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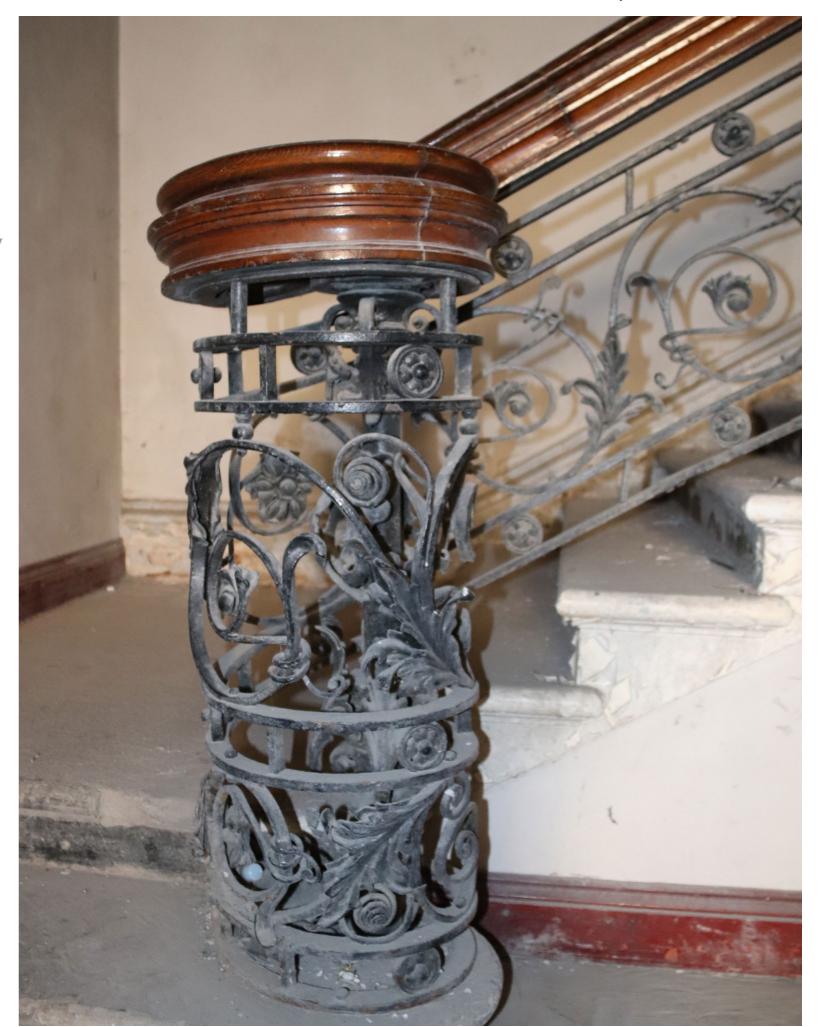
Justification for the Proposals

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# 2.0 EXECUTIVE SUMMARY (extracted from PART I - HERITAGE ASSESSMENT)

Both Cory's Building and Merchant Place possess considerable significance, historically and architecturally, located within a setting also of considerable heritage significance. Both buildings were designed in the Italian Renaissance style of Architecture much-loved at the time. Merchant Place is a high quality essay in pure restrained and ordered Italian Renaissance architecture, whilst Cory's Building presents the more dynamic, ornate and showy Mannerist style.

Both buildings are protected by a grade II listing; and are identified as 'Landmark Buildings' within the Mount Stuart Square Conservation Area; an area little changed since its late Victorian hey-day, when Cardiff and the Docks were an economic power house.

Cardiff owes much of its history to the Industrial Revolution of the 1790s, which stimulated mining in the valleys of South Wales. In order to satisfy the need for an export outlet for the ever-increasing supplies first of iron, and then of coal, coming down from the Valleys, the docks at Cardiff were developed and the town changed completely.

A small town of 1,870 people in 1801, less than a third the size of neighbouring Swansea (with its growing copperworks) and less than a quarter the size of Merthyr Tydfil (the centre of the valleys' coal and iron works), Cardiff's population had increased considerably by 1901 to 164,000, making it Wales' largest conurbation. In this time, it had become a major exporter of coal and iron with the construction of its docks by the second and third Marquesses of Bute, from 1798, linked to the industrial and mining hinterland by the Glamorganshire Canal, from 1794, and subsequently the Taff Vale Railway Company, from 1840. By 1901, Cardiff's docks were handling more coal than any other port in the world.

In between the development of the canal and the railways, in the 1820s, the second Marquess of Bute initiated a development plan which included the construction of Bute Street as a main road in and out of the docks area. The construction of Bute Street was completed in 1830. In the 1830s, 40s and 50s, a series of commercial buildings, with some residential buildings, were built at the bottom end of Bute Street, opposite the Bute West Dock Basin, and on the west side of the next section of Bute Street, opposite the Bute West Dock itself.

It was not until approximately 1860 that buildings were constructed on the east side of this section of Bute Street, the first building being Dock Chambers, a little to the north of Cory's Building.

The site on which both buildings reside was, before 1881, set aside as an area of open parkland within a part of the city which was otherwise densely built up to the west and open to a network of water basins and locks and railway lines to the east. The site was, along with Mount Stuart Square further to the west, one of two 'green lungs' within an otherwise very busy urban setting - commercial to the west and south; industrial to the east and north. The buildings were, in effect, both late arrivals to the party.

Merchant Place was the first of the two buildings to be built - in 1881. Designed by architect E. G. Rivers as two separate buildings behind one consistent façade, it was originally occupied by the Mercantile Marine Department of the Board of Trade (in no.1 Bute Place to the east) and the Docks Telegraph and Post Office (in no.3 to the west). Cadw state that its reasons for listing are for group value and as an "excellent C19 commercial building with fine Italianate design and strong use of contrasting building materials".

Cory's Building was built in 1889, for Cory Brothers Ltd; designed by architects Bruton and Williams. The Cory's -brothers John Cory (1828–1910) and Richard Cory (1830–1914), whose family came from Devon - were an important Cardiff family business, which included ship's chandlery, brokerage and the sale and export of coal. They also owned several collieries in Wales and, apparently, became the largest private wagon-owners in the United Kingdom, with more than 5,000 wagons. Cadw state that its reasons for listing are for group value and as a "prominently sited elaborate commercial building for important Cardiff family business".

Both buildings very much retain their respective external aesthetics and notable presence within their setting, albeit with the one significant change to Cory's Building referred to below.

Historic images suggest that the frontage of Merchant Place, on Bute Place, looks now very much as it did when it was built in 1881. Made up of 3no. distinct storeys, its front facade presents a strong horizontal emphasis; and, with its 10no. regular bays, a strong and ordered vertical rhythm which overlays that horizontality. The stability, poise and clarity of proportion which this exhibits, combined with the ancient Roman standards and motifs, makes this elevation an excellent example of Classical design – possible the best in the area.

The choice of red materials - the red brick with the perfectly sourced Cumberland red sandstone - with the grey Penrhyn granite colonnade standing forward and its hipped grey slate roofs, provides a real richness.

The taller Cory's Building, also taking up the prominent corner, is a 5no. storey building, also in the Italianate Classical style; however, its style is more playful, ornate and three-dimensional. Whilst Merchant Place is more horizontal in its emphasis, Cory's Building, with its 13no. bays, accentuates the vertical, with its first and second floor columns (heavily carved at their base, including several heads) within recessed bays, with its articulated limestone ashlar stonework, granite plinth and flat roof behind a solid parapet.

However, it appears as though Cory's Building was originally built as a 3no. storey building, with 3no. pavilion roofs, at centre and ends; and the top 2no. storeys are not original. They were built onto of the original 3no. storeys some time between 1907 and 1929. When it was built, therefore, both Merchant Place and Cory's Building were of the same height. The architects' - Bruton and Williams' – vision was clearly for a roofline which was no less ornate and eye-catching than the façade, indeed moreso. The roof comprised 3no. pavilion roofs and a multitude of tall finials.

Both buildings are of Classical Italianate design, however, with different materials and treatments, they are very different in appearance and impact – the younger Cory's Building probably the more prominent for its height and ornateness, whilst the older Merchant Place is a little calmer.

Both buildings appear to be structurally sound with fabric generally in a reasonable condition; and, therefore, suitable for repair and restoration.

The portion of the site behind both buildings, adjoining Docks Lane, was, until 2008, always built upon, as the original rear ranges of Merchant Place. The elevations which have been exposed by the demolition are clearly elevations which were never meant to be exposed – plain, utilitarian and unfenestrated. It is felt that re-building on this part of the site is sensible. However, what remains on the site appears to be original to 1881.

There is, however, some uncertainty about the open-fronted iron colonnade lean-to structure to the west of the site. It was there in 1899, but original plans suggest that it might not have been built in 1881.

Internally, much has been lost within both buildings, following the 2008 strip out; although both still retain some fabric deemed to be significant - moreso to Cory's Building than Merchant House; and, where not remaining, the 'scars' of the lost internal fabric allow for much of the layout and detailing to be understood.

Aspects still insitu of most interest inside Merchant House include:

- The 2no. decorative cast iron balustrading and hardwood handrails to the lower flights of the staircases, albeit some runs have lost a number of the infill balustrade panels, which continues all the way up the Telegraph Offices three storeys;
- The less ornate, more utilitarian timber balustrading to the upper flight of these staircase;
- The top-lit top room to the Telegraph Offices, with its patent glazed rooflight, intricate lightweight iron trusses and diagonal timber sarking boards;
- The mosaic tile flooring to the front room of the Post Office, with its Victorian mix of russet, black, cream and white colours;
- Some fireplace surrounds;
- The brickwork internal walls and filler joist floors with arched soffits to the basement;
- Some iron ceiling roses, such as the one to the Mercantile Offices rear range;
- Some lath and plaster ceilings, cornices and covings;
- Some timber window frames, with their wrought iron internal railings;
- The cast glass pavement lights;
- The beautifully constructed smooth brick coal chute in the basement and
- The boiler in the basement.

Other aspects have been collected up and carefully set aside, however, are no longer in situ, including:

- The cast iron radiators;
- Some of the timber trims, especially the fluted pilaster fronts.

3

Aspects still insitu of most interest inside Cory's Building include:

- The decorative cast iron balustrading and newel posts, ornate hardwood handrail and stone steps to the lower flights of the staircases, with particular focus on the highly decorative and high significant flight directly in front of the main entrance;
- The plastered composite twinned columns both sides of the staircase, albeit damaged;
- The polished stone tile flooring to the main entrance, with scars where a lobby once lived;
- The large sliding timber doors to this main entrance, along with the segmental arched overlight above the doors;
- The plaster cornices to the ground floor lath & plaster ceiling and downstand beams:
- The plaster mouldings to the ceiling above the entrance which identifies where a lobby once was;
- The plaster cornices to the upper floor lath & plaster ceilings and downstand beams. Whilst most of the internal partitions have been lost, these cornices show where partitions used to be, and explain the previous/original layouts;
- Some of the ornate timber door surrounds;
- Some of the timber skirtings and dado rails;
- The mechanism at the head of the hoist shaft;
- The iron vents in the cills of many tall windows, along with the moulded panels alongside;
- The timber windows and the timber panelled reveals, surrounds and walling below the cills, along with some with ornate panelling above the window;
- The upper floor timber board and wood block parquet flooring;
- Some of the fireplaces, albeit the surrounds all appear to have been lost;
- The small Georgian-wired glazed lanterns patent-glazed lighting the top floor;
- To a number of the floors, the rooms at the two ends remain quite well decorated, with timber panelling and plaster ornamentation;
- The bunds to the basement door thresholds.

Both Cory's Building and Merchant Place are historical assets which can very well illustrate commercial life in late Victorian and Edwardian Cardiff at a time of great success and growth, and immense wealth, in the Docks area. The two buildings, along with many of their neighbours, illustrate the dramatic development of Cardiff, through its docks, and their connection with South Wales hinterlands; and the influx of businesses taking commercial advantage of the trade opportunities, not least the coal and shipping agents and the bankers. They illustrate the value to Cardiff of these personalities who commissioned them through the architectural statements of the buildings built for and by them; and they can tell us a lot about working practices during the Victorian and Edwardian eras, and how buildings of that period were constructed, articulated, finished and fitted out.

This historical value is considerable, not least because the two buildings retain much of their original form and external appearance within a relatively unchanged setting, at least to the front on Bute Street and Bute Place, if not so much to the rear, on Lloyd George Avenue.

Cory's Building retains the same plan form, elevational treatment and architectural detail now as it did 133 years ago. Merchant Place also retains the same plan form, elevational treatment and architectural detail as it did 141 years ago, insofar as its principal front range is concerned; however, its rear ranges were demolished around 14 years ago. Historic photos from their early years, show very little change indeed to their principal elevations onto Bute Street and Bute Place.

Loss of much of the internal fabric of both buildings does slightly reduce their historical and evidential values, as that impacts upon one's ability to 'read' the interiors and life within; however, enough of the important fabric – floors, primary internal walls and staircases – remains, and what doesn't remain – internal partitions, fixtures and fittings – can either be 'read' from the 'scars' on the ceilings, floors and walls; or appreciated from plans produced before the internal strip of 2008, or soon thereafter.

Both buildings are of distinctly Classical Italianate design, with their frontages providing a very strong presence onto the streetscape and the wider setting, being significant elements of a number of important views within and towards the area. However, built 8 years apart, the two buildings are quite different; the older Merchant Place is shorter, of horizontal emphasis with repetitive bays, with a pitched roof and principally of red brick, with red sandstone dressing and a grey granite column colonnade; whilst Cory's Building is taller, of vertical emphasis with varying bays, with a flat roof, completely faced in limestone ashlar stonework, and more ornate and playful. Individually both possess considerable aesthetic value, with their unapologetically Classical design styles, their adherence to tradition, their richness, and their use of high quality materials.

Cory's Building and Merchant House are deemed to be of local, and arguably regional, importance; for:

- Their illustration of Cardiff's dramatic growth in its affluent and influential late Victorian and Edwardian eras, due to the docks and their connection with South Wales' industrial heartland;
- What they can tell us about commercial life from this busy period, and the manner in which people worked and interacted;
- What they can tell us about how buildings of the time were constructed, decorated and fitted out;
- The retention of much of the buildings' original form and external appearance within a relatively unchanged setting, albeit acknowledging the loss of the rear ranges to Merchant Place;
- The retention of some of their most interesting internal features, albeit weighed against the loss of a considerable amount of internal fabric;
- Their much-loved Classical Italianate designs, with their frontages providing a very strong presence onto the streetscape and the wider setting;
- The articulation of those designs, their detailing (some being rather playful) and the quality of materials used.

Cory's Building and Merchant House make a moderate to strong contribution to the significance of their place, forming a key piece of its history and cultural value. Together, and apart, they are both deemed to possess Medium to High Heritage Value.

Efforts should therefore be made to protect and enhance the assets and preserve their heritage value; focusing on conservation in the main; though a degree of flexibility would be acceptable in the way they may be altered, adapted and built upon; particularly where such adaptation would not have a notably detrimental bearing on those aspects of most significance – the two front (and two side) facades; the forms of the front ranges; and the layouts and retained fixtures and finishes to these two front ranges.

The approach is to retain and repair much of the historic internal fabric which remains, celebrating it for its quality and character. In the case of both buildings, what is great is that this can be done without compromising the new uses.

For example, both buildings still have stone staircases with ornate cast iron balustrading and hardwood handrails in relatively good condition. In the case of Cory's Building, there is a stunning decorative iron balustrade and newel post to the ground floor. There is no reason not to use these staircases – they are in the locations we would want them in - and so they will be repaired and used.

Either side of this stair are plastered composite twinned columns of significance; and, in front, there is a polished stone tile floor to the main entrance, with scars where a lobby once lived; and large sliding timber entrance doors. These will be repaired and retained, and this once special entrance lobby restored.

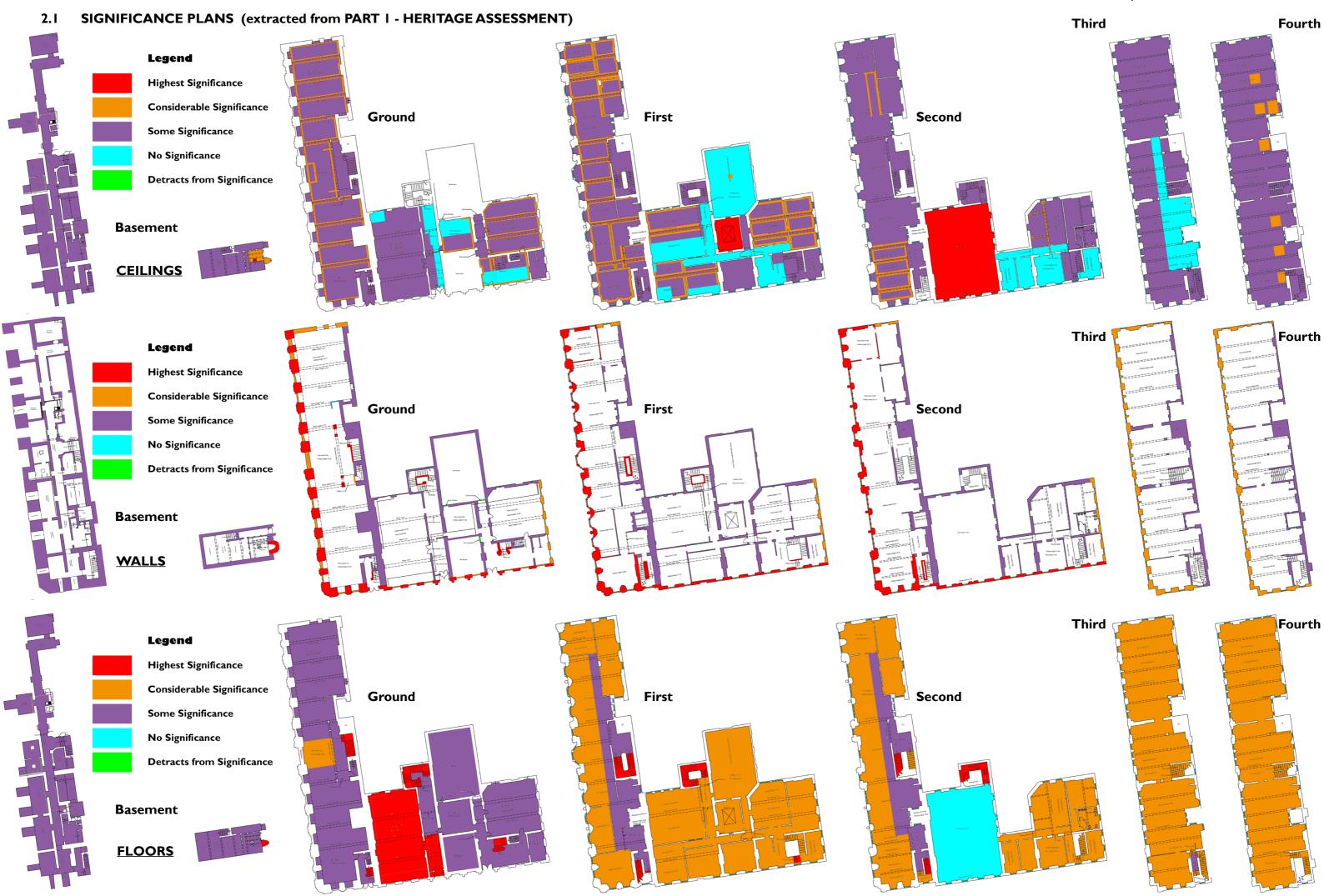
Both buildings, however, moreso Cory's Building, retain some good examples of lath and lime plasterwork, timber panelling and ornate timber surrounds to openings, which will be retained and repaired.

