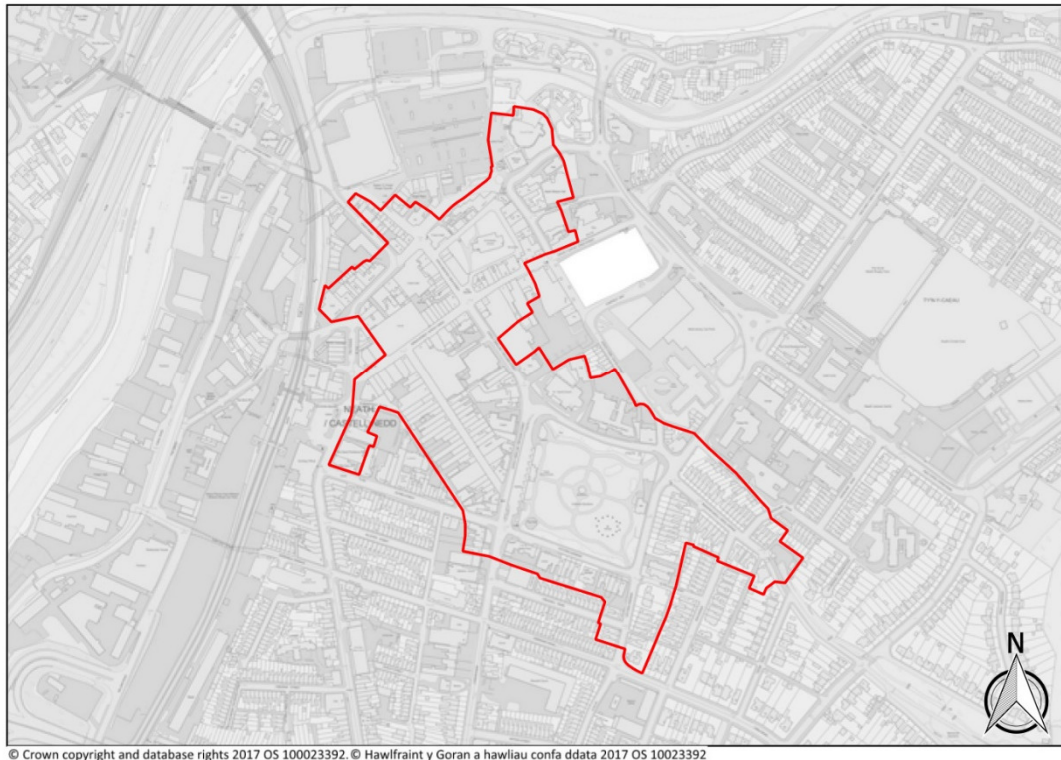
The aim of the work is to replace the existing fire damaged building with a like for like replacement to provide additional retail space to the shopping centre.

Importance of Building

Site and Context

The site lies in the Neath Town Centre Conservation Area but is unlisted. It is located on the Queen Street which is one of the main shopping streets.

Neath Town Centre: features of importance include the traditional commercial centre with some small shop units, the general market, public buildings, the castle, Street Thomas' church, Victoria Gardens and other architectural features and structures.



