

DELEGATED REPORT

Application No:	P/20/0220
Site Address:	Former YMCA Building Pontmorlais West Merthyr Tydfil CF47 8UT
Development:	Conversion of building to offices with associated internal and external renovation works. Creation of a bat roost structure and the erection of a new extension with a new pedestrian access and bridged walkway. Construction of a new roof with dormer windows and roof lights.
Case Officer:	David Cross
Site Visit:	29th September 2020
Application Expiry Date:	11th November 2020
Consultation reply date expired:	14th October 2020

APPLICATION SITE

This application relates to the Grade II listed former YMCA building, being a striking and early example of the work of Sir Percy Thomas. The building is set within a steep embankment in an elevated and prominent position along Pontmorlais West, overlooking the town centre to the south. The YMCA building was initially constructed as part of a movement at that time to unite and improve the welfare of young men by providing a place to congregate for recreation and personal improvement. Over the years the building has also been used as offices by the Board of Trade, Ministry of Labour and District Education Offices. At ground floor level the building also accommodated two shops and a cafe.

Setting of the YMCA

There are key distant views of the YMCA, particularly along Penydarren Road to the north-east and from the south-east along Pontmorlais West. The building is also in a prominent position at the northern end of the main High Street where it forms part of a group of Edwardian buildings. Additionally, the site lies on the northern edge of the Town Centre Conservation Area and is adjacent to the Morgantown Conservation Area.

To the north-east of the site is a Masonic Hall, which is a red bricked building with sandstone detailing around the windows and an ornate portico. To the south-west is a large detached residential property with a traditional Pennant stone frontage and yellow brick detailing. To the north-west is Park Terrace, which is fronted by a mixture of Victorian villas, guest houses and terraced properties with bay windows, many of which have retained their traditional features. Opposite the site to the south-east are a number of

commercial terraced properties, some of which have retained their traditional shop frontages.

The principle access to the YMCA building is via three entrances that front onto a promenade at the lower south-east part of the site. The promenade provides a link to Pontmorlais West and the town centre. Although the upper plateau can be accessed from Park Terrace, there is currently no access into the YMCA from this part of the site. Along the south-west boundary of the site is a stepped walkway, which provides a link between the Promenade and Park Terrace.

Exterior features

The four storey YMCA building is largely constructed from red brickwork with contrasting buff terracotta dressings to the front and side elevations. The front elevation comprises seven bays of a symmetrical design with large windows of differing designs and sizes. At the centre of this elevation is a striking two storey oriel which cantilevers over the main entrance. A decorative inscribed panel sits above the entrance along with a colonnade of paired Doric columns to either side. There are three entrances into the building from the promenade to the south-east, which lead into the former shops and main entrance hall. The shop fronts have been severely damaged and are no longer in-situ with the openings boarded up.

The side elevations include terracotta giant order pilasters on the corners of the building topped with projecting cornices. The rear elevation of the main part of the YMCA has a red brickwork finish with simple fenestration. The rear annexe, including its curved cantilevered bay windows on either side, has a red brickwork finish with a rendered gable end, where it was historically linked to a rear building located in the north-west part of the site. The rear building fronted on to Park Terrace and was constructed of a less elegant design to the rest of the building. It was subsequently demolished in 1994 with an upper plateau now remaining.

The current condition of the building is extremely poor. Although parts of the exterior to the front of the building appears to be in reasonable condition, the rear aspect of the building is noticeably deteriorating. Additionally, much of the interior and the roof were destroyed during a fire incident in 2003, which resulted in these features being removed and consolidation works including a temporary scaffold roof structure put in place to protect the building from further deterioration.

Interior features

Much of the interior of the building has been significantly damaged as a result of the fire incident, and has deteriorated further due the extensive period of time the building has remained vacant, in part without a roof.

The finest feature of the building's interior is the imperial pattern staircase situated at the centre of the entrance hall, which extends up through each floor. The staircase has early concrete treads and a cast iron balustrade with open lattice pattern newels and a wooden handrail. In the entrance hall at the foot of the central staircase remains a substantially complete mosaic tiled band across the floor including a Greek-fret derived pattern.

