

Ian Bartlett

Planning
Design
Architecture

6 Caradoc Place, Haverfordwest,
Pembrokeshire, SA61 1HL

T 01437 776708
M 07855 969064

E info@ianbartlettplanning.co.uk
www.ianbartlettplanning.co.uk

HERITAGE IMPACT STATEMENT

No.1 Quay Street

(Former Lloyds Bank Building),

Ammanford.



INSTITUTE · OF · HISTORIC ·
BUILDING · CONSERVATION

Heritage Impact Assessment

No.1 Quay Street (Former Lloyds Bank Building), Ammanford.

1.0 – Location and Background

No.1 Quay Street is No.1 Quay Street (The Former Lloyds Bank Building) is a former Bank and Offices Building constructed on the junction of Quay Street and Wind Street in the centre of the town of Ammanford. Located on the A483, the busy throughfare in the centre of the Town the building has been vacant for a number of years, its last use being as a 'Cash Solutions' commercial property, with the upper floors remaining vacant.

No.1 Quay Street, Ammanford was listed on the 10th August 1994 when it was known as the Lloyds Bank Building, (Cadw Ref. 14815) and has been included on the statutory list for its special architectural interest as a good example of Edwardian Bank Architecture, and architecturally the most important element of the town centre. The listing description for the building is as follows,

Exterior - Red Brick and Bath stone dressings, slate roofs and brick stacks, loosely Edwardian baroque style. Three storeyed and attic with two facades hinged on a curved domed corner. Two bays to Quay Street, two and a half to Wind Street, the Wind Street façade more elaborate, Painted Stucco ground floor, red brick upper floors with Ashlar window, piers between the bays and flush band over first floor. Ashlar dentil course over second floor, interrupted by small curved pediments over each wall pier, and continued in painted wood as eaves cornice in second bays of each façade. Attic feature at the corner with squat leaded octagonal dome between two gables of equal height to dome finial. Dome rises from curved red brick parapet, leaded octagonal drum, the sides concave as inswept from parapet, timber cornice under dome proper and knob finial. Coped gables with concave abutments answering to the drum of dome and tripartite lunettes with sills at parapet height, ashlar moulded architraves and tree sunburst keystones, the outer keystones reaching diagonally to the gable coping. Next bay each façade has a small-paned dormer, Wind Street front also has a terminal attic feature, smaller, semicircular, raised on ashlar piers, with keyed roundel light. Main floors have mixed fenestration; corner bay and narrow outer bay of Wind Street front have Georgian style 12-pane sashes in moulded ashlar architraves with keystones, and apron panels. Two bays to Wind Street and two to Quay Street have big 3-light mullioned windows with keystones, the centre light arch-headed, the outer ones with top-lights. Wind Street windows are all in ashlar frames with keystones. Ground Floor is channeled painted stucco with raised piers, fascia and cornice. Semicircular pediments over piers. Arched openings and keystones, C20 plate glass, two windows in each of the larger bays, one in Wind Street end bay and arched door in ovolo-moulded surround to corner. Door has exuberant festooned keystone. Windows have aprons below and all ground floor openings are linked by string at roughly impost level that is carried down jambs of openings as partial architrave.

Interior- The Interior is not mentioned in the listing description.

2.0—Evidential and Historical Value

No.1 Quay Street (The Former Lloyds Bank Building) was constructed in 1908-9 by R.L. Roberts, as a financial banking institution. The town of Ammanford originates from the confluence of the north-south road from Llandeilo to Llandybie and the East-West road from the Amman Valey to Betws and Tycroes which passed adjacent to the settlement, these roads converged at a crossroads now known as Ammanford Square. The town prospered under the development of the railways and adjacent reserves of Coal. The early 20th Century saw the expansion and growth of the town and with it the Construction of No.1 Quay Street, arguably the most prominent building in the town centre, constructed on the central crossroads of the town, mirroring the urban morphology of the existing street, constructed up to the street edge. The design is typical of Edwardian institutional architecture, in red brick with Bath stone features, reminiscent of The Queens, in Broadway Parade London and the Lyceum Theatre in Sheffield. The highly decorative style of the building, and its relation to institutional buildings in larger cities in the UK demonstrated the confidence in Ammanford and its growth during the early 20th Century, its most prosperous period.

3.0 – Aesthetic and Communal Value

The former Bank building at No.1 Quay Street is central to Ammanford, and stands as the centerpiece of the early 20th century expansion of the town, along with other large red brick structures constructed within this period. The Bank however has some extremely fine detailing and craftsmanship to the elevations particularly facing Wind Street, with decorative bath stone and Ashlar struck render bands, and stone mullioned windows marking the importance of the building. The building is confidently placed at the cross roads of Wind Street, High Street, College Street, and pedestrianised top end of Quay Street. The Banks entrance is at the confluence of these streets and has an extremely decorative curved and festooned keystone above the decorative front door. Some of the character of the building has been lost over the years, with the ground floor fenestration having been replaced with simplified hardwood windows, and the Quay Street elevation upper floors having replacement and less decorative timber fenestration than the as original Wind Street elevations. The Georgian style sliding sash windows to above the original entrances also appear to be original. The Bank obviously played a substantial part in the day to day life of the town of Ammanford in the early 20th Century and its construction in such a decorative and emotive style particularly with its octagonal decorative lead dome atop the entrance front, would have been a statement to passers by that Ammanford was a confident and expanding town during this period.