Both buildings also retain areas of mosaic tile, timber boarding and wood block parquet flooring, which should be retained.

The original partitioning, in the main removed in 2008, is still legible on the floors and ceilings, with scars and retained cornicing. It may be the case that any new cellularisation of the open floor plans reverts to these lines; or it may be that the open spaces remain open; in which case we may seek to make the original sub-division legible.

One of Merchant Place's upper rooms is top-lit with a large patent glazed rooflight with intricate lightweight iron trusses and diagonal timber sarking boards. This room will be restored. As will the cast iron pavement lights over the basement.

In essence, we believe that these two buildings are well-suited to bringing into the new use they are being assigned to, without losing any of their heritage significance. Indeed, we see opportunity to restore the most important aspects of their building fabric and character, whilst also ensuring the buildings meet the demands of their next iteration.



# 3.0 SECTION I - A STATEMENT THAT EXPLAINS THE OBJECTIVES FOR THE PROJECT AND WHY CHANGES ARE DESIRABLE OR NECESSARY

(extracted from PART I - HERITAGE ASSESSMENT)

Both Merchant Place and Cory's Building have been unused and left to dereliction for a long time. They have, subsequently, been on the market for a long time, with no commitment, to date, to bringing them back into use.

Whilst their condition is still reasonable; with repair, restoration and adaptation very much a viable option, they are showing signs of degradation and dilapidation; signs which might suggest that their condition will worsen more quickly in the future if not addressed soon. Such an example is the ingress of water into Merchant Place, which is starting to impact on the fabric.

Dukes Education / Cardiff Sixth Form College have made a significant commitment to repair and restore these historic buildings and bring them back into use. The primary use will be education and teaching.

Whilst this is, in itself, significant progress, the use to which they wish to put the buildings is a very positive one from a community and a heritage perspective.

For the community, this will provide, once again, life to these buildings - which form a very important part of the Cardiff Bay environment and to the context in which some of the city's most important social, cultural, governmental and retail institutions.

For the buildings' heritage, the use to which it would be put is one which is able to 'work with the buildings, not against them'. Rather than try to force residential units into a series of spaces not designed for that purpose, this education use can knit the needs of the building and the needs of the users together with much more sympathy and flexibility.

As for the empty site behind the two building front ranges, this is a derelict and unattractive part of the wider site, and an area which will benefit from housing buildings, as it did between 1881 and 2008.

Some degree of adaptation is, of course, required, in order to ensure a successful project; and this Assessment will summarise that efforts should be made to protect and enhance the assets and preserve their heritage value; focusing on conservation in the main; though a degree of flexibility would be acceptable in the way they may be altered, adapted and built upon; particularly where such adaptation would not have a notably detrimental bearing on those aspects of most significance – the two front (and two side) facades; the forms of the front ranges; and the layouts and retained fixtures and finishes to these two front ranges.



#### 5.0 SECTION FOUR - EXPLANATION OF THE PROPOSALS

# 5.1 The Proposals in General

The most significant change to the site would be the insertion of the new structure at the rear of both buildings. This would be linked back to Merchant Place's two original circulation corridors (that to the Mercantile Offices to the east and that to the Telegraph and Post Office to the west); and back to Cory's Building through existing openings in its rear elevation, albeit ones which will require window cills to be dropped to form doors.

The fenestrated parts of the rear elevation of Merchant Place would be unconnected to the new structure, and hence unimpacted; whilst the rear elevation of Cory's Building consists of no doors and few windows, most of which would look into a foyer space within the new structure; which others will continue to overlook Merchant Place's roofspace. This lack of impact on openings or features within the two rear elevations is the result of this site having previously, and originally, been occupied by the rear wing of Merchant House pretty much to the extent that the proposals now occupy the site. In this respect, the new structure will not cause little or no detriment or negative impact upon the rear of Merchant Place or Cory's Building; indeed, it will revert back to the original relationship of this site being occupied and the rear elevations of Cory's Building and Merchant Place (in part) not being exposed.

The most significant loss to the existing fabric, resulting from the proposals, would be the projected two-storey range at the rear of Merchant Place. This structure was original to the 1880 construction and appears to have always been two large, unpartitioned spaces, one on top of the other, with a number of large windows on both east and north elevations. Whilst noted as a loss, this structure had already been consented for demolition with the application no. 07/1894C, dated 2007, but not demolished in 2008, as the rest of the range had been.

Beyond dropping some window cills to form doors to Cory's Building's rear elevation, forming a couple of new openings to Merchant Place's rear elevation, and losing the 5no. small pyramidal rooflights to Cory's, no other element of external envelope would be lost in the proposals.

Internally, to Merchant Place, the proposals involve the retention of every existing internal partition, along with all of its main structural walls. The only change within Merchant Place would be the formation of one door opening on the second floor. To Cory's Building, the proposals involve the retention of almost every existing internal partition, along with all of its main structural walls; the only exceptions being as few as 3no. small sections of timber partitioning, most, indeed probably all, not being original.

In order to meet the brief for certain space sizes, a series of new partitions are also proposed to both Merchant Place and Cory's Building. However, given the fact that many original partitions within Merchant Place remain, few new partitions are proposed. In these cases, they would sub-divide lesser significant spaces, leaving the more significant, larger, space unimpacted, such as the central space to the first floor Mercantile Offices and the large second floor room to the Telegraph and Post Offices.

To Cory's Building, where most of the pre-2007 and original partitions have since been removed, many, albeit not all, of the new partitions are planned to be installed on the line of earlier / original partitions. In these cases, principally on first and second floors, the fabric damaged / scarred on the floors and ceilings from previous partitions may be reinstated, a particularly interesting matter at the ceilings, where plaster mouldings still exist, but have no partition to sit against. These additional partitions which are proposed, providing further sub-division, would be deemed to be reversible, should their removal be desired in the future.

In following the line of original partitions to Cory's Building, the original layouts would be, in the main, re-laid. This involves reverting back to the configuration of a corridor along the length of the building with cellular spaces off it (offices to the west with windows; ancillary spaces to the east, usually without windows). At both ends of the corridor was/will be a significant panelled room which would have been an important office, and on the second floor the most important conference room. The proposals seek to retain not only the existing/original fabric of partitions, timber panelling, plasterwork etc; but also this concept of the original layout.

The proposals also seek to save almost all of the existing fabric and aesthetic of the building interiors, repair and restore it, and bring back the original character of the interiors and spaces. This will include, amongst other: the decorative cast iron balustrading and hardwood handrails to the staircases; the mosaic tile flooring to Merchant; Merchant's top-lit top room with its patent glazed rooflight, intricate lightweight iron trusses and diagonal timber sarking boards; Merchant's first floor room with its rooflight and deep plaster coving; Cory's plastered composite twinned columns both sides of the staircase; Cory's polished stone tile flooring to the main entrance; the fireplace surrounds which remain; the iron ceiling roses which remain and the iron vents beneath the windows; and as much as possible of the lath and plaster ceilings, cornices, covings and mouldings, the timber panelling and surrounds, and the timber board and parquet flooring, which remain, with particular focus on the retained decoration to the important rooms at both ends of Cory's at first and second floor.

Where timber trims, especially the fluted pilaster fronts, have been saved and stacked up, the proposal is to review those and re-use them, if and where their providence can be established. With the number of cast iron radiators also saved and stored, the Engineers will look into whether they can be viably re-used. This may, however, not be the case.

Externally, the proposals result in no change, loss or addition to the frontages of both Cory's Building and Merchant Place, nor to the two side elevations of Cory's or the one side elevation of Merchant, aside from like-for-like repairs and restorations.

The proposals result in no change to the pitched roof of Merchant Place nor the flat roof of Cory's Building, apart from the removal of the 5no. small pyrmaidal glazed rooflights.

The new structure will sit within the hole left by the removal, in 2008, of the rear range of Merchant Place, set behind both Cory's Building and the retained front range of Merchant Place. At 7no. storeys, the new structure will rise above both Cory's Building and Merchant Place.

Immediately behind Merchant Place, the first 6no. floors of the new structure are clad in dark grey brickwork of two shades, the effect being to reduce its visual impact and make it apparently sit further back, acting more as a negative shadow. To the side and further back, however, the new structure is clad in three shades of brown brick, more akin to that of Merchant Place.

The new structure is capped with the two bronze-clad, picture-windowed structures, which are set back from the brown-bricked frontages, and provide a very different 'capping' to those at Merchant Place and Cory's Building. However, it should be remembered that, when built, Bruton and Williams' vision for Cory's Building was for an extremely ornate and eye-catching roofline with its 3no. pavillion roofs and multitude of tall finials, removed some time between 1907 and 1929. This propopsal nods towards what would have been a very different aesthetic for Cory's Building than we have now.

The articulation of the brown-brick facade seeks to respond to that of Merchant Place: the ground storey, with its arched-headed tall windows; and the first and second stories, with their square-headed tall windows; the uniformity of consistent first and second floor treatment; and the order of the window bays at each floor.

The order and proportions of the brown-bricked frontage to the proposed new structure not only respond to the 3-storey Merchant Place, but they also respond to the 5-storey Cory's Building. Whilst the new structure's frontage makes up 6no. storeys, the elevational treatment shows a 5no. layered facade. This draws significant reference from the 5-storeyed facade of Cory's Building, with its first and second storeys the focus - with larger windows and the strong vertical emphasis of columns and pilasters between window bays; and the top two storeys squatter and with smaller windows, paired; with a flat cornice and a slightly higher central section.

The proposed frontage shares the layering of Merchant Place and Cory's Building as well as their orders and proportions: the horizontality of Merchant Place and Cory's Building is reflected, as is the verticality of Cory's.

The use of two grey colours and three brown colours to the brickwork seeks to provide depth to the elevations, which provides a similar impact to the depth provided by decorations and architectural features on the Merchant Place and Cory's Building elevations.

The effect of the two-layered elevations - the brown brickwork, responding to Merchant Place, sitting forward of the dark grey brickwork, with the 'shadow' effect that it forms - seeks to break down and reduce the height of the new structure, and its impact. With only a few, smaller, windows, this grey element separates the brown frontage from both existing facades and allows it to make these references without appearing to try to continue them.

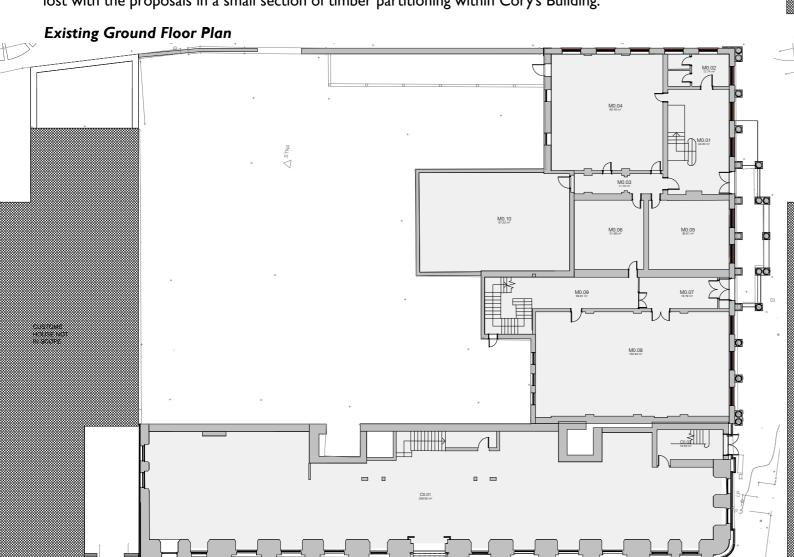
# 5.2.1 The Proposals in More Detail - Ground Floor

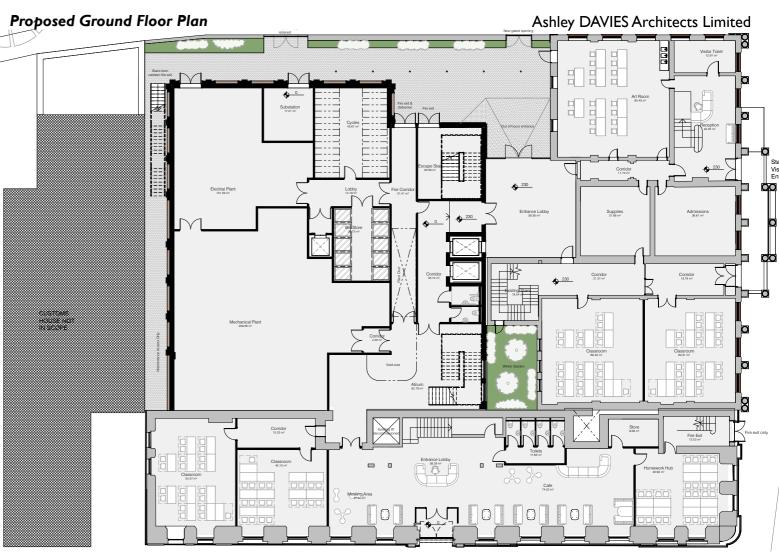
The most significant change to the ground floor would be the insertion of the new structure at the rear of both buildings. This would be linked back to Merchant Place, via a new lobby (formed partly by original fabric and partly by new fabric), through one existing door opening and one newly formed door opening, to the two original circulation corridors (that to the Mercantile Offices to the east and that to the Telegraph and Post Office to the west). With Cory's Building, no existing links occur at this level, so a new access would be formed within the north recess to Cory's rear elevation by dropping the cills of two existing windows.

The fenestrated parts of the rear elevation of Merchant Place would be unconnected to the new structure, and hence unimpacted; whilst the rear elevation of Cory's Building consists of no windows or doors apart from those two windows which would be turned into doors within the proposals. This lack of impact on openings or features within the two rear elevations is the result of this site having previously, and originally, been occupied by the rear wing of Merchant House pretty much to the extent that the proposals now occupy the site. In this respect, the new structure will not cause any detriment or negative impact upon the rear of Merchant Place or Cory's Building; indeed, it will revert back to the original relationship of this site being occupied and the rear elevations of Cory's Building and Merchant Place (in part) not being exposed.

One loss, however, would result from the proposals; that being the projected two-storey range at the rear of Merchant Place. This structure was original to the 1880 construction and appears to have always been two large, unpartitioned spaces, one on top of the other, with a number of large windows on both east and north elevations. Whilst noted as a loss, this structure had already been consented for demolition with the application no. 07/1894C, dated 2007, but not demolished in 2008, as the rest of the range had been.

Beyond the dropping of the 2no. window cills to form doors to Cory's Building's rear elevation and the forming of Ino. new opening to Merchant Place's rear elevation, the only other element of structure to be lost with the proposals in a small section of timber partitioning within Cory's Building.



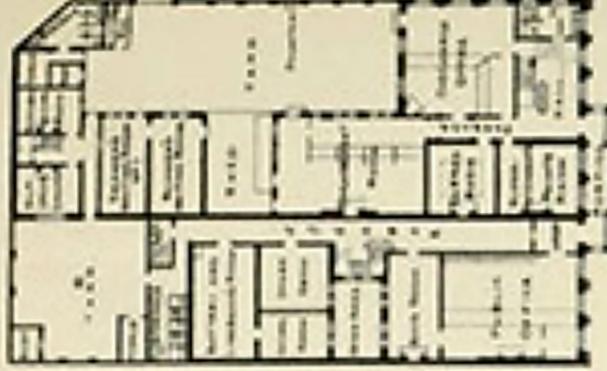


Existing Ground Floor Plan showing (in red) existing items which would be removed to achieve the proposals

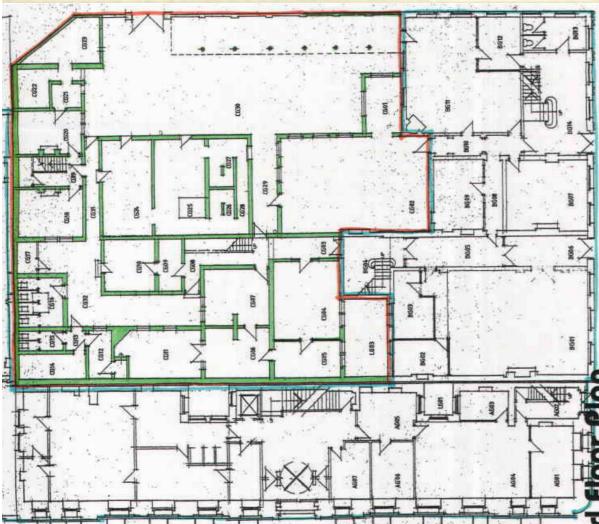
# 5.2.1 Ground Floor

In fact, that small section of timber partitioning within Cory's Building did not even exist in 2007, as suggested by the plan below, so bears minimal significance. As the plan below also shows, those two windows to the Cory's rear elevation, planned to now form doors, were thoroughly internal originally.

1880 Original Ground Floor Plan of Merchant Place



2007
Ground
Floor Plan
(prior to
demolition
of rear range
and internal
partitioning)



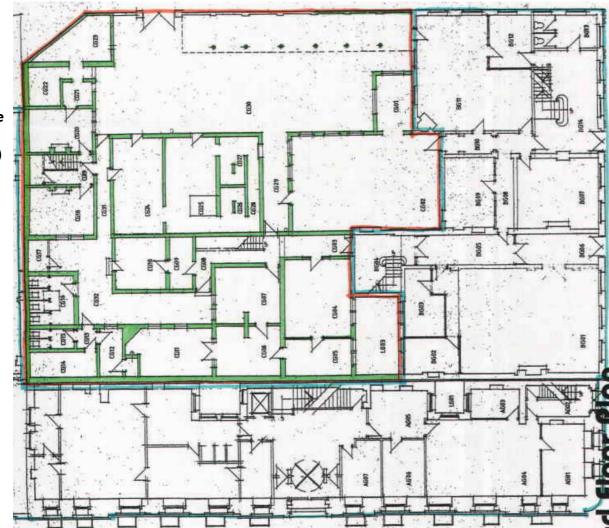


#### 5.2.1 Ground Floor

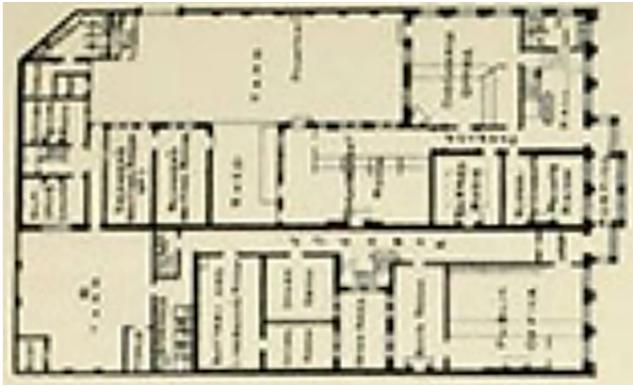
The proposals add only the one new partition to the Merchant Place ground floor. That is identified in red on the proposed plan bottom right. This large room, which used to be the main Post Office Hall, with its mosaic tiled floor and plaster cornice used to have partitions at its rear. This proposed new partition does not, therefore, replicate an original location / sub-division. However, it is apparent that the use to which Merchant Place's ground floor is to be put to does not suit such a large space. The partition will change the shape of this room; but placing the new partition on the line of an existing downstand beam will ensure that it does not 'slice through' the plaster cornice, but sits neatly between and below cornices. The partition will need to sit on a rubber, or similar, material to best protect the mosaic tiled floor that it will sit on. Beyond that, all of the existing partitions to Merchant Place's ground floor would remain as they are.