The walls above the staircase also retain some evidence of stencilled bands above the dado rail. However, most of the stencilling has not survived, with the clearest example

visible just below the second half-landing between the ground and mezzanine level. At the first floor landing area of the staircase there are three (limestone) memorials set into the wall. These are heavily eroded due to moisture in the wall, which has resulted in the loss of much of the faces and profiles. Parts of the inscription are illegible.

The mezzanine, first and second floors retain their plan form but most of the historic detailing has been lost due to the condition of the building. Some glazed brickwork detailing around fireplaces are retained and the parquet floors remain in some rooms, albeit in poor condition. There are remnants of panelled plasterwork on the piers that divide the rooms from the main spinal corridor. Throughout the building wall plaster and painted surfaces remain but are largely in a poor condition. The original small pane, metal framed casement windows to the front oriel remain. The timber framed windows used elsewhere on the building are in a sufficient condition to understand their design. The reinforced concrete floors/ceilings have also survived, although the condition of the second floor is not structurally sound for new development.

PROPOSED DEVELOPMENT

This listed building application is essentially a re-submission of a previously consented scheme (Ref P/16/0123) for the conversion of the former YMCA to accommodate 11 offices with associated internal and external renovation/restoration works. The notable differences is the provision of a bat roost structure to the rear of the building, alternative material finishes to the dormers and rear elevation, as well as slightly raising the height of the lift shaft above the roof line.

The proposal would also involve the construction of a bat roosting feature adjacent to the north-east elevation at ground floor level, where the existing dilapidated walls/structures were previously approved to be demolished. Above this, a new extension would be erected with a pedestrian bridged walkway that links to the upper plateau. A new roof would be constructed incorporating dormer windows and roof lights, which would serve a new third floor level.

The applicant has indicated that their overall approach to the development is to follow conservation principles rather than seek to restore the building to its original condition. Where possible the existing fabric of the building would be repaired and added to using materials and methods, which are compatible with and sympathetic to the original. The applicant also proposes to introduce new modern elements to the scheme to enable the conversion of the building to accommodate a new beneficial use.

Proposed external works

Below provides a summary of the proposed works to the external fabric of the YMCA:

- Repairs/replacement of terracotta dressing and facing brickwork on all elevations.
- Installation of replacement timber framed windows and refurbishment of existing metal framed windows.
- Installation of replacement shop fronts on the south-east elevation.
- Construction of a new pitched natural slate roof with existing chimneys rebuilt using terracotta and brickwork to match existing.
- Installation of roof lights on the front roof plane and the provision of dormer windows on the rear roof plane of the main part of the building. These dormer windows would measure 7.9m wide, 3m high and 2.4m deep with a large area of

glazing and terracotta sunscreen cladding used elsewhere on its elevations. Smaller dormers would also be installed on either side of the new roof above the rear annexe measuring 2.9m wide, 1.2m high and 1.5m deep.

- The gable end of the rear annexe would be re-rendered with a series of new windows provided between the chimney stacks, together with an area of terracotta sunscreen cladding and a terracotta stringcourse
- Demolition and rebuild of double storey oriel window.
- The existing dilapidated walls/structures on the north-east elevation at ground floor level would be retained and built up (5m high) to first floor level with a flat roof behind the existing embankment to provide a new roosting habitat for bats. Additionally, a new extension would be constructed in the same area measuring approximately 4.8m wide by 2.4m deep and 11.4m high. The external finishes of the extension would comprise a combination of facing brickwork, terracotta sunscreen cladding and glazed panels. A raised platform and bridged walkway would also be provided to the side of the extension to create a new pedestrian entrance from the upper plateau area. The walkway would have a terracotta rain screen cladded balustrade with brickwork piers at one end.
- Installation of three new shop fronts with modern frameless glass doors. The central main entrance would incorporate a timber frame surround windows on the side and above the door.
- External retractable security grills would be installed in the entrances of each shop front and roller shutters would be installed internally above the ground floor windows on either side.

