

# **Heritage Impact Statement**

## **Proposed Bar Refurbishment at Margam Orangery Bar**

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*Figure 1, Margam Orangery*

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## 1. Introduction

This document has been prepared to accompany an application for Listed Building Consent in connection with a Proposed Bar Refurbishment within Margam Orangery..

The design principles of this application follow a collaborative approach to design that includes 'Early Discussions' with Delyth Lewis, NPT Heritage Officer and Jonathan Green, Cadw as described in the document: Heritage Impact Assessment Wales, Cadw, May 2017. Early discussion has established the scope of the project as follows:

- 1.1 The objective is replacement of an existing contemporary Bar within a listed building. It was installed in the 1970's and has aged in terms of appearance, function and efficiency. Replacement of the existing Bar is necessary to sustain its ongoing contribution to the financial viability of the Park.
- 1.2 The significance of The Orangery as a national asset is underscored by its status as a Grade 1 Listed Building. Its significance as a local asset can be exemplified by its popularity as a tourist attraction and venue space as well as the significant resource contributions made by NPT. In the past four years, including:
  - 1.2.1 Renewal of a listed glass screen in the Banqueting Hall. (LBC P2021/0803)
  - 1.2.2 Emergency high level masonry repairs. (Liaison with Cadw)
  - 1.2.3 Listed building consent for glazing and maintenance of windows. (LBC P2023/0164)
  - 1.2.4 Specialist survey towards structural strategy for repairs to 32 number façade columns and the effects of Regent Street Disease.
- 1.3 Early discussions have identified that proposed changes will be confined to existing utility areas There will be no changes beyond the folding doors in order to retain the uninterrupted visual significance of the Banqueting Hall. The Bar is only visible when the doors are opened for events with raised and fielded bar front panels marking a visual boundary,
- 1.4 The impact of proposal has been considered with regard to:
  - 1.4.1 The spirit and character of the Cadw description notes
  - 1.4.2 Retaining the Bar as an income asset that contributes to the buildings ongoing use.
  - 1.4.3 Increase efficiency and sales with improved equipment and usability.
  - 1.4.4 Improved health and safety with the renewal of degrading fabrics such as floor coverings and removal of restrictive access hatch.
  - 1.4.5 Staff Access. That is, widening the access point at Unit 1 for the improvement of access to back of bar and Storeroom
  - 1.4.6 Widening of work stations at back of bar to improve passing points within the existing space.
  - 1.4.7 Additional shelving to meet the demands of contemporary Bar Service with additional display of products.
  - 1.4.8 Revised counter tops to meet the demands of contemporary electrical equipment such as tills.
  - 1.4.9 Revised Units to improve the variety and maintenance of drinks pythons and dispensing equipment
  - 1.4.10 Lowering the Bar height at Unit 1 for the purpose of Table service trays while retaining the visual impact of raised and fielded timber panels to the Bar Front.
- 1.5 The preferred design options set out in this application are the conclusion of the client brief and consultation with heritage experts that have an intimate understanding of the buildings importance balanced with essential income generating opportunities. The

design concepts for back of bar and intended to be a juxtaposition between the historic space of the Banqueting Hall and contemporary Bar design. In this instance design offers a choice for users to close off the contemporary space with the retained folding doors.

## 2. Designation

**Entry Name:** Margam Orangery  
**Listing Date:** 12 November 1952  
**Last Amended:** 25 April 2000  
**Grade:** I  
**Source:** Cadw  
**Source ID:** 14152  
**Building Class:** Gardens, Parks and Urban Spaces

The Cadw Listing description notes:

*'The main range has been converted for new uses. A glass screen divides a banqueting hall to the W which includes the large rear doorway and further doors to the kitchen areas, ....*

## 3. Site

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 Orangery is sited within the Park and is a long single story building in classical style that was restored in the 1970's for use as a venue space. Its main range comprises of a banqueting hall and exhibition area divided by a glass screen with pavilions to the west and east.