Unlike Merchant Place, following consented work in 2008, Cory's Building contains barely any internal partitioning at ground floor. However, clearly the interior originally was partitioned. The 2007 plan below shows where partitions were in 2007 before they were removed. It is not certain what of these would have been original, but it is probably that many were, not least as the ceilings retain plaster cornicing and the scars of lost plaster to the lath. The proposals include some new partitions along the lines of previous / original partitions (see blue on plan to bottom right); whilst some new partitions are proposed along new lines (see red on plan to bottom right). This is of lesser significance to the ground floor than it is to the first and second floors, partly as no existing partitions remain on the ground floor, whilst some e do on first and second; and partly because there are not the 'special' rooms on the ground floor that there are on the first and second floors which benefit from consistent partitioning. This being said, the entrance lobby is open such space which was originally partitioned, and the lines of those partitions remain in the floor and ceiling. Those proposed partitions do indeed follow the line of the original, and hence can knit in with the 'scars' of the original left on the floor and ceiling. It should be stated, however, that the 4no. proposed partitions which take new locations are necessary to provide suitably sized classrooms, as the original partition locations would not have achieved that.

2007
Ground
Floor Plan
(prior to
demolition
of rear range
and internal
partitioning)



1880 Original Ground Floor Plan of Merchant Place



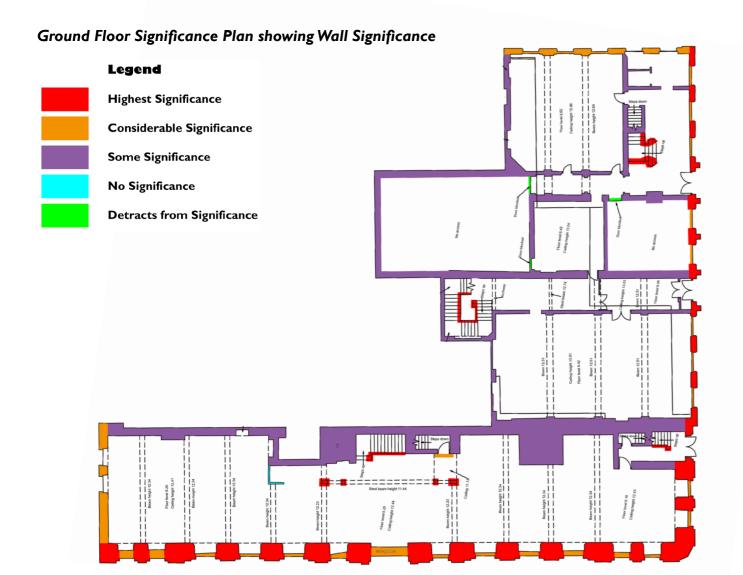
Proposed Ground Floor Plan
Blue - New partitions on original lines; Red - New partitions on new lines

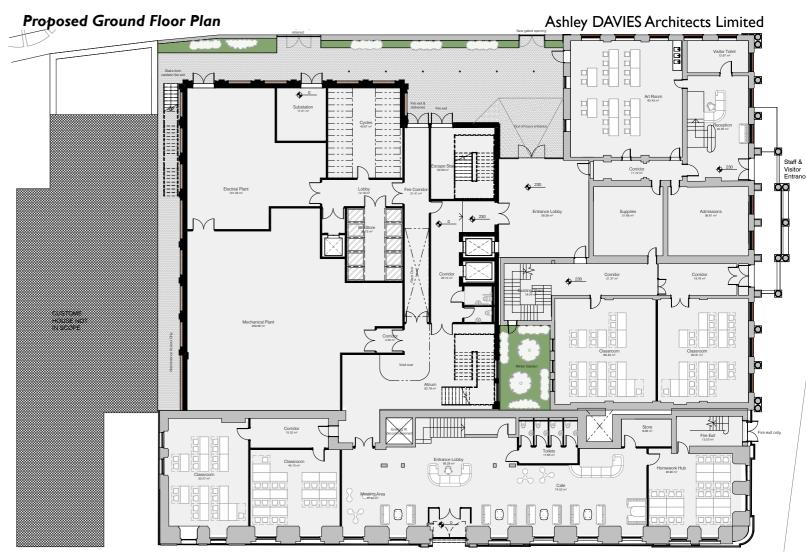


Cory's Building and Merchant Place - Heritage Impact Statement

# 5.2.1 Ground Floor

Those elements of structure proposed for removal - see red on bottom right plan - are, in all cases, deemed, on the Significance Plan within the 'Heritage Assessment' to be of 'Some Significance' or 'No Significance', but not 'Considerable' nor 'Highest' Significance.





Existing Ground Floor Plan showing (in red) existing items which would be removed to achieve the proposals

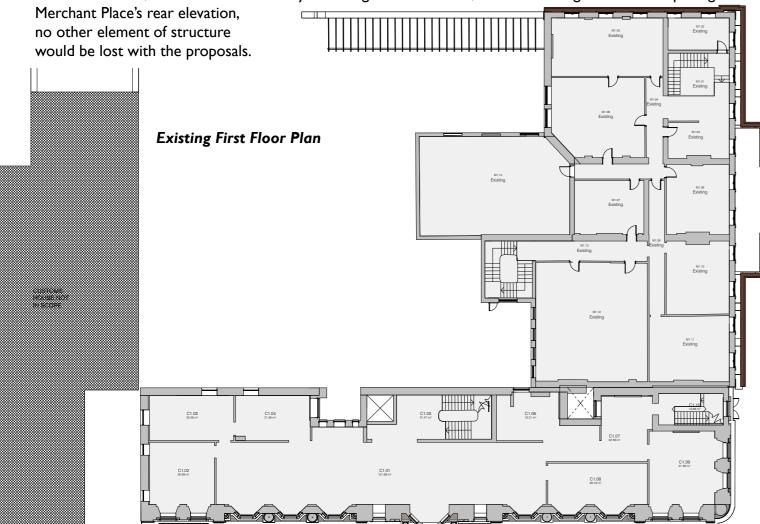


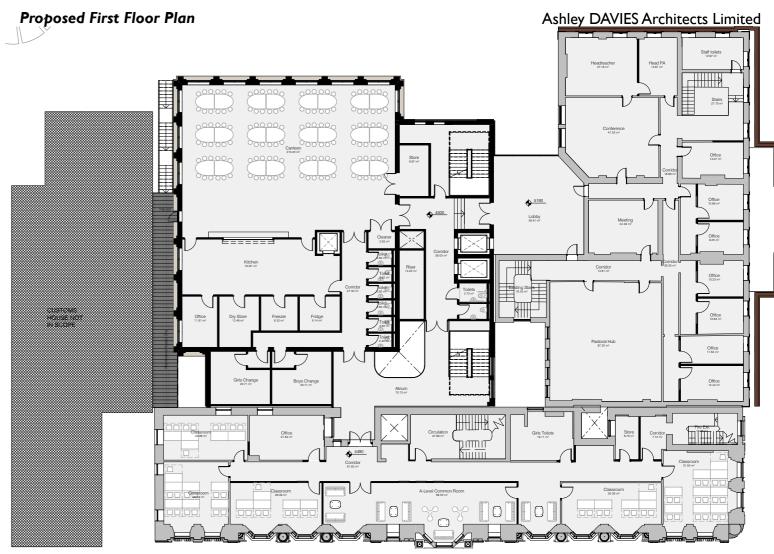
#### 5.2.2 First Floor

As with the ground floor, the most significant change to the first floor would be the insertion of the new structure at the rear of both buildings. Again, this would be linked back to Merchant Place, via a new lobby (formed partly by original fabric and partly by new fabric), through one existing door opening and one newly formed door opening, to the two original circulation corridors (that to the Mercantile Offices to the east and that to the Telegraph and Post Office to the west). Again, with Cory's Building, no existing links occur at this level, so a new access would be formed within the north recess to Cory's rear elevation by dropping the cills of two existing windows and removing the slender section of masonry between the two.

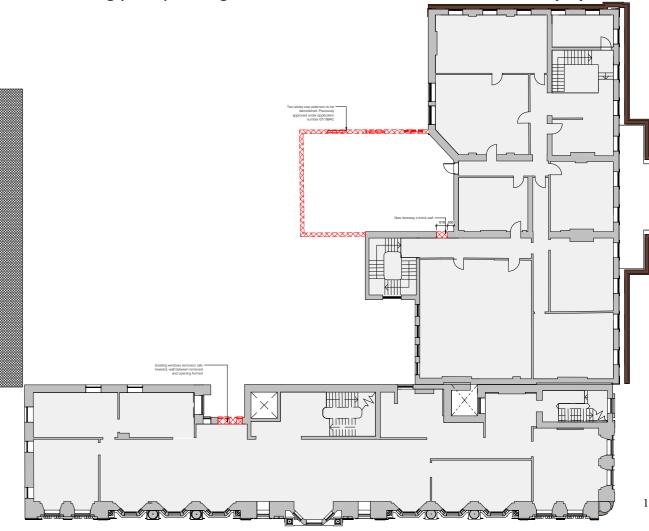
As with the ground floor, the fenestrated parts of the rear elevation of Merchant Place's first floor would be unconnected to the new structure, and hence unimpacted; and, whilst the rear elevation of Cory's Building's first floor consists of few windows, only three windows to the rear recess, two of which would be turned into a door; and two larger windows further north. These two would be obscured by the proposals, inserting changing rooms in front of them. This relative lack of impact on openings or features within the two rear elevations is the result of this site having previously, and originally, been occupied by the rear wing of Merchant House pretty much to the extent that the proposals now occupy the site. In this respect, the new structure will not cause any detriment or negative impact upon the rear of Merchant Place; however, it would cause some, albeit not significant, detriment to the Cory's Building rear elevation, with those two windows. In so doing, however, adding the new structure will revert back to the original relationship of this site being occupied and the rear elevations of Cory's Building and Merchant Place (in part) not being exposed.

As with the ground floor, the most significant loss which would result from the proposals would be that of the projected two-storey range at the rear of Merchant Place. This structure was original to the 1880 construction and appears to have always been two large, unpartitioned spaces, one on top of the other, with a number of large windows on both east and north elevations. Whilst noted as a loss, this structure had already been consented for demolition with the application no. 07/1894C, dated 2007, but not demolished in 2008, as the rest of the range had been. Beyond the dropping of the 2no. window cills and the removal of the masonry in between them, to form a door to Cory's Building's rear elevation; and the forming of Ino. new opening to





Existing First Floor Plan showing (in red) existing items which would be removed to achieve the proposals



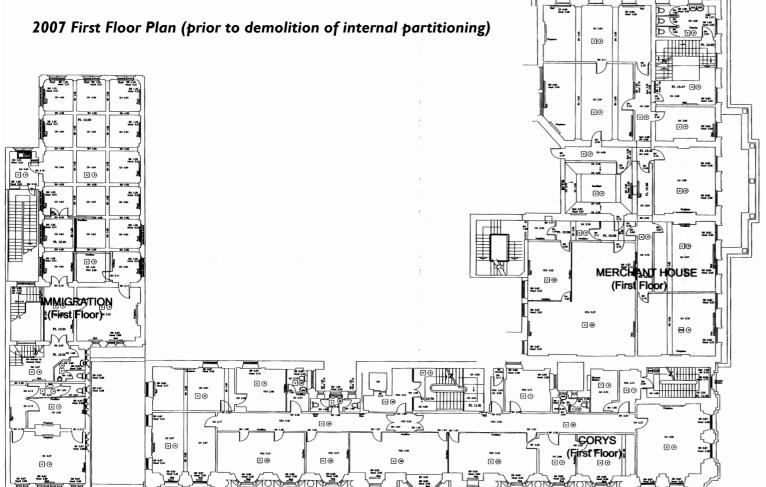
#### 5.2.2 First Floor

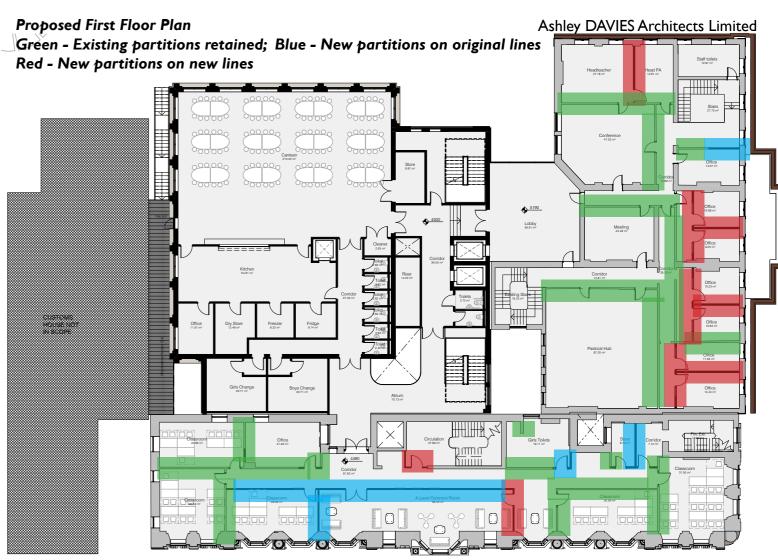
To Merchant Place, the proposals involve the retention of every existing internal partition (see green on plan to right), along with its main structural walls. In order to meet the brief, a series of new partitions are also proposed. These are shown in the plan to the right in blue (where the partition follows the line of an original partition); and, in red, where the new partitions follow new lines. These additional partitions, providing further sub-division, would be deemed to be reversible, should their removal be desired in the future.

Many of Merchant Place's first floor rooms will remain as they are. This is of particular interest for the central space with the single-pitched timber-framed rooflight and the lath and plaster deep coving being unchanged, apart from the like-for-like restoration of its ceiling.

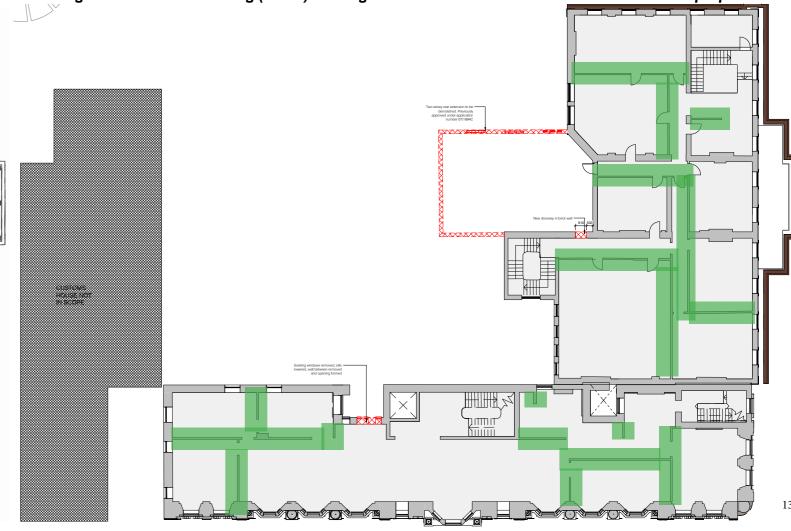
To Cory's Building, the proposals also involve the retention of every existing internal partition (see green on plan to right), along with its main structural walls. Again, in order to meet the brief, a series of new partitions are also proposed. These are shown in the plan to the right in blue (where the partition follows the line of an original partition); and, in red (where the new partitions follow new lines). These additional partitions, providing further sub-division, would be deemed to be reversible, should their removal be desired in the future.

Unlike the ground floor, Cory's Building does still contain a number of previous / original internal partitions. Others have, however, been removed. The 2007 plan below shows where partitions were in 2007 before they were removed. It is not certain what of these would have been original, but it is probably that many were, not least as the ceilings retain plaster cornicing and the scars of lost plaster to the lath. The original layout provided a central corridor along the length of the building with cellular spaces off it (offices to the west with windows; ancillary spaces to the east, usually without windows). At both ends of the corridor was/is a significant panelled room which would have been an important office. The proposals seek to retain not only the existing/original fabric of partitions, timber panelling, plasterwork etc; but also the concept of the original layout - a long central corridor, with cellular rooms off it to the west, ancillary spaces off it to the east, and the two important corner office spaces at the two ends.



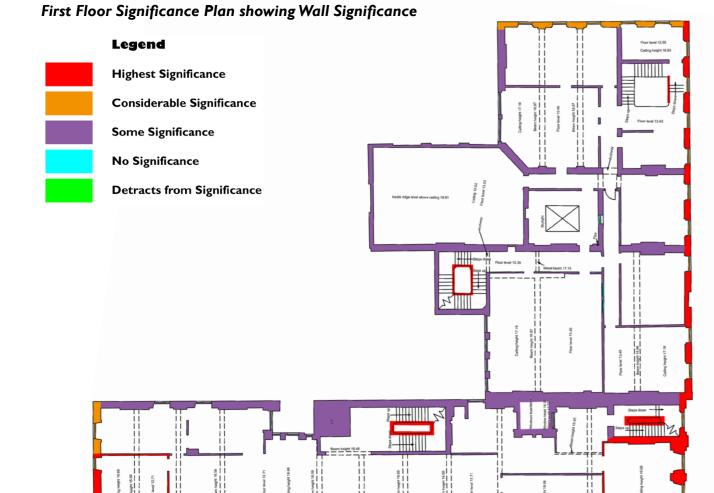


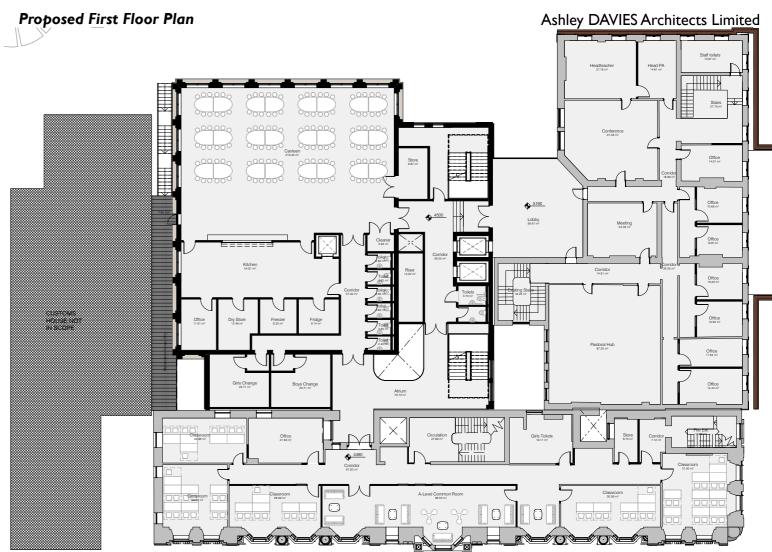
Existing First Floor Plan showing (in red) existing items which would be removed to achieve the proposals



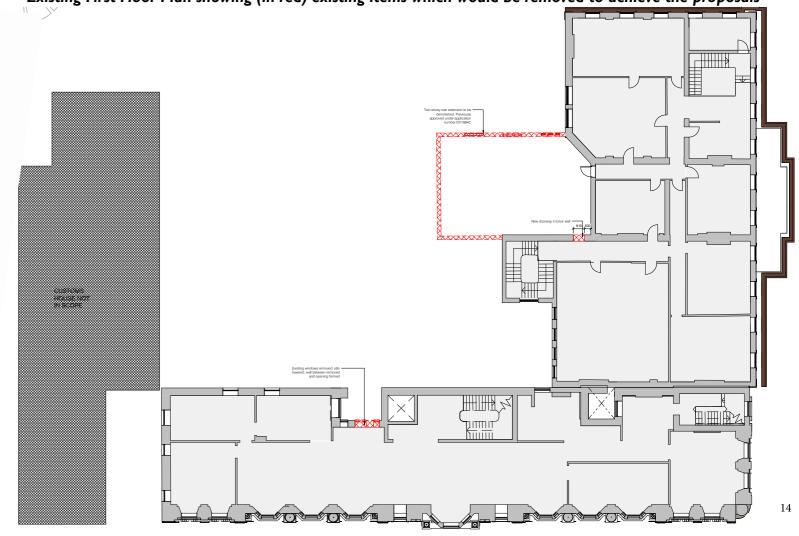
# 5.2.2 First Floor

Those elements of structure proposed for removal - see red on bottom right plan - are, in all cases, deemed, on the Significance Plan within the 'Heritage Assessment' to be of 'Some Significance', but not 'Considerable' nor 'Highest' Significance.