Proposed internal works

The conversion of the building would accommodate a total of 11 offices across four levels with a shared central staircase, meeting rooms and lobby/reception areas. Communal toilets would also be provided on the mezzanine and 3rd floor levels.

The following is a summary of the proposed internal works:

- A structural appraisal of the building notes that the clinker concrete infill used in the floor construction within the rear annexe at the 2nd floor level has severely deteriorated and will need to be replaced with new concrete.
- A new 3rd floor level would be constructed to replace what was initially removed following the demolition of the roof.
- The internal layout of the building would largely remain as existing, with some new internal walls introduced in sections of the building.
- To improve the accessibility, a new lift would be provided in the north-east part of the building to provide disabled access to each floor level. It would be positioned within an existing void where a timber staircase was originally located.
- The central staircase would be repaired with the cast iron balustrade cleaned up and repainted and a new timber hand rail provided.
- The inset stone plaques would be removed from the walls to avoid further water damage. They would be repaired/cleaned and re-hung on the repaired wall.
- The stencilled paintwork above the dado rail is to be examined further and a reproduction of the stencil work would be applied to repaired/re-plastered walls around the staircase.
- The mosaic tiling on the floor of the main entrance hall is to be cleaned.

- Decorative tiling to either side of the main entrance and within the hall would be cleaned and where possible either repairs or replacement tiles used in any delaminated areas.
- Retain the tile surrounds on the fireplaces, which would be cleaned and re-pointed.
- The damaged plaster on the walls in proposed office areas would be removed and the brickwork walls cleaned and re-pointed.
- New stud walls and the ceilings would have a plastered finish.
- A new timber staircase would be provided in the rear annexe to provide access between the 2nd and 3rd floors.
- The main circulation areas and office spaces at ground floor level would have a new engineered wood floor finish on self levelling screed. At first floor level, parquet flooring would be used with vinyl flooring used on the upper levels.

PLANNING HISTORY

- P/20/0219 - Conversion of building to offices with associated internal and external renovation works. Creation of a bat roost structure and the erection of a new extension with a new pedestrian access and bridged walkway. Construction of a new roof with dormer windows and roof lights to provide additional accommodation. The construction of a new car park and cycle store with access from Park Terrace and other associated works.

Planning permission GRANTED on 15.04.2021

- P/16/0122 - Conversion of building to offices with associated internal and external renovation works. Demolition of existing walls/structures on the north-east elevation at ground floor level and the erection of a new extension with a new pedestrian access and bridged walkway. Construction of a new roof with dormer windows and roof lights to provide additional accommodation. The construction of a new car park and cycle store with access from Park Terrace and other associated access works.

Permission GRANTED on 20.12.2016

- P/16/0123 - Conversion of building to offices with associated internal and external renovation works. Demolition of existing walls/structures on the north-east elevation at ground floor level and the erection of a new extension with a new pedestrian access and bridged walkway. Construction of a new roof with dormer windows and roof lights.

Listed Building consent GRANTED on 20.12.2016

- P/13/0303 - Removal of collapsed roof timbers and masonry structure to top floor.

Listed Building consent GRANTED on 21.11.2013

- P/06/0629 - Erection of 6 ft heras fencing at perimeter of site.

Planning Permission GRANTED on 10.01.2007

CONSULTATION

Cadw	-	No response
Glamorgan Gwent Archaeological Trust	-	No objection subject to a condition relating to a programme of historic building recording.
Merthyr Tydfil Heritage Trust	-	No response
Civic Trust for Wales	-	No response
Royal Commission on the Ancient & Historical Monuments for Wales	-	No response
The Society for the Protection of Ancient Buildings	-	No response
The Victorian Society	-	No response

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties, site notices were displayed within the vicinity of the site and a notice advertised in a local newspaper.

No representations were received as a result of this publicity exercise.

POLICY CONTEXT

Planning (Listed Buildings and Conservation Areas) Act 1990:

Paragraph 16. – (1) Subject to the previous provision of this Part, the local planning authority or, as the case may be, the Secretary of State may grant or refuse an application for listed building consent and, if they grant consent, may grant it subject to conditions.