4.0 – The Proposal

No.1 Quay Street has stood empty and degrading for a number of years, its last use being in an alternative financial sector, with the upper floors remaining unused for this period. The proposed development is to retain a large commercial unit on the ground floor, with offices on the first floor, which could be used in conjunction with the ground floor unit, or separated from it via access from a new communal staircase. The second floor and attic space would be used to provide two units of accommodation.

In order to facilitate this change, which would dramatically increase the current viability of the building, a number of relatively minor alterations would need to be made. Of course the proposed development would have the additional benefit of bringing the existing architectural features, and indeed the building as a whole into good condition and providing for their ongoing maintenance.

a) The most prominent of the alterations being made to the building, and those that would arguably affect the special character of the listed building the most are the alteration/reinstatement of two doorways one on the Quay Street Elevation and one on the Wind Street Elevation. The new openings have been located to respect the architecture of the listed building, one opening would provide the access into the proposed new stair which will access the upper floors; this access has been located within a section of the wind street elevation that is proportioned to accept a doorway with no ill effect to this, the most decorative elevation. The proposed alteration of the Quay Street elevation, an arguably less critical elevation of the building, will provide a compliant access to the retail unit. This opening would contain double doors to match the original set in the main entrance; the installation of double doors in this opening would retain the balance of this elevation. Whilst these alterations will change the elevations of the building, they are being proposed in a manner which respects the architectural composition of the building, and are justified by the increase in viability of the building as a whole.

b) Internally a number of alterations are proposed to bring the first, second and attic floors back into a feasible use. Principally this will involve the introduction of a new staircase within the building. To facilitate this alteration the existing bank money lift is being proposed for alteration. This redundant element and its substantial masonry surround are impinging on the arrangement of the ground and first floor layouts, and reducing their viability. It is proposed that the existing money lift will be accurately photographed and recorded, and this record submitted to the RCAHMW. This intervention within a localised area of the property on ground, first and second floor allows a more rational layout for the offices and flats and the installation of a fire protected staircase to the upper floors of the building. The new fire protected stair to the upper floors of the building will bring these floors into a new use improving the viability of the whole building. Whilst the proposal would involve the loss of some historic fabric, the two existing staircases within the building are being retained. The remainder of ground and first floor areas will also remain as existing in all other areas, with only the removal of part of a modern wall proposed, to provide a larger office area.

c) In order to provide the flats proposed on the second and attic floors the layout of the building will generally be able to remain as existing with only minor and reversible alterations are proposed (in timber studwork) to amend the layout and provide the required accommodation. The alteration of position of some openings internally and the removal of small sections of more modern stud walling will provide for the arrangement of the proposed flat on the second floor. To the attic floor an opening between the two attic spaces will be made to allow the use of the two currently separate attic spaces as one entity. This would have no detrimental impact on the special character of the listed building and again improves the viability of the building as a whole. The other alterations required on this floor to

provide the unit of accommodation proposed would be simply the installation of some new sections of timber stud walling to compartmentalise this largely open plan area.

Very little in the way of internal decorative historic fabric is retained to these upper floors and therefore the proposed dry lining of the walls on these floors can be carried out without any detrimental impact to the special character of the listed building.

5.0 – Legislation and Policy

The legislative and policy context includes the following:-

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Historic Environment (Wales) Act 2016
- Conservation Principles for the sustainable management of the Historic Environment in Wales, Cadw 2010.
- PPW Technical Advice Note 24 – The Historic Environment – May 2017
- PPW Edition 7 – July 2014 -Chapter 6, Conserving the Historic Environment.
- Heritage Impact Assessment in Wales – Cadw – May 2017
- Managing Change to Listed Buildings in Wales – Cadw – May 2017
- Setting of Historic Assets in Wales – Cadw – May 2017

6.0 - Conclusion

The development proposes some alterations to this fine Edwardian Bank Building that would involve some removal of historic fabric and some minor alterations to the external elevations. The proposed alterations to the exterior would be in keeping with the existing architectural character of the listed building, retaining the most important elevations of the building with indiscernible changes. Internally alterations would be required in localised areas, and the one historic element of the interior would be removed to improve the overall viability of the building, this element would be recorded prior to removal. All other internal alterations can be carried out with minimal impact on the character of the listed building.

The proposed development would see the building returned to good original condition, retaining the special character of this Edwardian Bank and would provide see it provided with a sustainable new use.

Report prepared by;

IAN BARTLETT, PGDipBldgCons (RICS), IHBC

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