Existing First Floor Plan showing (in red) existing items which would be removed to achieve the proposals



#### 5.2.3 Second Floor

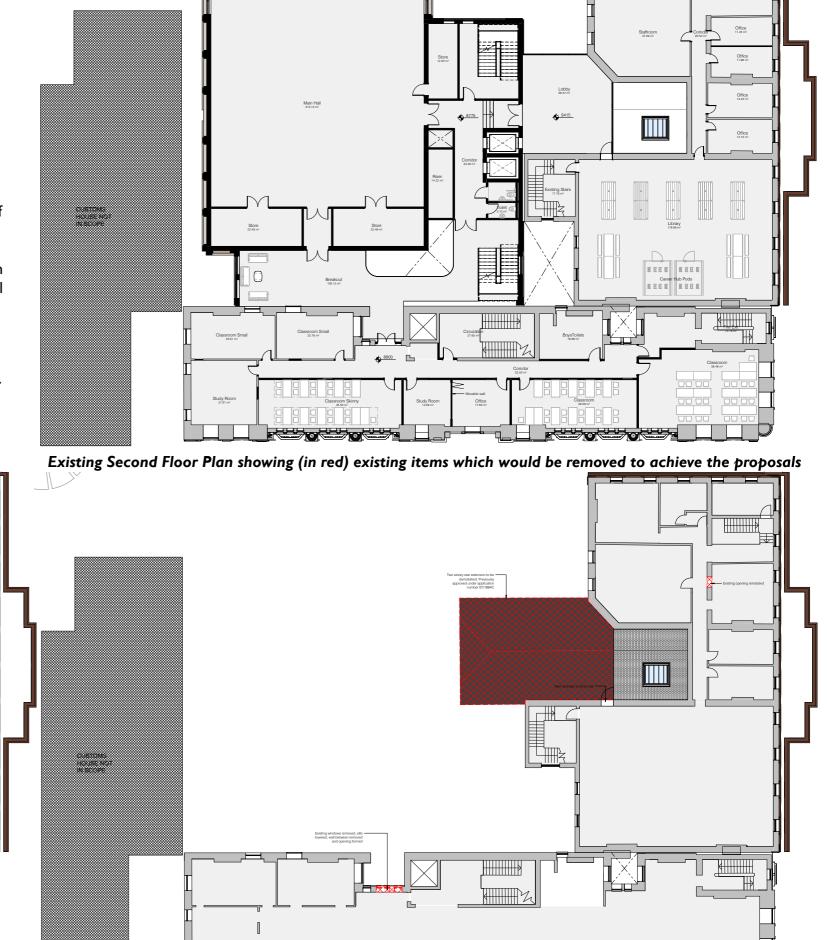
**Existing Second Floor Plan** 

As with the first floor, the most significant change to the second floor would be the insertion of the new structure at the rear of both buildings. Again, this would be linked back to Merchant Place, via a new lobby (formed partly by original fabric and partly by new fabric), through an existing door opening, to the stunning top-lit large space at the top of the original Post and Telegraph Office range. Again, with Cory's Building, no existing links occur at this level, so a new access would be formed within the north recess to Cory's rear elevation by dropping the cills of two existing windows and removing the slender section of masonry between the two.

As with the first floor, the fenestrated parts of the rear elevation of Merchant Place's second floor would be unconnected to the new structure, and hence unimpacted; and, whilst the rear elevation of Cory's Building's second floor consists of few windows, only three windows to the rear recess, two of which would be turned into a door; and two larger windows further north. These two would be open to the foyer space within the new building, providing some visual connection between the original and the new spaces. This relative lack of impact on openings or features within the two rear elevations is the result of this site having previously, and originally, been occupied by the rear wing of Merchant House pretty much to the extent that the proposals now occupy the site. In this respect, the new structure will not cause any detriment or negative impact upon the rear of Merchant Place, nor to the rear of Cory's Building. In so doing, also, adding the new structure will revert back to the original relationship of this site being occupied and the rear elevations of Cory's Building and Merchant Place (in part) not being exposed.

As with the first floor, the most significant loss which would result from the proposals would be that of the projected two-storey range at the rear of Merchant Place; its pitched roof showing on this second floor plan.

Beyond the dropping of the 2no. window cills and the removal of the masonry in between them, to form a door to Cory's Building's rear elevation; and the forming of Ino. new opening within an internal wall of Merchant Place's (see red hatch to bottom right plan), no other element of structure would be lost with the proposals.



Ashley DAVIES Architects Limited

Proposed Second Floor Plan

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ancillary spaces off it to the east, and the two important

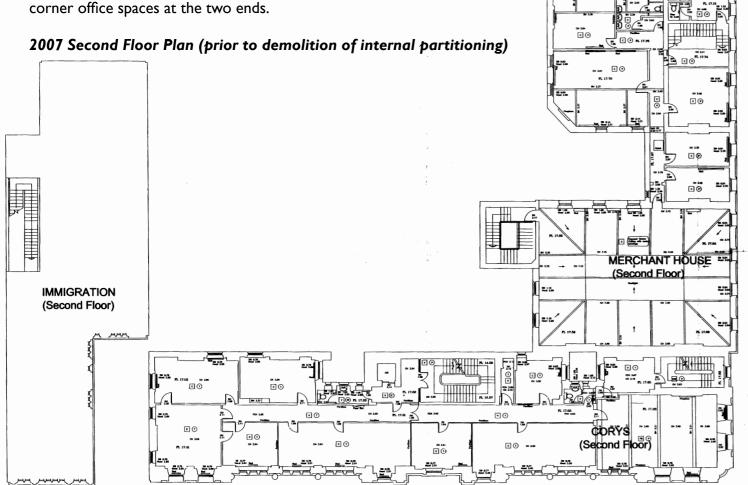
#### 5.2.3 Second Floor

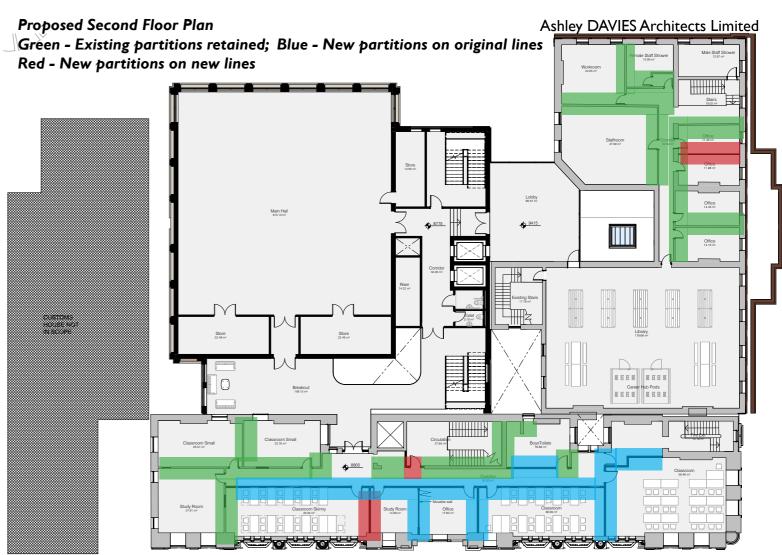
To Merchant Place, the proposals involve the retention of every existing internal partition (see green on plan to right), along with its main structural walls. At this level, only one new sub-division partition is proposed (see red on the plan) meaning that the proposals pretty much retain the existing as it is, in terms of layout. This one additional partition provides a little extra sub-division to suit the brief, however, this would be deemed to be reversible, should its removal be desired in the future.

All but one of Merchant Place's second floor rooms will, therefore, remain as they are. This is of particular interest for the stunning top-lit large space at the top of the original Post and Telegraph Office range, which will be simple restored to its former appearance and unimpacted by sub-division.

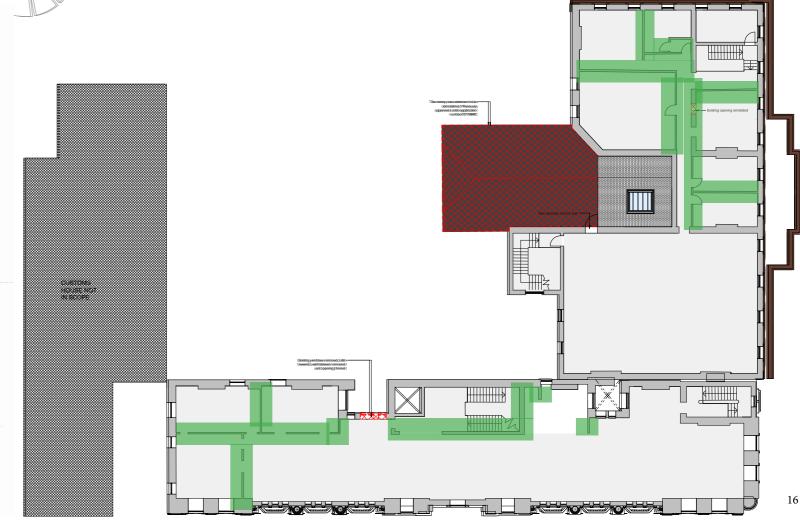
To Cory's Building, the proposals also involve the retention of every existing internal partition (see green on plan to right), along with its main structural walls. Again, in order to meet the brief, a series of new partitions are also proposed. These are shown in the plan to the right in blue (where the partition follows the line of an original partition); and, in red (where the new partitions follow new lines). These additional partitions, providing further sub-division, would be deemed to be reversible, should their removal be desired in the future.

Unlike the ground floor, however, much like the first floor, Cory's Building does still contain a number of previous / original internal partitions. Others have, however, been removed. The 2007 plan below shows where partitions were in 2007 before they were removed. It is not certain what of these would have been original, but it is probably that many were, not least as the ceilings retain plaster cornicing and the scars of lost plaster to the lath. The original layout provided a central corridor along the length of the building with cellular spaces off it (offices to the west with windows; ancillary spaces to the east, usually without windows). At both ends of the corridor was/is a significant panelled room which would have been the conference room, arguably the most important room in the building. The proposals seek to retain not only the existing/original fabric of partitions, timber panelling, plasterwork etc; but also the concept of the original layout - a long central corridor, with cellular rooms off it to the west.





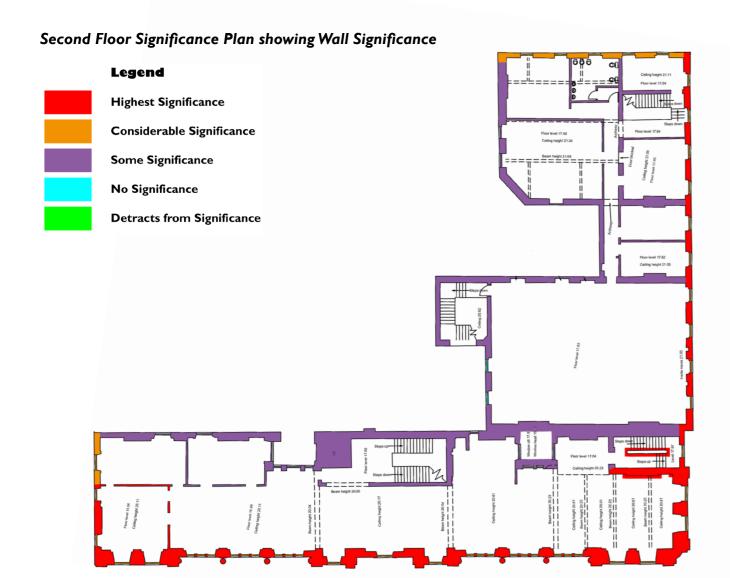
Existing Second Floor Plan showing (in red) existing items which would be removed to achieve the proposals

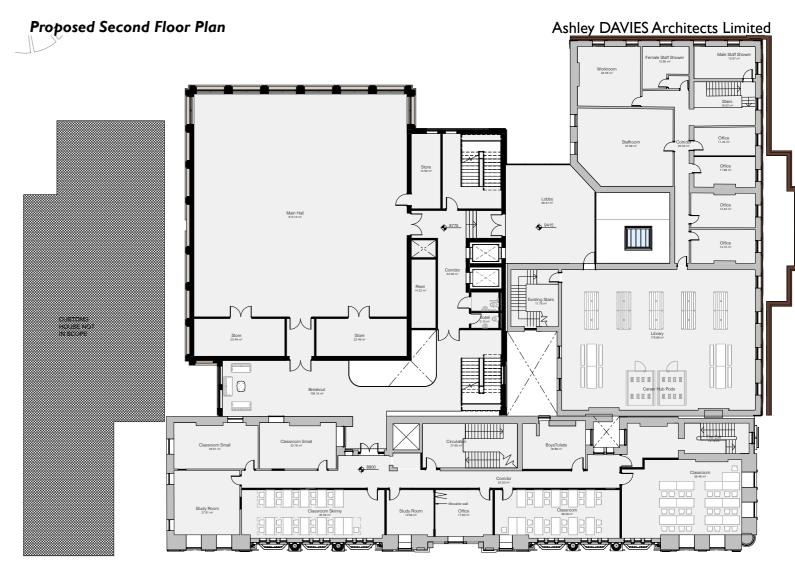


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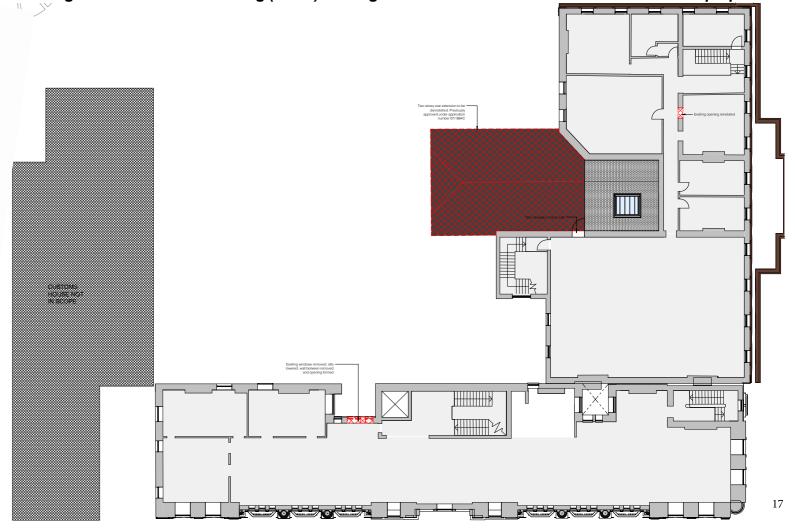
# 5.2.3 Second Floor

Those elements of structure proposed for removal - see red on bottom right plan - are, in all cases, deemed, on the Significance Plan within the 'Heritage Assessment' to be of 'Some Significance', but not 'Considerable' nor 'Highest' Significance.





Existing Second Floor Plan showing (in red) existing items which would be removed to achieve the proposals



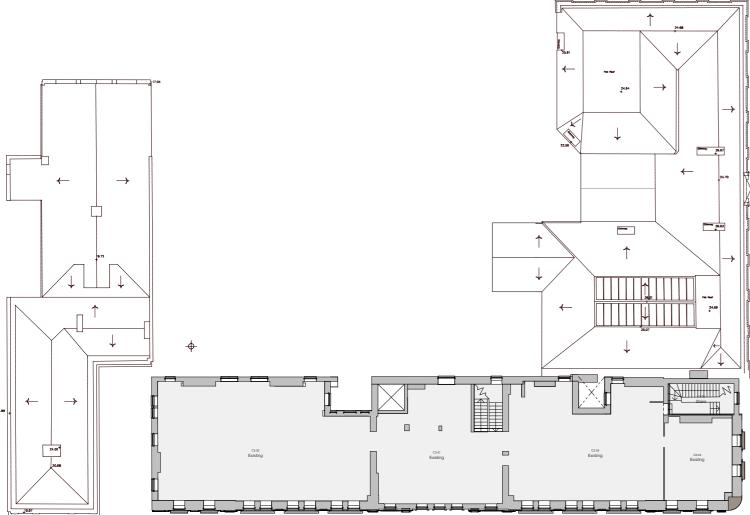
#### 5.2.4 Third Floor

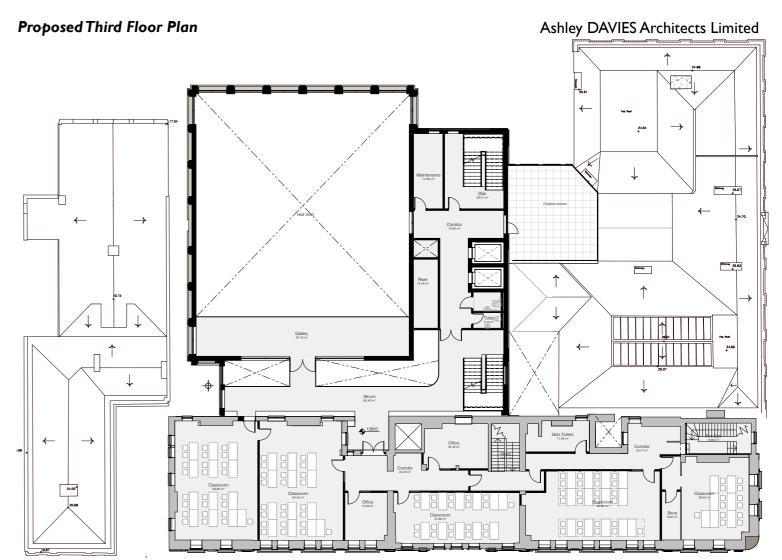
As with all the other floors, the most significant change to the third floor would be the insertion of the new structure at the rear of both buildings. At this level, Merchant Place is just the roofspace with no rooms. There would be an outdoor terrace linking the new structure with Merchant Place, accessed from the new building.