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(3) Any listed building consent shall (except in so far as it otherwise provides) enure for the benefit of the building and of all persons for the time being interested in it.

Paragraph 17. – (1) Without prejudice to the generality of section 16(1), the conditions subject to which listed building consent may be granted may include conditions with respect to-

- (a) the preservation of particular features of the building, either as part of it or after severance from it;*
- (b) the making good, after the works are completed, of any damage caused to the building by the works;*

(c) the reconstruction of the building or any part of it following the execution of any works, with the use of original materials so far as practicable and with such alterations of the interior of the building as may be specified in the conditions.

(2) A condition may also be imposed requiring specified details of the works (whether or not set out in the application) to be approved subsequently by the local planning authority or, in the case of consent granted by Secretary of State, specifying whether such details are to be approved by the local planning authority or by him.

National planning policy

Planning Policy Wales (PPW) 11th Edition, February 2021:

Para 6.1.5 sets out the Welsh Government's objective to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.

Para 6.1.10 highlights that there should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage.

Para 6.1.11 points out that for listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future.

Para 6.5.13 highlights the need for the applicant to justify their proposal and show why the alterations or demolition of a listed building is desirable or necessary.

Para 6.5.14 states that there should be a general presumption in favour of the preservation or enhancement of the character or appearance of a conservation area or its setting.

Para 6.1.27 points out on occasions, unforeseen archaeological remains may still be discovered during the course of a development. A written scheme of investigation should consider how to react to such circumstances or it can be covered through an appropriate condition for a watching brief.

Technical Advice Notes (TAN):

- TAN 24: This Historic Environment (2017)

Local planning policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

- Policy SW11 - Sustainable Design and Placemaking
- Policy CW1 - Historic Environment

PLANNING CONSIDERATIONS

Need for the development

For a considerable number of years the YMCA building has remained vacant and has increasingly become in a state of disrepair and is considered by Cadw to be a 'building at risk'. The fire incident in 2003 left the building severely damaged and by 2012 the building was regarded as being at a point of collapse and was being considered for demolition. A programme of remedial works was undertaken in 2013 (ref P/13/0303) to make the building safe i.e. removal of the old roof and masonry structures and the provision of a temporary scaffold roof. The former YMCA is considered to be in urgent need of repair and a viable beneficial use to prevent its further deterioration and ensure the longevity of the building.

The proposed use of the building would bring a significant benefit to the historic asset, which reflects its former office use by the Board of Trade, Ministry of Labour and District Education Offices. Consideration was given to the reinstatement of shops and a café at the ground floor level, as part of the previous listed building application (P/16/0123), to echo the historic use and enable public access to a prominent civic building, which would further enhance the communal value of the building. However, it was indicated that the entire use of the building as offices (to be rented) was necessary to ensure the viability of the scheme.

It is acknowledged that there are other office buildings in the town centre that are currently vacant i.e. the former Inland Revenue building on Castle Street and Ty Kier Hardie on Avenue De Clichy, which previously facilitated large businesses/organisations. The proposed development seeks to convert the building into a number of smaller office units, which would be better suited to small businesses.

There is a significant need for the development to enable the building to be brought back into beneficial use and prevent the fabric of the building from deteriorating further. The renovation and occupation of the building would also help secure its long term survival and future maintenance. The YMCA is in urgent need of a viable long term future and its adaptation to support an office use is justified as a means of rescuing the building.

Impact on the exterior of the listed building

A Conservation Statement has been submitted in support of the application, which assesses the current condition, significance and vulnerability of various elements of both the exterior and interior of the building. It also sets out the building's capacity for change without resulting in adverse impacts on the significance of the building. In regards to the external areas of the building, the statement indicates that the front and side elevations are of greatest significance and are particularly vulnerable to change. This is in part due to the prominence of those elevations, their high architectural detailing and character being a fine example of its period, which has remained unchanged and in reasonably good condition. As such, there is a low to moderate capacity for change. Conversely, the Conservation Statement considers the rear aspect of the main part of the YMCA, its rear annexe and roof to be of low significance and low (robust) vulnerability with a moderate to

high capacity for change. This in part reflects the degree of damage, quality and loss of features of that part of the building, including the loss of the entire roof and its chimneys.