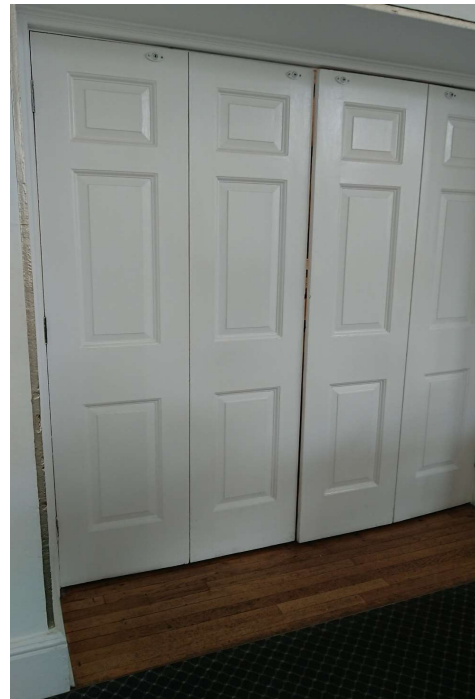
There is a lean-to construction of rubble stone to the rear of the main range, housing utility spaces such as Kitchen, Toilets and Bar as well as administration offices. The utility areas are generally sub-divided by contemporary partition walls and doors.

Separation between the Bar and main range is defined by three sets of raised and fielded timber folding doors. There are additional timber r&f panels fixed to the face of bar units. The folding doors are designed to retain the visual impact of the interior space and can be opened to serve beverages and table service during events.

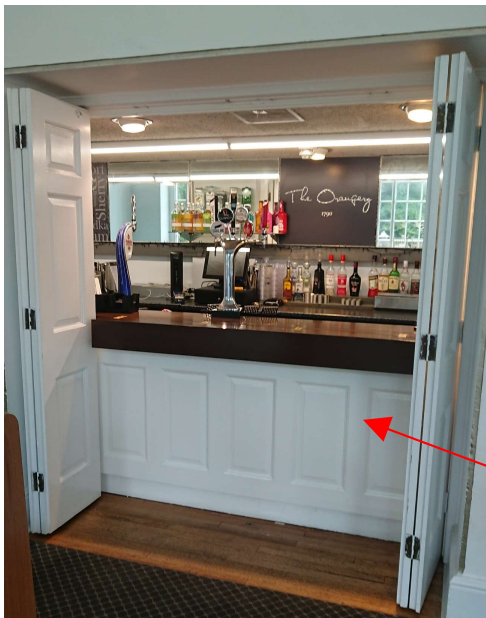


*Figure 2, Bar Openings as seen from Banqueting Hall*

Doors are generally in their closed position and can be opened when functions are in progress  
Note that the front of the bar top is hinged over the lower panels to allow the doors to close.



*Figure 3, Folding Door in Closed Position*



*Figure 4, Folding Doors in Open Position*

Lower raised and fielded panels to be retained and fixed to new Bar Units

## **4. Constraints**

### **4.1 Scheduling**

The Orangery has proven to be successful venue for private events such as weddings where the bar and kitchen contribute essential income. Event activity tends to be seasonal with closure for maintenance during January and February. It is highly unlikely that the Bar refurbishments could be carried out at any other time of the year without adversely limiting events and income.

### **4.2 Visual Impact**

- The proposed design retains the existing folding doors, which reveal the Bar when opened.
- Lower timber panels at the Bar Front are to be retained and include an adjustment to Unit 1 for the purpose of safe passage and efficiency
- The visible Bar top is to be replaced with a similar hinged design with aged brass finish as an improvement to the quality of existing formica
- The proposed interior of the bar is a contemporary design with rearrangement of the shelving to improve functionality and refresh its visual impact.

### **4.3 Installation and fixings**

- Back of the Bar is fixed to a contemporary partition within the utility area. Drawings note that fixings are to be visible with brass screw caps to indicate their locations and assist any future maintenance needs.
- A timber plinth is to be fixed down to the concrete floor of the utility space to provide:
  - o Fixing point (anchor) for the base units
  - o Continuity of a service void in the floor and management of service runs such as drinks pythons
- Design includes hidden service runs in the bar units for the purpose of mechanical and electrical installations.