Again, with Cory's Building, no existing links occur at this level, so a new access would be formed within the north recess to Cory's rear elevation by dropping the cills of two existing windows and removing the slender section of masonry between the two. At this level, there are a few more windows to the rear of Cory's Building - 4no. to the northern part and 2no. to the southern part. One of those to the southern part already looks over the roof of Merchant Place; this would be unaffected. 3no. of the other 4no. windows would now look into the foyer space within the new building, providing some visual connection between the original and the new spaces. A narrow void in that new floor would be incorporated, so that the existing rear wall of Cory's Buildings can be fully appreciated and not abutted with a floor structure. However, one of the windows would be formed into a door by dropping the cill to provide access from the foyer to one of the classrooms.

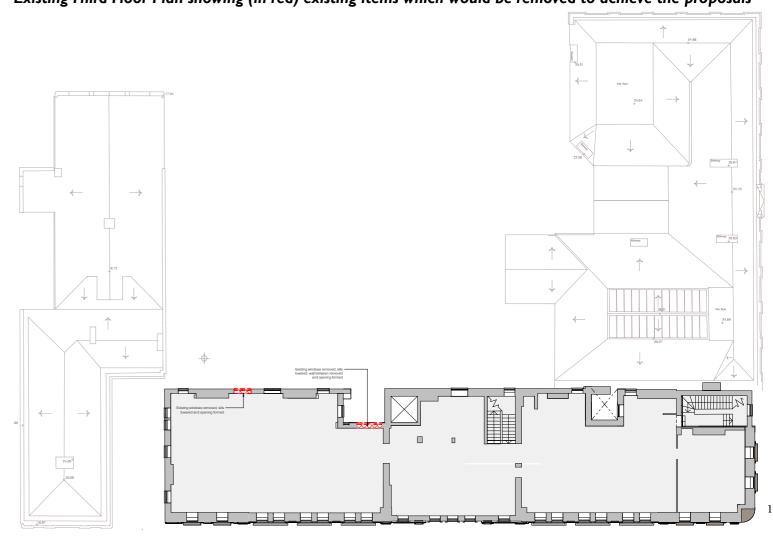
Beyond the dropping of the 3no. window cills and the removal of the masonry in between 2no. of them, to form 2no. doors to Cory's Building's rear elevation; no other element of structure would be lost with the proposals.

# Existing Third Floor Plan





Existing Third Floor Plan showing (in red) existing items which would be removed to achieve the proposals

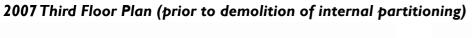


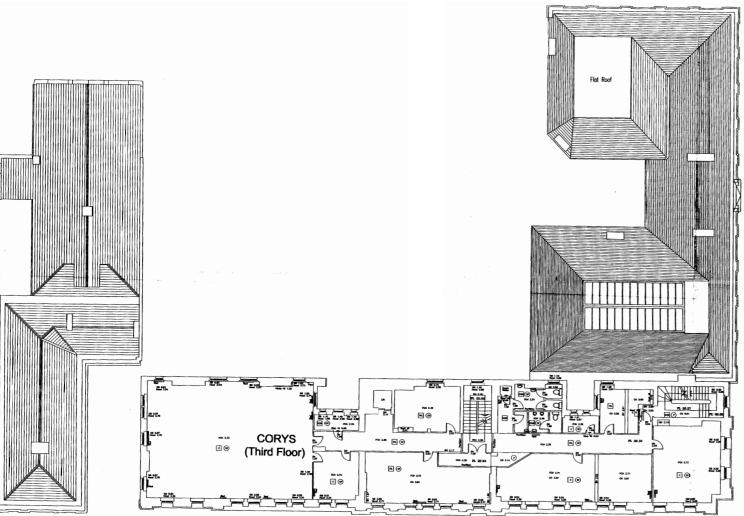
#### 5.2.4 Third Floor

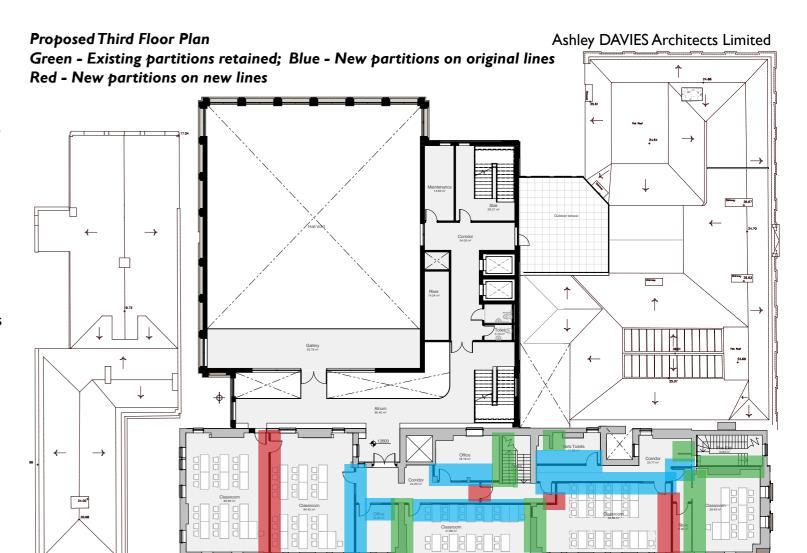
As with the first and second floors, the third floor of Cory's Building still contains a number of previous / original internal partitions. Others have, however, been removed. The 2007 plan below shows where partitions were in 2007 before they were removed. It is not certain what of these would have been original, but it is probably that many were.

The proposals involve the retention of every existing internal partition (see green on plan to right), along with its main structural walls. Again, in order to meet the brief, a series of new partitions are also proposed. These are shown in the plan to the right in blue (where the partition follows the line of an original partition); and, in red (where the new partitions follow new lines). These additional partitions, providing further sub-division, would be deemed to be reversible, should their removal be desired in the future.

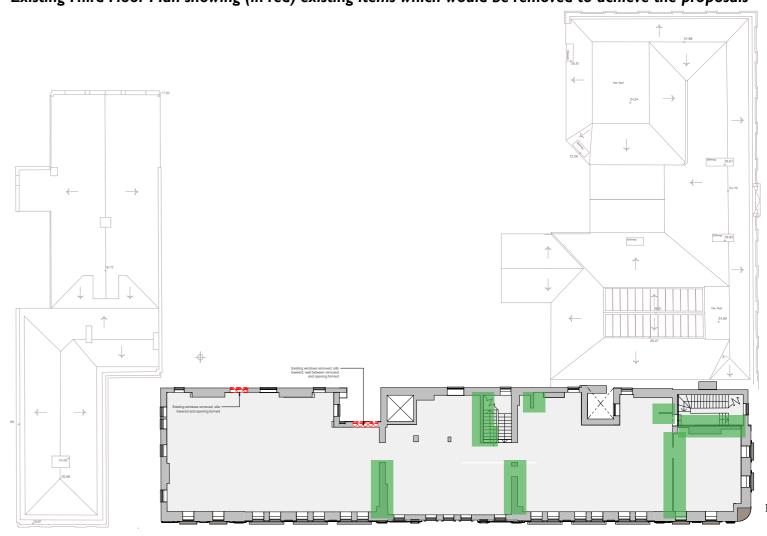
The original layout provided a central corridor along the length of the building with cellular spaces off it (offices to the west with windows; ancillary spaces to the east, usually with fewer windows). At both ends of the corridor was a corner room. That to the north was particularly large. The proposals seek to retain not only the existing/original fabric of partitions, timber panelling, plasterwork etc; but also the concept of the original layout - a long central corridor, with cellular rooms off it to the west, ancillary spaces off it to the east, and rooms at the two ends.







Existing Third Floor Plan showing (in red) existing items which would be removed to achieve the proposals



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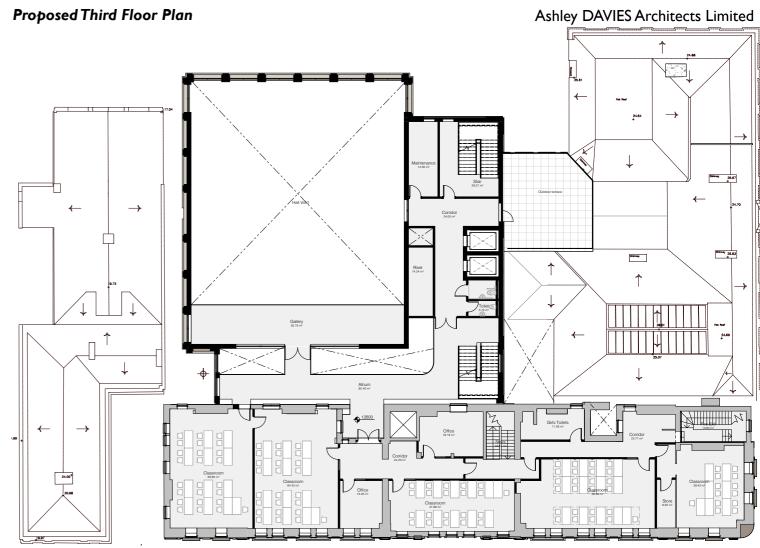
# 5.2.4 Third Floor

Those elements of structure proposed for removal - see red on bottom right plan - are, in all cases, deemed, on the Significance Plan within the 'Heritage Assessment' to be of 'Some Significance', but not 'Considerable' nor 'Highest' Significance.

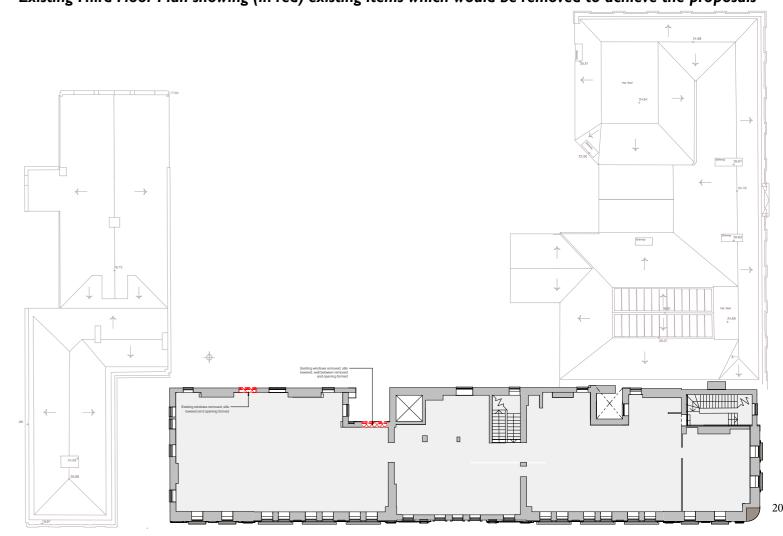
# Third Floor Significance Plan showing Wall Significance







Existing Third Floor Plan showing (in red) existing items which would be removed to achieve the proposals

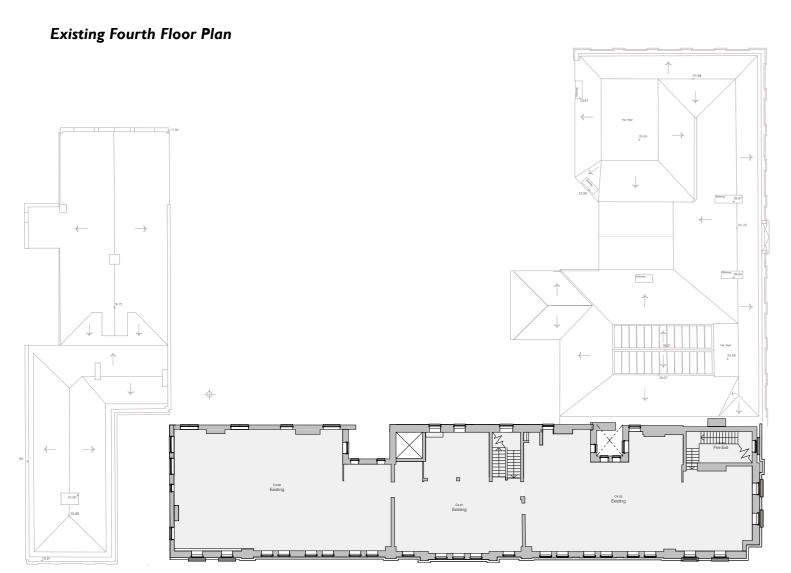


#### 5.2.5 Fourth Floor

As with all the other floors, the most significant change to the fourth floor would be the insertion of the new structure at the rear of both buildings. At this level, the roof of Merchant Place would now be below this floor.

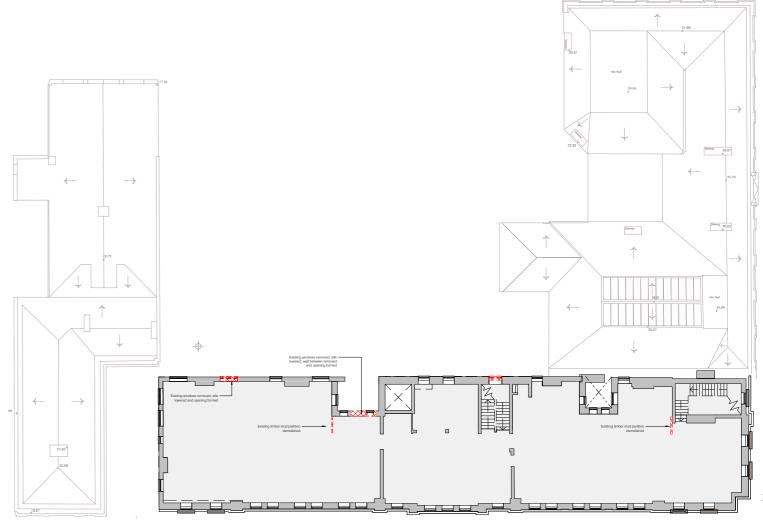
Again, with Cory's Building, a new access would be formed within the north recess to Cory's rear elevation by dropping the cills of two existing windows and removing the slender section of masonry between the two. At this level, there are a few more windows to the rear of Cory's Building - 4no. to the northern part and 3no. to the southern part. 2no. of those to the southern part already look over the roof of Merchant Place; these would be unaffected. 5no. of the other 6no. windows would now look into the foyer space within the new building, providing some visual connection between the original and the new spaces. A narrow void in that new floor would be incorporated, so that the existing rear wall of Cory's Buildings can be fully appreciated and not abutted with a floor structure. However, one of the windows would be formed into a door by dropping the cill to provide access from the foyer to one of the classrooms.

Beyond the dropping of the 3no. window cills and the removal of the masonry in between 2no. of them, to form 2no. doors to Cory's Building's rear elevation; the only other elements of structure which would be lost with the proposals is two small lengths of partition off two of the internal corners (see 2no. red hatches on bottom right plan).





Existing Fourth Floor Plan showing (in red) existing items which would be removed to achieve the proposals

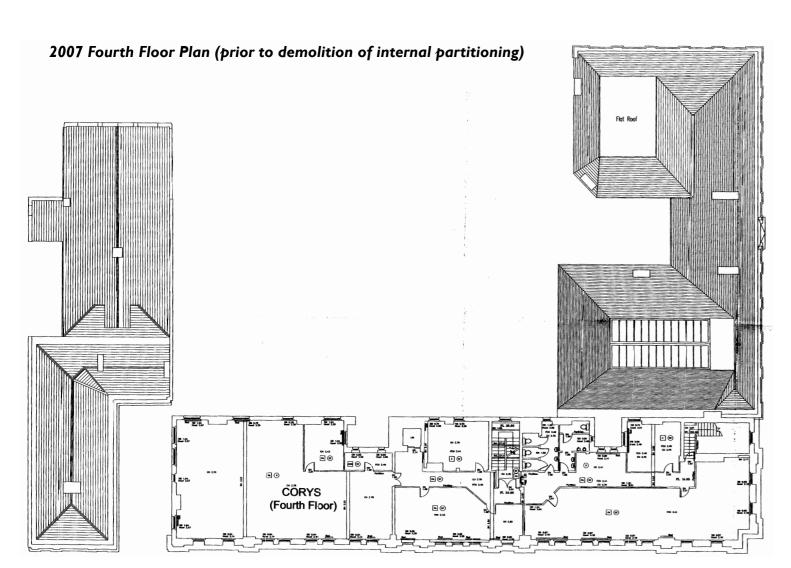


#### 5.2.5 Fourth Floor

As with the third floor, the fourth floor of Cory's Building still contains some previous / original internal partitions. Others have, however, been removed. The 2007 plan below shows where partitions were in 2007 before they were removed. It is not certain what of these would have been original, but it is probably that many were.

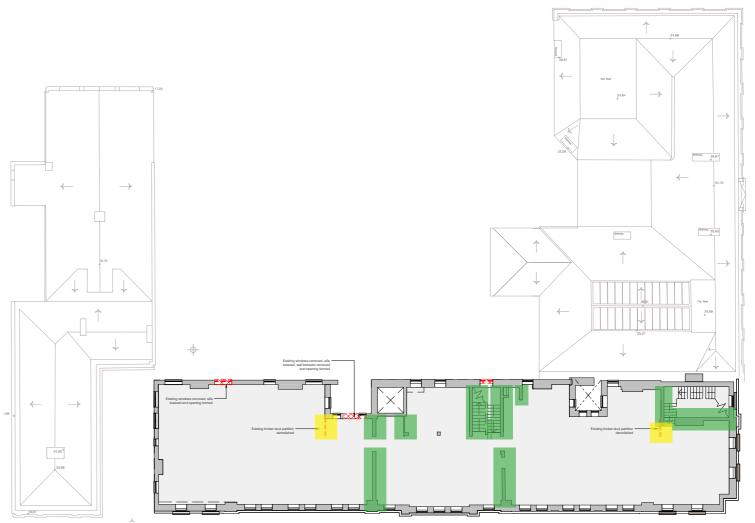
The proposals involve the retention of all but 2no. small lengths of existing internal partitioning (see green on plan to bottom right, for those to be retained; and yellow for those to be removed), along with its main structural walls. Again, in order to meet the brief, a series of new partitions are also proposed. These are shown in the plan to the right in blue (where the partition follows the line of an original partition); and, in red (where the new partitions follow new lines). These additional partitions, providing further sub-division, would be deemed to be reversible, should their removal be desired in the future.

The original layout provided a central corridor along about half of the length of the building with cellular spaces off it (some large, some smaller) and ancillary spaces to the east, usually with fewer windows. The proposals seek to retain not only most of the existing/original fabric of partitions, timber panelling, plasterwork etc; but also the concept of the original layout - a central corridor, with cellular rooms off it to the west, ancillary spaces off it to the east, and rooms at the two ends.