A Structural Appraisal of the building, which was also submitted as part of the previous application P/16/0123, identifies key external areas that require repair works to either the terracotta dressing or brickwork finishes. Generally, the masonry is in better condition at the lower levels of the building and poor at the higher levels, particularly at the rear. It is considered that the proposed repair works to the external fabric of the YMCA would improve the character and quality of the historic asset. The existing features would on the whole either be retained or repaired.

It is acknowledged that the building would not be entirely restored to its original condition, particularly where key areas of the external fabric have been lost and new modern features introduced. The greatest impact on the exterior of the listed building would be to the rear elevation, with the provision of a new roof incorporating dormer windows and the introduction of an extension with a bridged walkway and the creation of a bat roosting building. This part of the building is considered to have the greatest capacity for change and can adequately accommodate the modern additions without compromising the character and appearance of the building.

In order to provide a sustainable and viable use of the YMCA, it is necessary to provide a new access into the building from Park Terrace. The proposed bridged walkway and associated extension would be located in an area of the site where dilapidated walls/structures currently exist. It appears that these walls/structures are likely a modern addition to the building and the area would have originally been used as a yard. The location of the bridged walkway enables the new access to link to the existing internal circulation corridors and avoids adversely affecting the internal open plan layout of the building. The bridge would be of a utilitarian design with terracotta screen cladding that would be clearly seen as a modern intervention and would not adversely impact on the significance or interpretation of the historic asset.

The YMCA originally accommodated dormer windows on either side of the roof serving the rear annexe, which were similar in design to those currently being proposed. However, larger dormer windows are proposed in the rear aspect of the new roof above the main part of the building, to increase the useable floor space and improve the viability of the development. Whilst the scale of the modern dormer windows could have been smaller, their design was in part influenced by the symmetry of the building and the position of the proposed internal lift, which would project beyond the rear roof plane. If the proposed lift did not extend to the third floor, this would have enabled the dormers to be reduced in size. The applicant has indicated that there is a need to provide equal access to the building and that an alternative lift arrangement to access the third floor would adversely affect the viability of the scheme. Nonetheless, it is considered that the applicant has justified the need for the dormer windows and that significant weight should be given to the presumption in favour of the conservation of the listed building and the urgent need to ensure its long-term survival.

The proposed shop fronts to either side of the main entrance would generally comprise a simple glazed door with glazed panels above and to the sides. The main entrance would similarly include a glazed door with a timber frame and smaller window panes to provide a modern interpretation of the original entrance. It is considered that the shop front designs are acceptable and whilst they do not replicate the original features, they would complement the surviving features of the building.

Given the intended commercial use of the building, it is noted that security grilles would be installed on either side of the proposed entrances, where they can be retracted discretely when the property is open. Additionally, 'tube and link' roller shutters would be installed internally above the lower ground floor windows on either side of the entrances. These security measures would be appropriately integrated into the fabric of the building and would maintain a degree of inter-visibility between the public promenade and the internal spaces of the building.

Overall, it is considered that repairs to the exterior of the building along with the modern additions are of an appropriate design that would not adversely impact on the character, appearance or significance of the listed building. The appreciation and interpretation of the listed building would be preserved and in some areas it would be enhanced. Notwithstanding this, further details are required by condition in respect of the proposed materials finishes and methods of restorative works to ensure the development achieves a high quality and enhances the YMCA.

Impact on the interior of the listed building

The Conservation Statement acknowledges that the majority of the internal features of the listed building have either been severely damaged or lost. However, the main staircase and the reception hall / lounge are spaces of particular architectural quality that need to be faithfully restored to Percy Thomas's design. Within these areas there are details that need to be respected and restored, such as the main staircase, tiled walls/floors, three stone plaques and stencilling along the dado rail. It is recognised in the Conservation Statement that the imperial pattern staircase is considered to be the finest feature of the building's interior. As such, the Conservation Statement considers the entrance hall and main staircase to be highly significant and vulnerable with a low capacity for change. The remaining areas of the building are on the whole identified to be of a low to moderate significance, which is moderately robust with a moderate to high capacity for change. In addition to the surviving internal features of the YMCA the internal layout of the building is also of significance in the interpretation of its character and historical use.