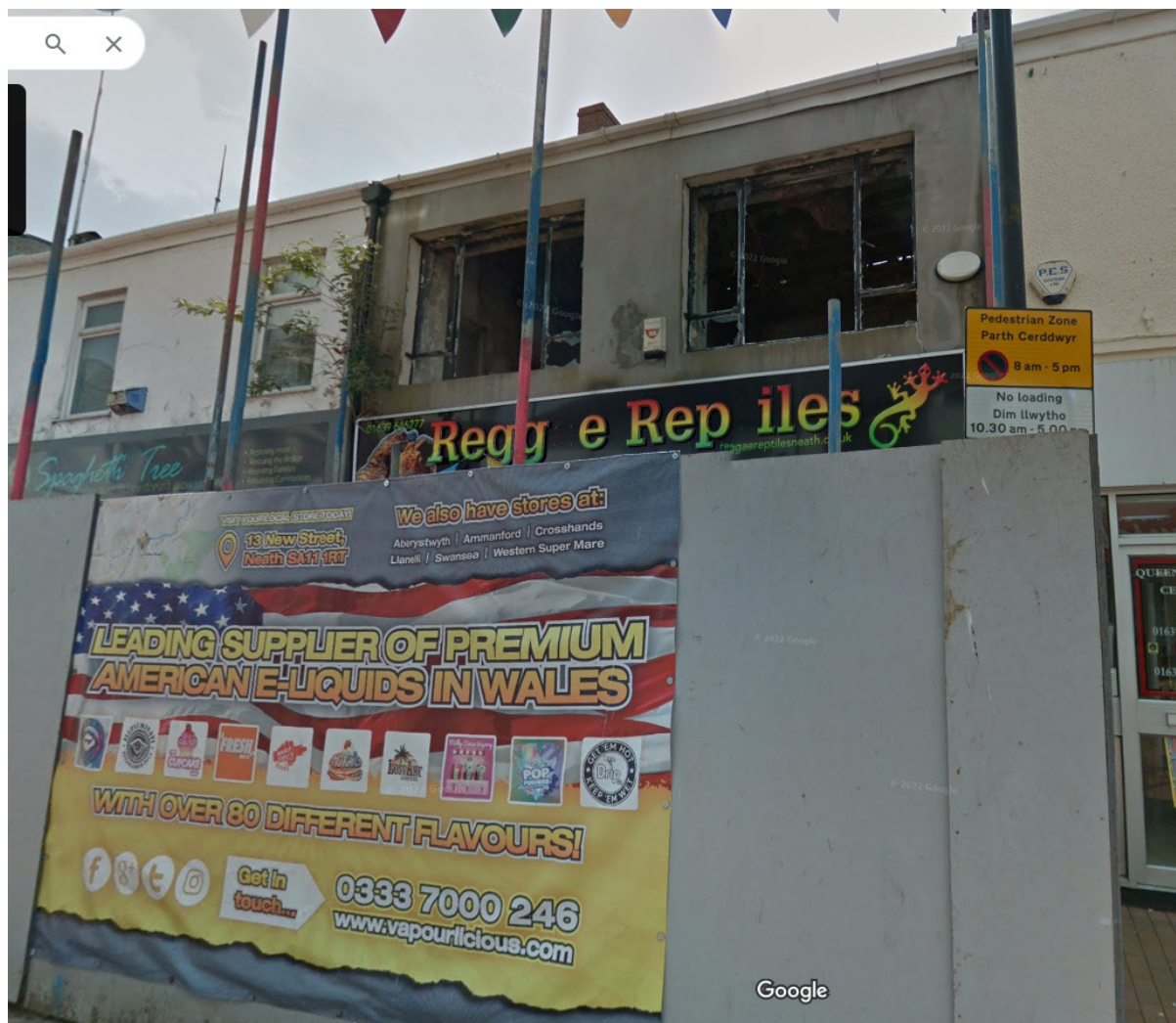
The Building

The building is a terrace building with typical rendered masonry external walls to the front and rear elevations. There is a aluminium shopfront to the front elevation and first floor windows which are metal and are symmetrical and well-proportioned.

The rear windows are white upvc casement and are symmetrical and well-proportioned. There is a metal security door the rear elevation.

The main pitched roof is finished with concrete tiles and a flat roof to the rear annex.

Present Images of Site



Q

X

Spaghetti Tree

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Site and Context

Assessment of the impact of the proposed erection of the replacement like for like fire damaged building on the character or appearance of the conservation area, including potential benefits and any harm.

The 'Proposed Development' section above outlines the areas of building work that is necessary to facilitate provide the replacement building.

The new building will be a like for like replacement so it is considered that there will be no harm on the conservation area.

Evidential

Evidential value is defined as those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric.

The building is in such a poor state of repair that it has to be rebuilt in order to provide retail use for the site.

Historic

The design of the building appears to be from the 18th Century given its scale and design. Whilst a fairly prominent building it is not listed.

The scale and form of the building is retained in the new build construction.

Aesthetic

The building makes a positive contribution to the Neath Town Centre Conservation Area and the symmetry of the building is in keeping with the adjacent properties. The proposed roof line continues along the same level as the existing building and is not overbearing.

PRL

DLP Architecture Ltd

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