Existing Fourth Floor Plan showing (in red) existing items which would be removed to achieve the proposals

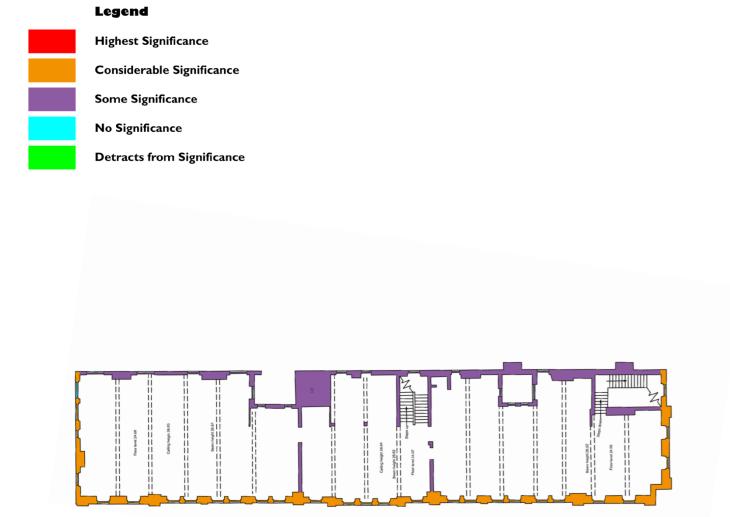


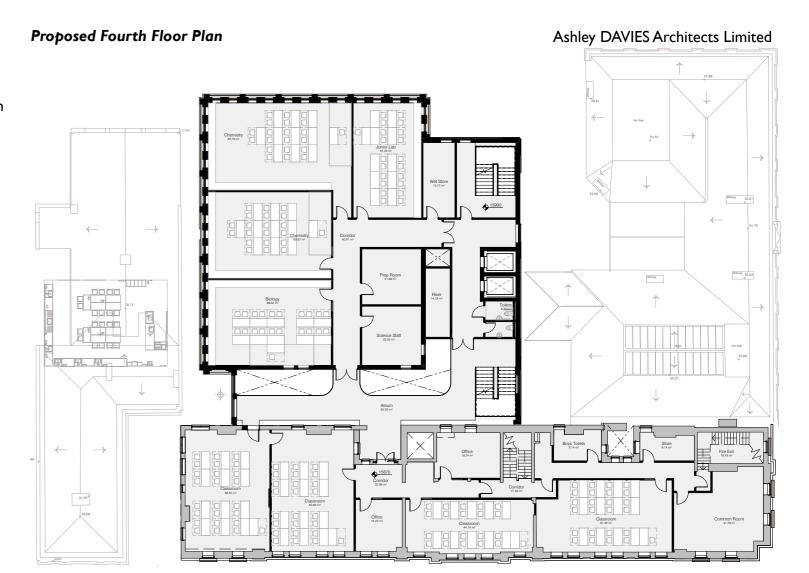
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# 5.2.5 Fourth Floor

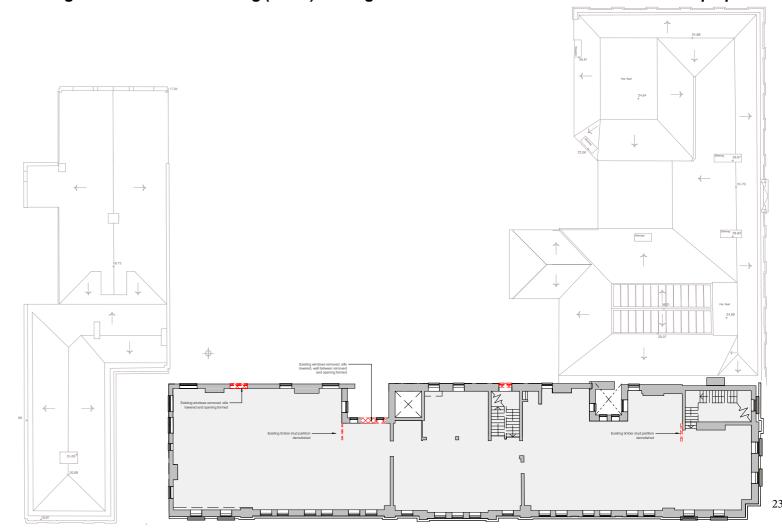
Those elements of structure proposed for removal - see red on bottom right plan - are, in all cases, deemed, on the Significance Plan within the 'Heritage Assessment' to be of 'Some Significance', but not 'Considerable' nor 'Highest' Significance.

# Fourth Floor Significance Plan showing Wall Significance





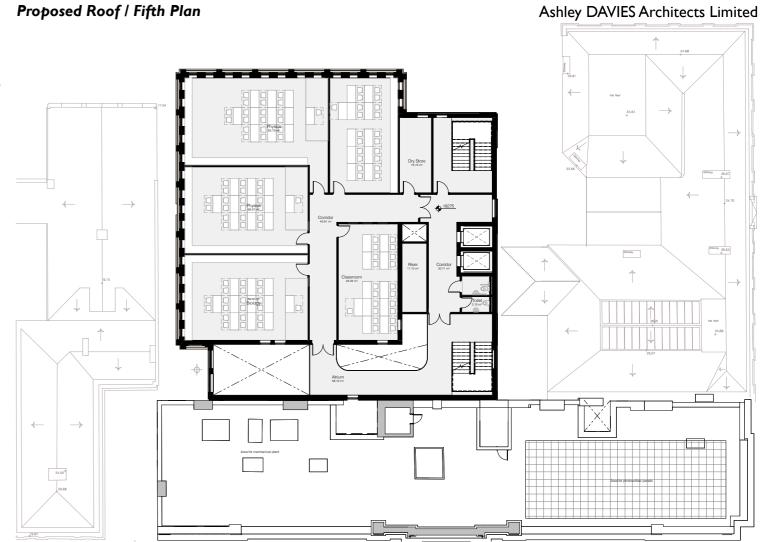
Existing Fourth Floor Plan showing (in red) existing items which would be removed to achieve the proposals



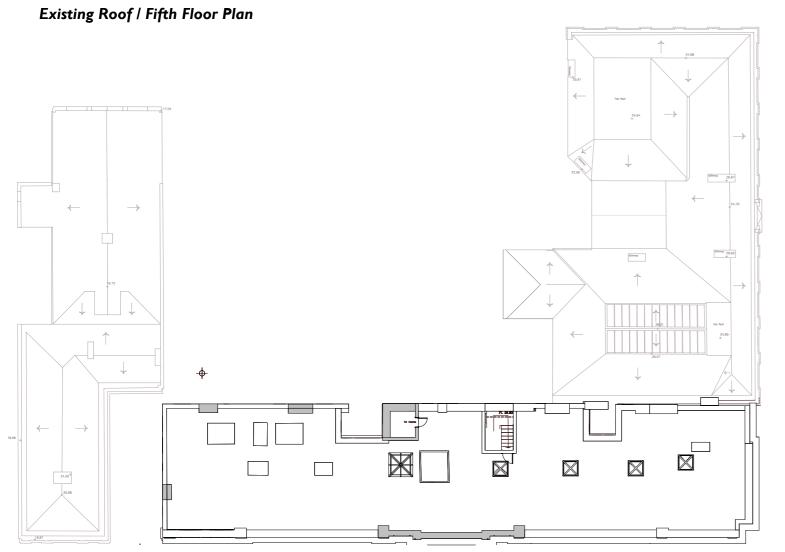
# 5.2.6 Roof Level / Fifth Floor

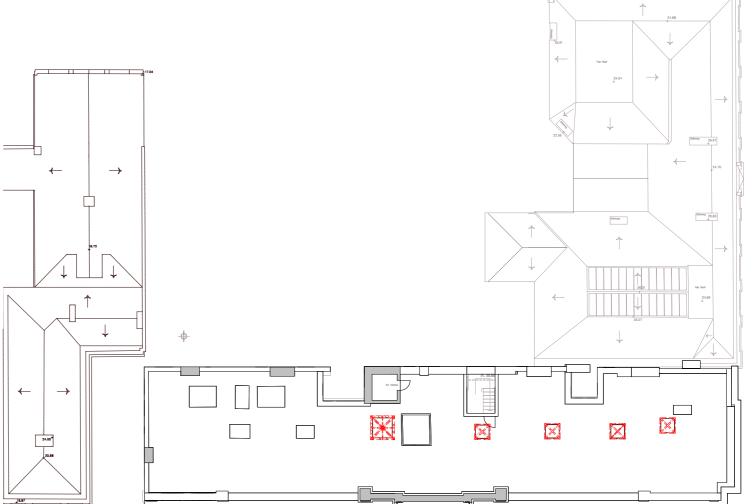
As with all the floors, the most significant change to the roof level would be the insertion of the new structure at the rear of both buildings, which would overlook both roofs.

The only removal from the roofs, as shown in the bottom right plan, is the 5no. pyramidal rooflights.



Existing Roof / Fifth Plan showing (in red) existing items which would be removed to achieve the proposals





Antering 13

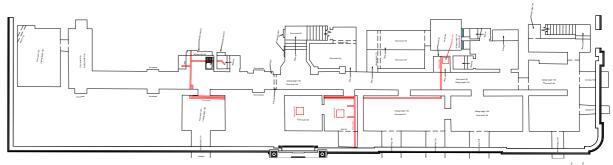
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# 5.2.7 Basement Floor

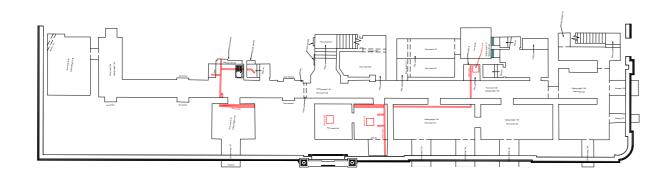
No changes are proposed to the basement area, either to Merchant Place or to Cory's Building.

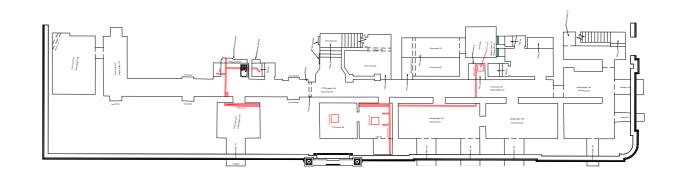
**Existing Basement Floor Plan** 





Existing Basement Plan showing (in red) existing items which would be removed to achieve the proposals





# 5.3.1 West (Bute Street) Elevation (showing Cory's Building's Frontage)

Cory's Building certainly has a 'front' elevation, and this is the one seen from Bute Street to the west. It is also, in part, the one seen from James Street to the west.

The top drawing to the right (the 'demolition' elevation which identifies, in red, any fabric being removed as a result of the proposals) shows no loss of external fabric, nor change to the external fabric, to this prominent elevation at all.

The middle drawing to the right (the 'proposed' elevation) shows nothing added to the frontage of Cory's Building.

The proposed drawing does, however, show the proposed new structure behind Cory's Building, rising above the roofline of Cory's. On the drawing, it is clearly noticeable; however, the reality is that perspective means that the new structure is unlikely to be visible from the other side of Bute Street, at pavement level - see the photograph below. The location of the new structure, behind Merchant Place, also means that it is not visible from down James Street - see the CGI at the bottom of the page.













## 5.3.2 South (Bute Place) Elevation (showing Merchant Place Front & Cory's Building Side)

Merchant Place likewise has a 'front' elevation, and this is the one seen from Bute Place to the south. Due to the additional two storeys at the top of Cory's Place, Merchant Place is lower than Cory's in height. Also, the width of Bute Place is a little more than that of Bute Street. As a result, despite the impact of perspective, the new structure would be more apparent from the south.

Again, the top drawing to the right (the 'demolition' elevation which identifies, in red, any fabric being removed as a result of the proposals) shows no loss of external fabric, nor change to the external fabric, to this prominent elevation at all.

The middle drawing to the right (the 'proposed' elevation) shows nothing added to the frontage of Merchant Place or the side of Cory's Building.

The drawing does, however, show the proposed new structure behind Merchant Place rising above its roofline. On the drawing, it is clearly noticeable. In reality, it would indeed be apparent; however, its impact would be much less that it appears on the elevation, due to the result of perspective from the other side of Bute Place, at pavement level - see the photograph below. The CGI at the bottom of the page shows how little of the new structure would be visible from Bute Place.







Demolition South (Bute Place) Elevation (Merchant Place Front & Cory's Building Side)



Proposed South (Bute Place) Elevation (Merchant Place Front & Cory's Building Side)



Existing South (Bute Place) Elevation (Merchant Place Front & Cory's Building Side)

# 5.3.3 East (Docks Lane) Elevation (showing Merchant Place Side & Cory's Building Rear)

From the east of the site - from Docks Lane and Lloyd George Avenue - where the open part of the site, as it is now, is in the forefront, with the rear of Cory's Building behind - the new structure would be very much apparent. The existing 4m high brick wall on the eastern edge of the site, which would be retained (all but the formation on one new opening), would, however, provide a physical 'buffer' between Docks Lane and the new structure; as well as - with perspective, and the fact that the structure would be a few metres back from the wall - a visual limiter to what is visible behind from Docks Lane. However, as one moves further away from the wall towards Lloyd George Avenue and The Flourish, and the impact of the 'buffer' wall and perspective reduces, the new structure will be the dominant element. This being said, the row of closely set mature trees would act as a significant physical and visual buffer between the site and the wider setting, which would impact all views towards the site from the east, north east and south east. The photograph below shows that row of trees during January, when at their most bare, providing some visual screening; whilst their well-spread verdant canopy, during summer months, provides significantly more screening.

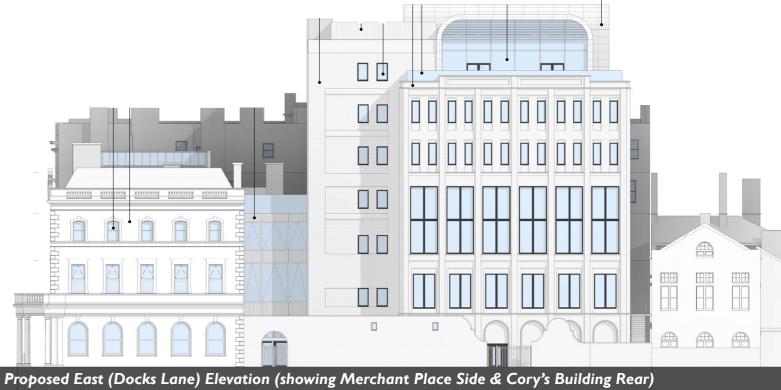
All of this being said, the new structure, with its width and height, would result in a significant change to the view from the east. However, one must state that, between 1880 and 2008, there had always been a building on the site; and the rear elevation of Cory's Building is bare, utilitarian and never designed to be exposed to wide views.













# 5.3.4 North Elevation (showing Cory's Building's Side & Merchant Place Rear)

The top drawing to the right (the 'demolition' elevation which identifies, in red, any fabric being removed as a result of the proposals) shows the proposed removal of the two-storey range at the rear of Merchant Place.

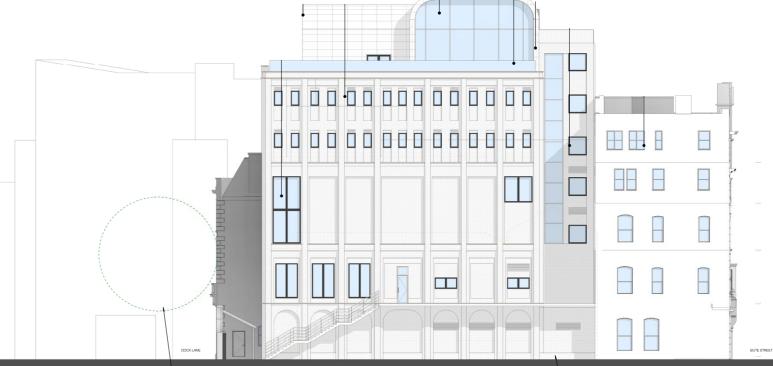
The middle drawing to the right (the 'proposed' elevation) shows the obvious full-height addition of the new structure. This is, however, a view not seen either from within the site; nor outside the site; nor, barely, from Custom House, as its south elevation only comprises 2no. windows; again resulting from the fcat that the space in front was never open.

The view towards the building from outside the site to the north, up Bute Street, is a long one which shortens as one approaches the site. In front of the site, and hence, in front of the new structure, is the three-storey Custom House building. This shields much of the view of the new structure, albeit the top few storeys are visible from most of this Bute Street North view.









Proposed North Elevation (showing Cory's Building's Side & Merchant Place Rear)



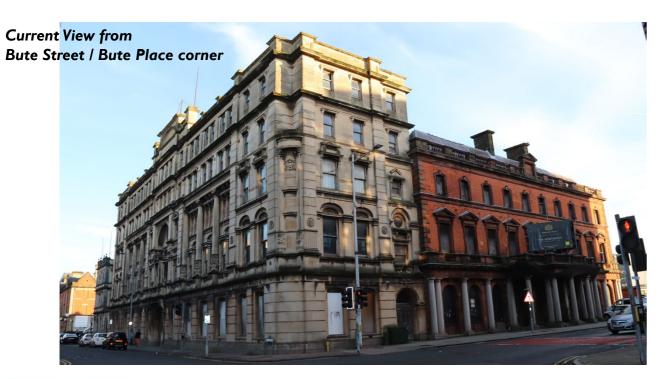
Existing North Elevation (showing Cory's Building's Side & Merchant Place Rear)

# 5.4.1 Oblique Views of the Proposal from Pavement level

Below are photographs of the site taken of the south west and north west corners, from pavement level - i.e. the view that the vast majority of people get of the site. To the right are CGIs of approximately the same views with the proposed new structure behind Cory's Building and Merchant Place.

Any visual impact on the most important south west (Bute Street / Bute Place) view (top) - from the proposed new structure and any changes, be they minimal, to the external fabric of Cory's Building and Merchant Place - is barely apparent, as seen on the topmost CGI to the right.

The visual impact is much greater from the north west view (bottom); however, even here, the impact is significantly reduced by the presence of Custom House immediately in front. The fact that Custom House is only three storeys high, however, (albeit three good sized storeys) means that a good 2-3 storeys of the new structure are visible, which includes the top storey auditorium, with its large 'window' looking up Bute Street, and the bronze metal cladding to the two structures enclosing the auditorium and the exhibition space.











# 5.4.2 Oblique Views of the Proposal from Pavement level

Below are photographs of the site taken of the south east and north east corners, from pavement level - i.e. the view that the vast majority of people get of the site. To the right are CGIs of approximately the same views with the proposed new structure in front of Cory's Building and Merchant Place.

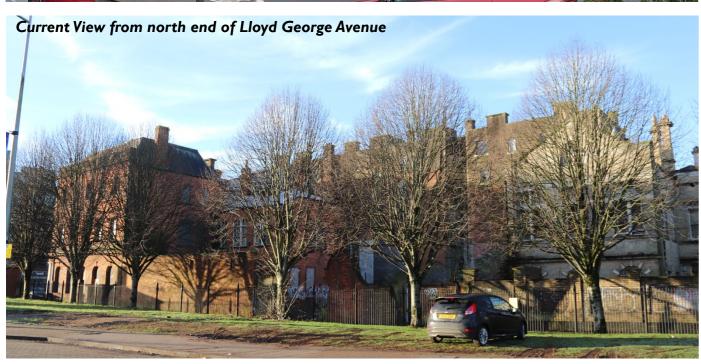
Clearly the visual impact of the new structure is more significant in these two views.