It is acknowledged in the Conditions and Recommendations Report submitted in support of the application that the various features within the reception hall and around the staircase would be cleaned and restored. Where appropriate some features would need to be replaced i.e. the timber handrail above the cast iron balustrade and any tiles which have been severely damaged or lost. The original and distinctive stencilled decoration around the stairs is also significantly damaged. The Conservation Statement considers the most pragmatic conservation solution would be, to retain a section of the stencilling as an archive and use it to inform a faithful copy to recreate the original character.

It is acknowledged that the applicant intends to install a new lift serving each floor of the building to improve the accessibility of the building, which in turn improves the viability of the proposed office accommodation. It is considered that the lift is appropriately located within a void of the building, which previously accommodated a timber staircase that has been lost. This complements the previous use of this part of the building, in that it provides a modern form of circulation to each floor level without adversely compromising the historic character and fabric of the building. It also avoids any disruption to the internal layout of the building and breaking through the existing floors and ceilings.

It is considered that the proposed restoration and repair works to the interior of the building would enhance its character and retain the features of greatest significance, ensuring its long-term survival. Notwithstanding this, conditions should be attached to any consent to ensure the appropriate methods for restoration and repair are utilised in a sensitive manner without compromising the quality of the historic fabric.

CONCLUSIONS

There are elements of the proposal that could have been done differently, which may have enhanced the listed building further. However, there were limitations in part by the severe condition of the building and what could be implemented without compromising the viability of the scheme. There is an urgent need for the renovation of the building to ensure the remaining features of the historic asset are protected from further deterioration. Overall, the proposal would enable the restoration and repair of a listed building at risk, as well as, the enhancement of key features of particular significance. Whilst the modern external and internal additions would have some effect on the character of the building, the areas affected are considered to have the greatest capacity to accommodate the development without adversely impacting on the character, interpretation and appreciation of the historic asset. For the above reasons, the proposal is considered to comply with the Listed Buildings and Conservation Areas Act 1990 and will conserve the special interest and architectural/historical merit of the building. The proposal also complies with PPW and policies SW11 and CW1 of the LDP. Accordingly, the following recommendation is made:

RECOMMENDATION: **LISTED BUILDING CONSENT BE GRANTED** subject to the following **CONDITIONS:**

1. The development hereby granted consent shall be begun not later than the expiration of five years beginning with the date of this consent.

Reason - To comply with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

3510_R_140, North West Demolition Elevation (Received 16.09.2020)
3510_R_141, South East Demolition Elevation (Received 16.09.2020)
3510_R_142, South West Demolition Elevation (Received 16.09.2020)
3510_R_143, North East Demolition Elevation (Received 16.09.2020)
3510_R_144, North West Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_145, South East Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_146, South West Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_147, Elevations - Terracotta Supply (Received 16.09.2020)
3510_R_148, Roof Plan - Terracotta Supply (Received 16.09.2020)

3510_GA_500 Rev D, Section A-A (Received 16.09.2020)
3510_GA_501 Rev D, Section B-B (Received 16.09.2020)
3510_GA_502 Rev C, Section C-C (Received 16.09.2020)
3510_GA_503 Rev D, Section D-D (Received 16.09.2020)
3510_GA_504 Rev D, Section E-E (Received 16.09.2020)

3510_GA_505 Rev D, Section F-F (Received 16.09.2020)
3510_GA_506 Rev D, Section G-G (Received 13.04.2021)
3510_GA_507 Rev A, Section H-H (Received 16.09.2020)
3510_GA_508 Rev A, Section I-I (Received 16.09.2020)

3510_GA_360 Rev B, Means of Escape 1 (Received 16.09.2020)
3510_GA_361 Rev B, Means of Escape 2 (Received 16.09.2020)
3510_GA_362 Rev B, Means of Escape 3 (Received 16.09.2020)
3510_GA_363 Rev C, Roof Plan - Fall Restraint System (Received 16.09.2020)