## **5. Method Statement**

### **5.1 Removals**

- Retain and protect the existing doors and frames in place.
- Protect all fabric and finishes in front of the folding doors. Removal are limited to the utility area aback of the folding doors.
- Remove timber panels at face of the existing bar and set aside for re-use.
- All appliances to be carefully removed and set aside for storage by the client, including floor level drink pythons.
- Mechanical and electrical fittings to be removed by appropriately qualified persons as specified by M&E engineer.
- All existing shelving and cupboards to be removed and disposed off site.
- The existing steel Checker Plate at Floor can be retained during the contract for the purpose of safe access. Remove following the installation of new fixed plinths and readiness of new or Python route in floor. Make ready to replace checker plate with additional reinforcement framing within the void.

### **5.2 Doors and Panels**

- Timber panels at face of the existing Bar are to be re-used
- Carefully remove from the existing Bar Units and remove all screw/nail fixings.
- Refit and replace panels to Unit 1  
Cut and reuse part of panel 1 as drawing A1285-10  
Fix a new timber return panel to match the existing. (noted as panel 2 drawing A1285-10). Mitre cut at corner junction with panel 2. Glue and pin mitre joint to connect panels 1 and 2.  
New panel constructed with joinery quality unsorted red pine. Apply knotting solution to new joinery, fill gaps and lightly sand prior to applying primer /undercoat to match panel.
- Refit panels to Bar Fronts 2 and 3 as drawing A1285-11.
- Doors and Frames to be protected with plastic coverings throughout the duration of the contract.
- Top coat for new and refurbished panels to be agreed with the client and match the existing Orangery style. Finish coat for panels to be applied post fixing as doors and frames.

### 5.3 Primary Fixings

All wall and floor fixings are limited to the contemporary fabric of the utility space and avoid impacting on the historic fabric, such as columns at opening to Banqueting Hall

- Fridge partitions to be constructed against the rear wall of the Bar area are described in detail on drawing A1285-07 with screw fixings into the block wall.
- Plinths for the purpose of hidden drinks pythons and fixing bar cabinets are to be screw fixed to the concrete floor in the utility area.
- An existing steel checker plate over a void in the concrete floor is to be refurbished and extended to accommodate improved access to the store and back of Bar. Refer to drawing A1285-07.
- First fit electric runs are accommodated in the detail design of shelving units as noted on drawing A1285-07.
- Water to sink and waste pipe is subject to detail design by mechanical engineer and is constrained to connection through a block wall.
- The vinyl floor covering is to be replaced in the utility area and will not extend into the Banqueting space

### 5.4 New Units, Shelving and Counter Tops

All new units and their construction are described in detail drawings A1285-10 to 14.

- New and robust plinths are designed as anchor points for the base units and avoid fixing into the historic masonry walls. The units are to be fixed to the plinths with visible screws and cups for ease of future maintenance and replacement.
- Fixings to a concrete block wall at the rear of the Bar are noted in item 5.3 of this document.
- Countertops are to be fixed to the new cupboard units and do not require fixing to the historic fabric. Bar fronts 2 and 3 replicate the existing folding Bar Tops, to be retracted when the doors are closed.

### 5.5 Finishes

Finishes are described on drawing A1285-08

- The folding doors are to be painted to match doors and trims in the Banqueting Room
- The timber panels at the Bar Front require additional attention to filling, sanding, undercoat and top coat in order to match with a new return panel described in item 5.2 of this document.

## **6. Access**

The Bar is a small adjacent service area that contributes to enjoyment of the much larger building. It is constrained to a defined utility area and there are limitations to altering its size, height and visual appearance as noted in Section 1 of this document.

This application for Listed Building Consent does not affect the existing access arrangements to or within the building and it is not used as a private dwelling (re. Heritage Impact Assessment Wales, Cadw, May 2017). Thus, this application does not require a comprehensive DAS assessment.

Margam Park has established access policies and appropriate facilities for disabled use including level drop off facility adjacent to the East Entrance, level internal floors and disabled access WC's. However proposed improvements include a widened opening to an adjacent Storage Room and reduced height of Waiting Bar Top, intended to improve staff access in and around the Bar area.

## **7. Conclusion**

The proposed design recognises that the existing Bar is in need of renewal for the purpose of practical and visual improvement. The design is considered to be in the spirit of the original 1970's restoration and subsequent Listing of the Orangery by retaining the historic features of the Banqueting Room and visual separation aback of timber folding doors. All connections and fixings are confined to a utility area with contemporary walls, floors and ceiling.

This is a necessary project where the existing bar is reaching the practical end of its working life and failing to function at its best.