To the south east view, the visual impact is one of the new structure behind that of Merchant Place. The new structure is significantly taller than Merchant Place, increasing its impact; however, its materiality seeks to mitigate this. Immediately behind, the new structure is clad in dark grey brickwork of two shades. The effect is to reduce its visual impact and make it apparently sit further back, acting more as a negative shadow. To the side, however, the new structure is clad in three shades of brown brick. This responds to the appearance of Merchant Place and makes the east face of the new structure a considered companion to Merchant Place.

To the north east view, where the new structure forms the new frontage to the site, the brown brickwork, reflecting Merchant Place, is used on the east and north elevations, thereby providing a strong corner to the site, much as the south east corner does with Merchant Place's two main elevations. To this corner, the new structure would provide a rise in height to the rest of the site. The structure would then be capped off with the two bronze metal-clad structures enclosing the auditorium and the exhibition space.

The use of two grey colours and three brown colours to the brickwork works to provide depth to the elevations, which would provide a similar impact to the depth provided by decorations and architectural features on the Merchant Place and Cory's Building elevations.









#### 5.4.3 More Distant Views towards the Site

From the east of the site - from Roald Dahl Plass, Lloyd George Avenue, the Wales Millennium Centre and the Red Dragon Centre - where the open part of the site, as it is now, is in the forefront, with the rear of Cory's Building behind; the views towards the new structure are most apparent. Indeed, whilst Bute Street, to the west, means that one does not have the long distant open views towards the site from the west; the hard landscaping to the east, and the open nature of the setting on this side, means that one has many long distant open views towards the site from the east.

The impact of the new structure from these longer views is notable. The effect, however, of the two-layered elevations - the brown brickwork, responding to Merchant Place, sitting forward of the dark grey brickwork, with the 'shadow' effect that it forms, does what it can to break down and reduce the height of the new structure, and its impact.

In all of this, the dark grey elements of the structure behind the brown frontages, appear to successfully reduce the overall visual impact of the new structure.









#### 5.5.1 Elevational Treatment

As stated, whilst the new structure is significantly taller than Merchant Place, its materiality seeks to mitigate this. Immediately behind, the new structure is clad in dark grey brickwork of two shades, the effect being to reduce its visual impact and make it apparently sit further back, acting more as a negative shadow. To the side, however, the new structure is clad in three shades of brown brick, the effect being to respond to the appearance of Merchant Place and make the east face of the new structure a considered companion to Merchant Place.

The use of two grey colours and three brown colours to the brickwork works to provide depth to the elevations, which provides a similar impact to the depth provided by decorations and architectural features on the Merchant Place and Cory's Building elevations.

The effect of the two-layered elevations - the brown brickwork, responding to Merchant Place, sitting forward of the dark grey brickwork, with the 'shadow' effect that it forms - does what it can to break down and reduce the height of the new structure, and its impact.

In addition to this, the articulation of the brown-brick facade seeks to respond to that of Merchant Place. The ground storey, with its arched-headed tall windows; and the first and second stories, with their square-headed tall windows; the uniformity of consistent first and second floor treatment; and the order of the window bays at each floor.





# 5.5.2 Elevational Treatment

The order and proportions of the brown-bricked frontage to the proposed new structure not only respond to the 3-storey Merchant Place, but they also respond to the 5-storey Cory's Building.

Whilst the new structure's frontage makes up 6no. storeys, the elevational treatment shows a 5no. layered facade. This draws significant reference from the 5-storeyed facade of Cory's Building, with its first and second storeys the focus - with larger windows and the strong vertical emphasis of columns and pilasters between window bays; and the top two storeys squatter and with smaller windows, paired; with a flat cornice and a slightly higher central section.

The proposed frontage shares the layering of Merchant Place and Cory's Building as well as their orders and proportions. The horizontality of Merchant Place and Cory's Building is reflected, as is the verticality of Cory's.







#### 5.5.3 Elevational Treatment

The greatest impact of the new structure, and the proposals in their entirety, would be the view from the east and north east, where the structure rather towers over Custom House.

From this view, the new structure is very much physically separate from Merchant Place, whilst appearing to share, to some extent, materiality, language and aesthetic with it. This is partly the result of the fact that the new structure connects to Merchant Place quite some way back from the frontage, exposing much of Merchant Place's north / rear facade; and partly because of the dark grey 'negative' between the two 'positives'. In this respect, the two buildings do not appear to be 'one', but 'two'.

The new structure is capped with the two bronze-clad, picture-windowed structures, which are set back from the brown-bricked frontages, and provide a very different 'capping' to those at Merchant Place and Cory's Building. However, it should be remembered that, when built, Bruton and Williams' vision for Cory's Building was for an extremely ornate and eye-catching roofline with its 3no. pavilion roofs and multitude of tall finials, removed some time between 1907 and 1929. This proposal nods towards what would have been a very different aesthetic for Cory's Building than we have now.





# 5.6 Mechanical & Electrical Servicing Strategy

The two most significant factors relating to the Mechanical & Electrical Servicing Strategy and its impact of the heritage assets are:

- Impact on the Fabric; and
- Impact of the Character.

In both cases, the design has been developed in an attempt to minimise any negative impact on the heritage and historic fabric. However, it has been acknowledged that expectations for the environmental conditions of buildings are, in 2022, very different to what they were in the 1880s and the period since.

Expectations are for internal conditions to be more temperate; for air circulation to be good without the need to open windows and have the traffic outside impact upon activities inside; and for power and data communications to be available throughout each space. Ongoing drives towards a more sustainable built environment also seeks to increase insulative levels within new and existing buildings.

Discussions ensued over how one might best seek to limit heat loss from the building, and also control the break-in and -out of sound.

The use of insulation on walls was deemed to be unsuitable, given the solid masonry construction of the walls and the need for vapourpermeability to remain unimpeded.

However, given the concrete roof slab to Cory's Building, insulation over the roof slab was deemed to be a viable means of controlling some heat loss. Likewise, it was felt that inserting insulation into the pitched roof build-up of Merchant Place would be sensible, as long as the selected insulation was vapour-permeable and allowed for the free passage of moisture through the roof area to be retained.

The windows to both Cory's Building and Merchant Place are, in the main, large pane timber sashes; as it appears they have always been. The window frames are, of course, relatively slender, as they are holding single glazed panes; but, given the fact that there are no very slender glazing bars, it seems that the frames would be capable of accommodating double glazing panes without needing to alter the frames themselves. However, being of a size suited to single glazing, it is unlikely that a standard 24, 26 or 28mm double glazed unit would be suitable; and so, the proposals involve the insertion of Slimline double-glazed units into the windows, of 14mm thickness (4-6-4). This change would notably improve thermal efficiency, albeit not to the levels of full double glazing, as well as acoustic insulation from the road outside.



Example of timber sash windows to Merchant Place



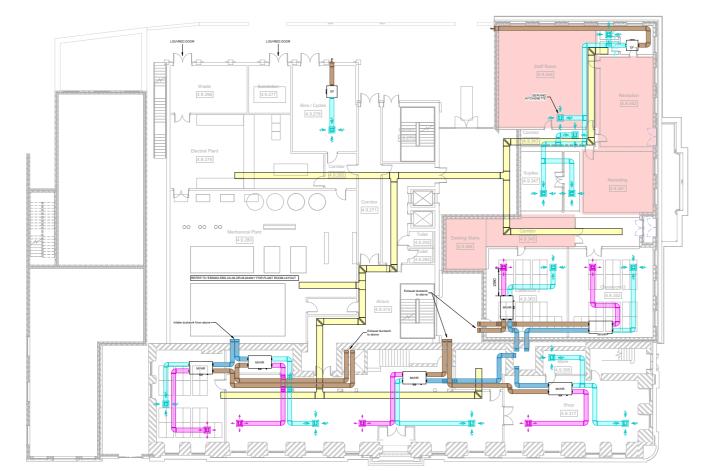
Example of timber sash windows to Cory's Building

The proposals involve a reliance upon natural ventilation to most of the spaces within Merchant Place, through the opening of windows and, possibly, the use of existing chimney shafts. Those spaces colour in pink on the plans on this page are those rooms which are to rely on natural ventilation. This means minimal intervention of ductwork and, then, only really to the central corridor and the large spaces to the west end of all three floors.

Whilst natural ventilation is viable in these Merchant Place spaces, as this building would be used for staff offices, in the main; this is not an option for the spaces in Cory's Building. Here, most spaces will be used for teaching, where sound from the street outside needs to be limited, making opening windows inviable for day-to-day ventilation. To Cory's Building, therefore, most spaces are proposed to be mechanically ventilated. Given the manner in which air would be distributed around the building, a network of ducts is unavoidable. Their routes are shown in the plans on this page.

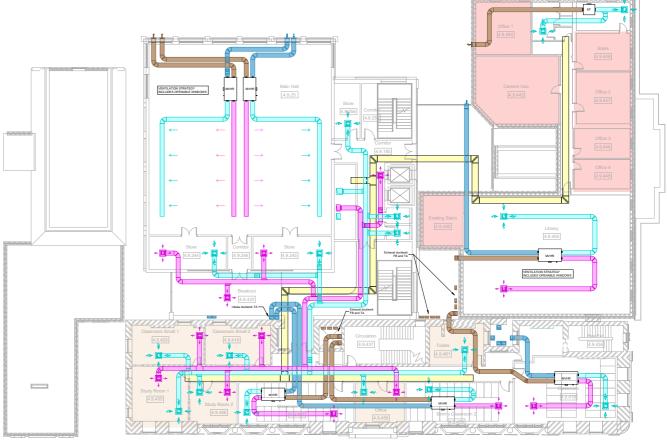
Whilst the visual impact of ducts is unfortunate, albeit necessary; there is comfort in the knowledge that the internal spaces will be well-ventilated at all times, thereby controlling the risk of condensation, mould and rot within the building fabric, as moisture will be suitable evaporated from surfaces by the movement of air within the spaces. Given the heating through the buildings, this air being moved around will be warm when the outside temperature is cold. This will also aid in controlling any detrimental impact of moisture build-up internally, as warmer air can hold more moisture than cool air and reduces the transfer of moisture to surfaces.





**Ground Floor Ventilation Proposals** 



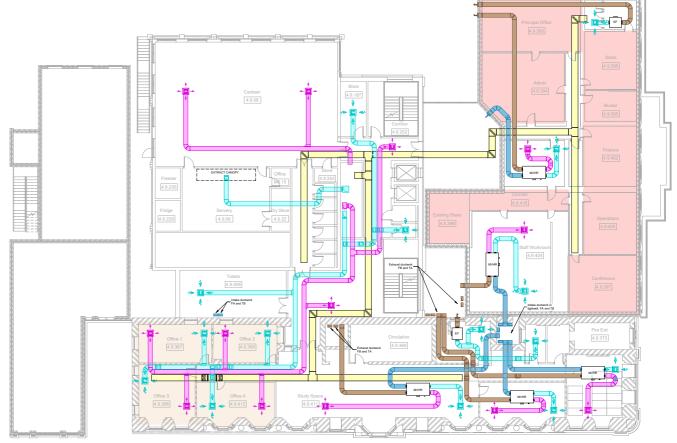


#### Second Floor Ventilation Proposals

Space Ventilation Strategy

Natural Ventilation

Served from roof AHU



First Floor Ventilation Proposals

# 6.0 SECTION FIVE – ASSESSMENT OF IMPACT OF THE PROPOSALS

### 6.1 Statement of Impact on the Exterior, Context & Setting

The proposals result in no change, loss or addition to the frontages of both Cory's Building and Merchant Place, nor to the two side elevations of Cory's or the one side elevation of Merchant, aside from like-for-like repairs and restorations.

The proposals result in no change to the pitched roof of Merchant Place nor the flat roof of Cory's Building, apart from the removal of the 5no. small pyramidal glazed rooflights.

In these extremely important respects, the impact of the proposals on the exterior of the two listed buildings - Cory's Building and Merchant Place - is almost negligible.

The most significant change to the site and the existing buildings would be the insertion of the new structure at the rear of both buildings. This would be linked back to Merchant Place's two original circulation corridors (that to the Mercantile Offices to the east and that to the Telegraph and Post Office to the west) through some existing and some new openings; and back to Cory's Building through existing openings in its rear elevation, albeit ones which will require window cills to be dropped to form doors.

The fenestrated parts of the rear elevation of Merchant Place would be unconnected to the new structure, and hence unimpacted; whilst the rear elevation of Cory's Building consists of no doors and few windows, most of which would look into a foyer space within the new structure; whilst others will continue to overlook Merchant Place's roofspace.

This lack of impact on openings or features within the two rear elevations is the result of this site having previously, and originally, been occupied by the rear wing of Merchant Place pretty much to the extent that the proposals now occupy the site. In this respect, the new structure will cause little or no detriment or negative impact to the rear of Merchant Place or Cory's Building; indeed, it will revert back to the original relationship of this site being occupied and the rear elevations of Cory's Building and Merchant Place (in part) not being exposed.

The most significant loss to the existing fabric, resulting from the proposals, would be the projected two-storey range at the rear of Merchant Place. This structure was original to the 1881 construction and appears to have always been two large, unpartitioned spaces, one on top of the other, with a number of large windows on both east and north elevations.

Whilst noted as a loss, this structure had already been consented for demolition with the application no. 07/1894C, dated 2007, but not demolished in 2008, as the rest of the range had been.

Beyond the dropping of some window cills to form doors to Cory's Building's rear elevation, the forming of a couple of new openings to Merchant Place's rear elevation, and the loss of the 5no. small pyramidal rooflights to Cory's, no other element of external envelope would be lost in the proposals.

Any visual impact from the proposed new structure behind the two existing buildings, on the most important west (Bute Street) and south west (Bute Street / Bute Place corner) views, would be barely apparent.

The view from the south towards Merchant Place, from Bute Place, would be impacted by the proposed new structure behind it rising above its roofline. However, perspective and the width of Bute Place would limit this impact. Also, the use of dark grey bricks as the facing material to this south elevation of the new structure would give it a more negative visual impact against that of the red/brown bricked frontage of Merchant Place.

The visual impact of the proposed new structure is much greater from the north west view up Bute Street; however, even here, the impact is significantly reduced by the presence of Custom House immediately in front. The fact that Custom House is only three storeys high, however, (albeit three good sized storeys) means that a good 2-3 storeys of the new structure are visible, which includes the top storey auditorium, with its large 'window' looking up Bute Street, and the bronze metal cladding to the two structures enclosing the auditorium and the exhibition space.

From the east and north east of the site - from Docks Lane and Lloyd George Avenue - where the open part of the site, as it is now, is in the forefront, with the rear of Cory's Building behind - the new structure would be very much apparent, resulting in a significant change to the view. The existing 4m high brick wall on the eastern edge of the site, which would be retained (all but the formation on one new opening), would, however, provide a physical 'buffer' between Docks Lane and the new structure; as well as - with perspective, and the fact that the structure would be a few metres back from the wall - a visual limiter to what is visible behind from Docks Lane. Also, the row of closely set mature trees on the other side of Docks Lane would act as a significant physical and visual buffer between the site and the wider setting, which would impact all views towards the site from the east, north east and south east.

However, one must state that, between 1881 and 2008, there had always been a building on the site; and the rear elevation of Cory's Building is bare, utilitarian and never designed to be exposed to wide views. Again, to insert a new building in this location is consistent with the history of the site and these two listed buildings.

In terms of the aesthetics, whilst the new structure is significantly taller than Merchant Place, its materiality seeks to mitigate this. Immediately behind, the new structure is clad in dark grey brickwork of two shades, the effect being to reduce its visual impact and make it apparently sit further back, acting more as a negative shadow. To the side, however, the new structure is clad in three shades of brown brick, the effect being to respond to the appearance of Merchant Place and make the east face of the new structure a considered companion to Merchant Place.

The use of two greys and three browns to the brickwork provides depth to the elevations, which provides a similar impact to the depth provided by decorations and architectural features on the Merchant Place and Cory's Building elevations. The effect of the two-layered elevations - the brown brickwork, responding to Merchant Place, sitting forward of the dark grey brickwork, with the 'shadow' effect that it forms - does what it can to break down and reduce the height of the new structure, and its impact.

In addition to this, the articulation of the brown-brick facade seeks to respond to that of Merchant Place: the ground storey, with its archedheaded tall windows; and the first and second stories, with their squareheaded tall windows; the uniformity of consistent first and second floor treatment; and the order of the window bays at each floor. Again, in all of this, the dark grey elements of the structure behind the brown frontages, appear to successfully reduce the overall visual impact of the new structure. With only a few, smaller, windows, this grey element separates the brown frontage from both existing facades and allows it to make these references without appearing to try to continue them.

The order and proportions of the brown-bricked frontage to the proposed new structure not only respond to the 3-storey Merchant Place, but they also respond to the 5-storey Cory's Building.

Whilst the new structure's frontage makes up 6no. storeys, the elevational treatment shows a 5no. layered facade. This draws reference from the 5-storeyed facade of Cory's, with its first and second storeys the focus - with larger windows and the vertical emphasis of columns and pilasters between window bays; and the top two storeys squatter and with smaller windows, paired; with a flat cornice and a slightly higher central section.

The proposed frontage shares the layering of Merchant Place and Cory's Building as well as their orders and proportions: the horizontality of Merchant and Cory's is reflected, as is the verticality of Cory's.

The 'Mount Stuart Square Conservation Area Appraisal' document talks about the area being "characterised by dense development with buildings forming a largely continuous frontage along the street, creating a strong feeling of enclosure. Plots are normally intensively developed with the converted houses and the purpose-built commercial buildings making full use of the available land." The proposals, in building once again on this plot, is consistent with this characteristic.

In terms of design, the 'Appraisal' states, of the area, that "the overall massing of the large commercial buildings is visually reduced by the incorporation of vertical architectural elements including pilasters, columns and window arrangements. This breaks up the facade into sections, creating a rhythm that integrates them into the pattern of older, smaller scale buildings." This is also characterised within the design proposals for the new structure.

The 'Appraisal' also celebrates the fact that "I-3 Bute Place (Merchant Place) and Cory's Buildings on the corner of Bute Street provide a strong frontage which helps to define the gateway into the southern end of the Conservation Area." This would be unaffected by the proposals.

### **6.2** Statement of Impact on the Interior

Internally, to Merchant Place, the proposals involve the retention of every existing internal partition, along with all of its main structural walls.

The only internal change within Merchant Place would be the formation of one door opening on the second floor, along with the formation of two new door openings where the new structure meets the existing.

To Cory's Building, the proposals involve the retention of almost every existing internal partition, along with all of its main structural walls; the only exceptions being as few as 3no. small sections of timber partitioning; most, indeed probably all, not being original.

This is all a result of the fact that the brief can meet the strategy which the team commenced with, which is to work with the building, not against it, allowing the original layouts to, at least as fas as possible, influence the new layout.

However, in order to meet the brief for certain space sizes, a series of new partitions are also proposed to both Merchant Place and Cory's Building.

Given the fact that most of the original partitions within Merchant Place remained after the 2008 strip-out, few new partitions are proposed. In these cases, they would sub-divide lesser significant spaces, leaving the more significant, larger, spaces unimpacted, such as the central space to the first floor Mercantile Offices and the large second floor room to the Telegraph and Post Offices.