3510 A_306, External Works Sheet 1 (Received 16.09.2020)
3510 A_307, External Works Sheet 2 (Received 23.12.2020)
3510 A_308, External Works Sheet 3 (Received 23.12.2020)
3510 A_309, External Works Sheet 4 (Received 23.12.2020)
3510 A_310, External Works Sheet 5 (Received 23.12.2020)

3510_R_120 Rev A, Ground Floor Demolition (Received 16.09.2020)
3510_R_121 rev A, Upper Ground Floor Demolition (Received 16.09.2020)
3510_R_122, Mezzanine Floor Demolition (Received 16.09.2020)
3510_R_123, First Floor Demolition (Received 16.09.2020)
3510_R_124, Second Floor Demolition (Received 16.09.2020)
3510_R_125, Third Floor Demolition (Received 16.09.2020)

3510_GA_200 Rev C, Site Plan (Received 16.09.2020)
3510_GA_300 Rev E, Ground Floor Plan (Received 13.04.2021)
3510_GA_310 Rev D, Upper Ground Floor Plan (Received 16.09.2020)
3510_GA_320 Rev D, Mezzanine Floor Plan (Received 16.09.2020)
3510_GA_330 Rev D, First Floor Plan (Received 16.09.2020)
3510_GA_340 Rev D, Second Floor Plan (Received 16.09.2020)
3510_GA_350 Rev E, Third Floor Plan (Received 16.09.2020)
3510_GA_355 Rev G, Roof Plan (Received 18.03.2021)

3510_GA_400 Rev F, NW Elevation (Received 13.04.2021)
3510_GA_401 Rev C, SE Elevation (Received 16.09.2020)
3510_GA_402 Rev E, SW Elevation (Received 16.09.2020)
3510_GA_403 Rev F, NE Elevation (Received 13.04.2021)

3510_GA_700 Rev C, Ecological Mitigation Strategy 01 (Received 18.03.2021)

3510 A 300, Replacement Timber Window Elevations (Received 16.09.2020)
3510 A 302, Replacement Window Sections (Received 16.09.2020)
3510 A 303, Aluminium Windows and Screens (Received 16.09.2020)
3510 A 304, Door Elevations (Received 16.09.2020)
3510 A 305 Rev A, Door Elevations (Received 16.09.2020)

3510_A_700, Front Entrance Door, Type 03 (Received 16.09.2020)
3510_A_701, Shop Front - Window Type 08 (Received 16.09.2020)
3510_A_702, Shop Front (Door Type 01) (Received 16.09.2020)
3510_A_703, Shop Front (Door Type 02) (Received 16.09.2020)
3510_A_704, Timber Window Types - Elevations (Received 16.09.2020)
3510_A_705, Replacement Timber Window in Terracotta Surround (Received 16.09.2020)
3510_A_706, Replacement Timber Window in Brickwork Surround (Received 16.09.2020)

3510_A_707, New Timber Window Traditional Dormers (Received 16.09.2020)

3510_A_710, New Door Types - Elevations (Received 16.09.2020)

3510_GA_601 Rev A, Detail Sections Through Dormer 01 (Received 16.09.2020)

3510_GA_602 Rev A, Detail Sections Through Dormer 02 (Received 16.09.2020)

3510_GA_603 Rev A, Detail Sections Through Rear Dormer (Received 16.09.2020)

3510_A_380, Tea Station Layout (Received 16.09.2019)

3510_A_401, Ground Floor Lobby Details (Received 16.09.2020)

3510_A_550, Proposed Stairhall, Balustrade and Wall Painted Scheme (Received 16.09.2020)

3510_A_552 Rev A, Proposed Front Glazed Screens & Doors 01 (Received 23.12.2020)

3510_A_553 Rev A, Door Details - First Floor Lobby (Received 23.12.2020)

3510_A_554, Door Details - Second Floor Hallway (Received 16.09.2020)

3510_A_555, Door Details - Mezzanine Level (Received 16.09.2020)

3510_A_557, Detail Drawing - Wall & Floor Tiles (Received 16.09.2020)

3510_A_558, Stairhall Balustrade & Wall Painted Scheme (Received 16.09.2020)

3510_A_559 Entrance Door Detail (Received 16.09.2020)

3510_A_561 Rev A, South Elevation - Entrance & Shopfront (Received 23.12.2020)

3510_A_562, Entrance Door Detail (Received 16.09.2020)

3510_A_563, Stairhall Flooring (Received 16.09.2020)

3510_A_564, Detail Drawing - Wall Tiles (Received 16.09.2020)

3510_A_565, Stairhall Balustrade & Wall Painted Scheme (received 16.09.2020)

3510_A_568, Proposed Front Glazed Screens & Doors (Received 16.09.2020)

3510_A_571, Proposed Interior Details - Ground Floor Lobby (received 16.09.2020)

Tube & Link Roller Shutters Technical Data Sheet (Received 24.03.2021)

Vulcan X2 Security Grille Technical Data (Received 24.03.2021)

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. **Prior to works commencing on site**, a programme of historic building recording and analysis shall be implemented in accordance with a written scheme of investigation that is first submitted to and approved in writing by the local planning authority.

Reason - To secure and safeguard the provision for inspection and recording of matters of architectural/archaeological/historical importance associated with the building/site that may be lost in the course of works.

4. **Before works commence on site** a Method Statement detailing a schedule of works for the removal of vegetation from the building shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full accordance with the approved Method Statement.

Reason - To protect the historic fabric of the Listed Building.

5. **Before work commences on site**, colour coded elevational drawings to a scale of 1:50 detailing the metal and timber framed windows to be repaired/upgraded or replaced, alongside a schedule of work to each individual window and condition report shall be submitted to and approved in writing by the Local Planning Authority. All works shall be completed in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. **Before work commences** detailed drawings of any external elevation lighting, including sections (at a scale of 1:10) and technical information shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. **Before work commences**, scaled drawings showing the areas of masonry to be demolished and a report setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out fully in accordance with the approved details.

Reason - To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

8. **Before work commences** on masonry repairs/replacement, a Method Statement detailing the condition of the fabric and a schedule of works, shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved Method Statement.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. **Before work commences** on the repair/or insertion of structural beams into internal masonry, a Method Statement, detailing the design and installation, shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved Method Statement.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Any new facing terracotta and brickwork shall be constructed in strict accordance with details of dimensions, colour, texture, face bond, and pointing to be submitted to and approved in writing by the Local Planning Authority, and such details shall be demonstrated by the prior construction of sample panels. The sample panels shall be retained on site until the works have been completed.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. **Before work commences** samples and details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- (a) Welsh slate.
- (b) Flat roof material.
- (c) Chimney pots.
- (d) Rainwater goods
- (e) Terracotta cladding

All works shall be completed in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. **Before work commences** a method statement indicating how the cleaning of the building fabric will conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete) must be submitted to and approved in writing by the Local Planning Authority. Cleaning shall be implemented strictly in accordance with the statement under the BS 8221-1:2012 Standard in respect of:

- (a) Internal and external brickwork.
- (b) Terracotta tiles.
- (c) Wrought-iron staircase.
- (d) External metal ventilation grilles.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

13. **Before work commences** a Method Statement detailing the treatment of the following existing internal fabric, shall be submitted to and approved in writing by the Local Planning Authority:

- (a) Floors - cement and parquet.
- (b) Plasterwork.
- (c) Joinery.
- (d) Staircase handle rail.

All works undertaken shall be implemented fully in accordance with the approved Method Statement.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

14. **Before work commences** a revised Conditions and Recommendation Report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail the proposed conservation method for removal, storage conditions and reinstatement for the following:

- (a) Carved stonework.
- (b) Decorative paintwork.
- (c) Floor and wall tiling.
- (d) Fireplaces.

If conservation of such historic fabric features cannot be retained a justification statement will be required alongside the Method Statement. All works undertaken shall be implemented fully in accordance with the approved Method Statement.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

15. **Prior to the occupation of the building** a Conservation Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details must include a schedule of inspection.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVES

1. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

20/04/21