In retaining all of the partitioning, and being consistent with the existing layout, the separation of the two elements - the Mercantile Marine Offices and the Post and Telegraph Offices - will remain intact and legible, as will the circulation patterns and the nature and proportions of all of the more significant spaces.

To Cory's Building - where most of the pre-2007 and original partitions have since been removed - many, albeit not all, of the new partitions are planned to be installed on the line of earlier / original partitions. In these cases, principally on first and second floors, the fabric damaged / scarred on the floors and ceilings from previous partitions may be reinstated, a particularly interesting matter at the ceilings, where plaster mouldings still exist, but have no partition to sit against.

In following the line of original partitions to Cory's Building, the original layouts would be, in the main, re-laid. This involves reverting back to the configuration of a corridor along the length of the building with cellular spaces off it (offices to the west, with windows; ancillary spaces to the east, usually without windows). At both ends of the corridor was/will be a significant timber-panelled room which would have been an important office, and on the second floor the most important conference room. The proposals seek to retain not only the existing/original fabric of partitions, timber panelling, plasterwork etc; but also this concept of the original layout.

In both buildings, these additional partitions which are proposed, providing further sub-division, would be deemed to be reversible, should their removal be desired in the future.

The proposals seek to save almost all of the existing fabric, fixtures, features and aesthetic of the building interiors, repair and restore it, and bring back the original character of the interiors and spaces.

At Merchant House, the proposals will look to retain, repair and celebrate:

- The 2no. decorative cast iron balustrading and hardwood handrails to the lower flights of the staircases, with those lost infill balustrade panels replicated;
- The less ornate, more uilitarian timber balustrading to the upper flight of these staircase;
- The top-lit top room to no.1, with its patent glazed rooflight, intricate lightweight iron trusses & diagonal timber sarking boards;
- The mosaic tile flooring to the front room on no.1, with its Victorian mix of russet, black, cream and white colours;
- Those fireplace surrounds which remain;
- The brickwork internal walls and filler joist floors with arched soffits to the basement;
- Those iron ceiling roses which remain, such as the one to the no. I rear range;
- As much as possible of the lath and plaster ceilings, cornices and covings which remain;
- As many of the timber window frames which remain, along with their wrought iron internal railings;
- The cast glass pavement lights which remain; and
- The coal chute in the basement.

Where timber trims, especially the fluted pilaster fronts, have been saved and stacked up, the proposal is to review those and re-use them, if and where their providence can be established.

With the number of cast iron radiators also saved and stored, the Engineers will look into whether they can be viably re-used. This may, however, not be the case.

At Cory's Building, the proposals will look to retain, repair and celebrate:

- The decorative cast iron balustrading and new posts, ornate hardwood handrail and stone steps to the lower flights of the staircases, with particular focus on the highly decorative and high significant flight directly in front of the main entrance;
- The plastered composite twinned columns both sides of the staircase, which will require significant restoration;
- The polished stone tile flooring to the main entrance, with new partitions replacing those which have scarred where a lobby once lived:
- The large sliding timber doors to this main entrance, along with the segmental arched overlight above the doors; which may not be able to be used, as they would not be viable within modern legislation, but could be fixed in an open position as a record of once bening the front doors;

- As much as possible of the plaster cornices to the ground floor lath & plaster ceiling and downstand beams;
- As much as possible of the plaster mouldings to the ceiling above the entrance which identifies where a lobby once was, and new / replacement partitioning is proposed;
- As much as possible of the plaster cornices to the upper floor lath & plaster ceilings and downstand beams. Whilst most of the internal partitions have been lost, these cornices show where partitions used to be, and explain the previous/original layouts;
- As much as possible of the ornate timber door surrounds;
- As much as possible of the timber skirtings and dado rails;
- The iron vents in the cills of many tall windows, along with the moulded panels alongside;
- As much as possible of the timber windows and the timber panelled reveals, surrounds and walling below the cills; and the ornate panelling above the windows;
- As much as possible of the upper floor timber board and wood block parquet flooring;
- Those fireplace surrounds which remain;
- As much as possible of the decoration and features of the offices and conference rooms at the two ends of both the first and second floor, with their timber panelling and plaster ornamentation;
- The bunds to the basement door thresholds.

The approach is to retain and repair much of the historic internal fabric which remains, celebrating it for its quality and character. In the case of both buildings, what is great is that this can be done without compromising the new uses.

For example, both buildings still have stone staircases with ornate cast iron balustrading and hardwood handrails in relatively good condition. In Cory's Building, there is a stunning decorative iron balustrade and newel post to the ground floor. These are to be retain, repaired and used.

Either side of this stair are plastered composite twinned columns of significance; and, in front, there is a polished stone tile floor to the main entrance, with scars where a lobby once lived; and large sliding timber entrance doors. These will be repaired and retained, and this once special entrance lobby restored.

Both buildings, however, moreso Cory's Building, retain some good examples of lath and lime plasterwork, timber panelling and ornate timber surrounds to openings, much of which will be retained and repaired, particularly at those end rooms and around window.

Both buildings also retain areas of mosaic tile, timber boarding and wood block parquet flooring, which will be retained, where possible.

One of Merchant Place's upper rooms is top-lit with a large patent glazed rooflight with intricate lightweight iron trusses and diagonal timber sarking boards. This room will be restored. Also proposed for restoration is the central room to the first floor of Merchant Place, with its pitched rooflight and deep plaster coving around the edge.

### 6.3 Impact on Historical Value

Historical Value is deemed to be the associative or illustrative ways in which past people, events and aspects of life can be connected through a place to the present.

Both Cory's Building and Merchant Place are historical assets which can very well illustrate commercial life in late Victorian and Edwardian Cardiff at a time of great success and growth, and immense wealth, in the Docks area. The two buildings, along with many of their neighbours, illustrate the dramatic development of Cardiff, through its docks, and their connection with South Wales hinterlands; and the influx of businesses taking commercial advantage of the trade opportunities, not least the coal and shipping agents and the bankers. They illustrate the value to Cardiff of these personalities who commissioned them through the architectural statements of the buildings built for and by them; and they can tell us a lot about working practices during the Victorian and Edwardian eras, and how buildings of that period were constructed, articulated, finished and fitted out.

This historical value is considerable, not least because the two buildings retain much of their original form and external appearance within a relatively unchanged setting, at least to the front on Bute Street and Bute Place, if not so much to the rear, on Lloyd George Avenue. Cory's Building retains the same plan form, elevational treatment and architectural detail now as it did 133 years ago; subject, of course, to the addition of the two top storeys some 100 years ago (some time between 1907 and 1929). Merchant Place also retains the same plan form, elevational treatment and architectural detail as it did 141 years ago, insofar as its principal front range is concerned; however, its rear ranges were demolished around 14 years ago. Historic photos from their early years, show very little change indeed to their principal elevations onto Bute Street and Bute Place.

Cory's Building and Merchant House are deemed to be of local, and arguably regional, historical importance; for:

- Their illustration of Cardiff's dramatic growth in its affluent and influential late Victorian and Edwardian eras, due to the docks and their connection with South Wales' industrial heartland;
- What they can tell us about commercial life from this busy period, and the manner in which people worked and interacted;
- What they can tell us about how buildings of the time were constructed, decorated and fitted out;
- The retention of much of the buildings' original form and external appearance within a relatively unchanged setting, albeit acknowledging the loss of the rear ranges to Merchant Place;
- The retention of some of their most interesting internal features, albeit weighed against the loss of a considerable amount of internal fabric;
- Their much-loved Classical Italianate designs, with their frontages providing a very strong presence onto the streetscape and the wider setting;
- The articulation of those designs, their detailing (some being rather playful) and the quality of materials used.

Cory's Building and Merchant House make a moderate to strong contribution to the significance of their place, forming a key piece of its history and cultural value. Together, and apart, they are both deemed to possess Medium to High Historical Value.

Efforts should therefore be made to protect and enhance the assets and preserve their heritage value; focusing on conservation in the main; though a degree of flexibility would be acceptable in the way they may be altered, adapted and built upon; particularly where such adaptation would not have a notably detrimental bearing on those aspects of most significance – the two front (and two side) facades; the forms of the front ranges; and the layouts and retained fixtures and finishes to these two front ranges.

The proposals seek to retain almost all of the original fabric of the two listed buildings. The proposals make no changes to their very important frontages onto Bute Street and Bute Place. In all but one aspect at the rear of Merchant Place, the existing (and, in the main, original) form and external appearance of the two buildings would be retained. In so doing, the proposals seek to make no change to the impact that the two buildings have on the historic Cardiff Bay streetscape, identified, within the 'Mount Stuart Square Conservation Area Appraisal' document, as being historically significant.

The proposals will, therefore, not detrimentally impact upon the ability for these two buildings to continue to be a major part of the historic story of Cardiff's Victorian Docks and the impact they had on the city's growth.

In fact, insofar as a well-preserved building can illustrate an aspect of past life much better than can a damaged building, the repair and restoration, and subsequent ongoing maintenance, of the two buildings will increase their historic value.

In the same way, the proposals to retain, and restore, almost all of the historic interiors, in terms of layout, fabric and aesthetic, ensures that the buildings will be able to continue to tell the story of commercial life from this busy period, and the manner in which people worked and interacted.

Indeed, these buildings have been derelict and out of use for many years, and so simply repairing them and bringing them back into use would increase their historic value, by allowing people to enjoy them again. People will, once again, be able to enter the buildings and make use of them. What is, however, particularly pertinent in this case is that the majority of people who will be spending time in these buildings will be young people in education, for whom simply being involved with the building day-to-day will significantly improve their appreciation of the buildings, of the area, and of the rich history of the Cardiff Docks.



1907 (sent) postcard of Merchant Place (source: 'thingspostal.org.uk') showing activity outside Merchant Place and Cory's Building

### 6.4 Impact on Evidential Value

Insofar as Evidential Value is deemed to derive from those elements of a historic asset that can provide evidence about past human activity, and especially its historic fabric, Merchant Place and Cory's Building possess considerable evidential value; as they retain much of their original form and external appearance within a relatively unchanged setting, at least to the front on Bute Street and Bute Place, if not so much to the rear, on Lloyd George Avenue.

Loss of much of the internal fabric of both buildings does, of course, reduce their evidential value, as that impacts upon one's ability to 'read' the interiors and life within; however, enough of the important fabric – floors, primary internal walls and staircases – remains, and what doesn't remain – internal partitions, fixtures and fittings – can either be 'read' from the 'scars' on the ceilings, floors and walls; or appreciated from plans produced before the internal strip of 2008, or soon thereafter. The permanent loss of much original evidential value internally is countered by the retention of so much, particularly on the external envelope; and the relatively unchanged context and setting for over 100 years. Cory's Building and Merchant House are therefore deemed to possess Medium to High Evidential Value.

Efforts should therefore be made to protect and enhance the assets and preserve their heritage value; focusing on conservation in the main; though a degree of flexibility would be acceptable in the way they may be altered, adapted and built upon; particularly where such adaptation would not have a notably detrimental bearing on those aspects of most significance – the two front (and two side) facades; the forms of the front ranges; and the layouts and retained fixtures and finishes to these two front ranges.

Where the proposals are particularly successful is in the way they retain almost all of that original, historic fabric which remains now. Very little of the existing fabric - and hence its evidential value - would be lost within the proposals.

The one loss of note would be that of the projected two-storey range at the rear of Merchant Place. This structure was original to the 1880 construction and appears to have always been two large, unpartitioned spaces, one on top of the other, with a number of large windows on both east and north elevations. Whilst noted as a loss, this structure had already been consented for demolition with the application no. 07/1894C, dated 2007, but not demolished in 2008, as the rest of the range had been.

All other external and internal fabric losses are very small and insignificant and relate, in the main, to the formation of door openings either by dropping window cills or forming new openings in existing walls. These, however, are few, and always occur at less significant locations.

No loss of fabric is proposed to any of the highly significant front or side elevations, only those to the rear.

Of the few elements of fabric proposed for removal, in all cases these are deemed, on the Significance Plan within the 'Heritage Assessment' to be of 'Some Significance' or 'No Significance', but not 'Considerable' nor 'Highest' Significance.

Internally, to Merchant Place, the proposals involve the retention of every existing internal partition, along with all of its main structural walls.

The only internal change within Merchant Place would be the formation of one door opening on the second floor, along with the formation of two new door openings where the new structure meets the existing.

To Cory's Building, the proposals involve the retention of almost every existing internal partition, along with all of its main structural walls; the only exceptions being as few as 3no. small sections of timber partitioning; most, indeed probably all, not being original.

In retaining all of the partitioning to Merchant Place, and being consistent with the existing layout, the separation of the two elements - the Mercantile Marine Offices and the Post and Telegraph Offices - will remain intact and legible, as will the circulation patterns and the nature and proportions of all of the more significant spaces.

To Cory's Building - where most of the pre-2007 and original partitions have since been removed - many, albeit not all, of the new partitions are planned to be installed on the line of earlier / original partitions. In these cases, principally on first and second floors, the fabric damaged / scarred on the floors and ceilings from previous partitions may be reinstated, a particularly interesting matter at the ceilings, where plaster mouldings still exist, but have no partition to sit against.

In following the line of original partitions to Cory's Building, the original layouts would be, in the main, re-laid. This involves reverting back to the configuration of a corridor along the length of the building with cellular spaces off it (offices to the west, with windows; ancillary spaces to the east, usually without windows). At both ends of the corridor was/will be a significant timber-panelled room which would have been an important office, and on the second floor the most important conference room. The proposals seek to retain not only the existing/original fabric of partitions, timber panelling, plasterwork etc; but also this concept of the original layout.

The proposals seek to save almost all of the existing fabric, fixtures, features and aesthetic of the building interiors, repair and restore it, and bring back the original character of the interiors and spaces.

The approach is to retain and repair much of the historic internal fabric which remains, celebrating it for its quality and character. In the case of both buildings, what is great is that this can be done without compromising the new uses.

For example, both buildings still have stone staircases with ornate cast iron balustrading and hardwood handrails in relatively good condition. In Cory's Building, there is a stunning decorative iron balustrade and newel post to the ground floor. These are to be retain, repaired and used.

Either side of this stair are plastered composite twinned columns of significance; and, in front, there is a polished stone tile floor to the main entrance, with scars where a lobby once lived; and large sliding timber entrance doors. These will be repaired and retained, and this once special entrance lobby restored.

Both buildings, however, moreso Cory's Building, retain some good examples of lath and lime plasterwork, timber panelling and ornate timber surrounds to openings, much of which will be retained and repaired, particularly at those end rooms and around window.

Both buildings also retain areas of mosaic tile, timber boarding and wood block parquet flooring, which will be retained, where possible.

One of Merchant Place's upper rooms is top-lit with a large patent glazed rooflight with intricate lightweight iron trusses and diagonal timber sarking boards. This room will be restored. Also proposed for restoration is the central room to the first floor of Merchant Place, with its pitched rooflight and deep plaster coving around the edge.

### 6.5 Impact on Aesthetic Value

Aesthetic Value relates to the external appearance and form of an asset and its relationship to its context and setting. Aesthetic Value derives from the way in which people draw sensory and intellectual stimulation from an historic asset.

In this regard, both Cory's Building and Merchant Place possess considerable architectural significance and aesthetic value, located within a setting also of considerable architectural significance and aesthetic value. Both buildings were designed in the Italian Renaissance style of Architecture much-loved at the time. Merchant Place is a high quality essay in pure restrained and ordered Italian Renaissance architecture, whilst Cory's Building presents the more dynamic, ornate and showy Mannerist style.

Both buildings are protected by a grade II listing; and are identified as 'Landmark Buildings' within the Mount Stuart Square Conservation Area.

Cory's Building and Merchant House make a strong contribution to the significance of their place, forming a key piece of its aesthetic value. Together, and apart, they are both deemed to possess High Aesthetic Value.

Efforts should therefore be made to protect and enhance the assets and preserve their heritage value; focusing on conservation in the main; though a degree of flexibility would be acceptable in the way they may be altered, adapted and built upon; particularly where such adaptation would not have a notably detrimental bearing on those aspects of most significance — the two front (and two side) facades (the strongest identifier of this high aesthetic value); the forms of the front ranges; and the layouts and retained fixtures and finishes to these two front ranges.

Insofar as the most significant, and noticeable, aspects of the buildings' aesthetic value is concerned - the view of the two frontages onto Bute Street and Bute Place - will be barely impacted by any changes at the rear (involving the insertion of the new structure); and indeed will be improved by the opportunity to repair and restore these elevations, whilst ensuring also that they be properly maintained for many years to come.

This being said, the view from the south towards Merchant Place, from Bute Place, would be impacted by the proposed new structure behind it rising above its roofline. However, perspective and the width of Bute Place would limit this impact. Also, the use of dark grey bricks as the facing material to this south elevation of the new structure would give it a more negative visual impact against that of the red/brown bricked frontage of Merchant Place.

The visual impact of the proposed new structure is much greater from the north west view up Bute Street; however, even here, the impact is significantly reduced by the presence of Custom House immediately in front. The fact that Custom House is only three storeys high, however, (albeit three good sized storeys) means that a good 2-3 storeys of the new structure are visible, which includes the top storey auditorium, with its large 'window' looking up Bute Street, and the bronze metal cladding to the two structures enclosing the auditorium and the exhibition space.

From the east and north east of the site - from Docks Lane and Lloyd George Avenue - where the open part of the site, as it is now, is in the forefront, with the rear of Cory's Building behind - the new structure would be very much apparent, resulting in a significant change to the view. The existing 4m high brick wall on the eastern edge of the site, which would be retained (all but the formation on one new opening), would, however, provide a physical 'buffer' between Docks Lane and the new structure; as well as - with perspective, and the fact that the structure would be a few metres back from the wall - a visual limiter to what is visible behind from Docks Lane. Also, the row of closely set mature trees on the other side of Docks Lane would act as a significant physical and visual buffer between the site and the wider setting, which would impact all views towards the site from the east, north east and south east.

However, one must state that, between 1881 and 2008, there had always been a building on the site; and the rear elevation of Cory's Building is bare, utilitarian and never designed to be exposed to wide views. Again, to insert a new building in this location is consistent with the history of the site and these two listed buildings.

Whilst the new structure is significantly taller than Merchant Place, its materiality seeks to mitigate this. Immediately behind, the new structure is clad in dark grey brickwork of two shades, the effect being to reduce its visual impact and make it apparently sit further back, acting more as a negative shadow. To the side, however, the new structure is clad in three shades of brown brick, the effect being to respond to the appearance of Merchant Place and make the east face of the new structure a considered companion to Merchant Place. The use of two grey colours and three brown colours to the brickwork works to provide depth to the elevations, which provides a similar impact to the depth provided by decorations and architectural features on the Merchant Place and Cory's Building elevations. The effect of the two-layered elevations - the brown brickwork, responding to Merchant Place, sitting forward of the dark grey brickwork, with the 'shadow' effect that it forms - does what it can to break down and reduce the height of the new structure, and its impact.

In addition to this, the articulation of the brown-brick facade seeks to respond to that of Merchant Place: the ground storey, with its arched-headed tall windows; and the first and second stories, with their square-headed tall windows; the uniformity of consistent first and second floor treatment; and the order of the window bays at each floor.

Again, in all of this, the dark grey elements of the structure behind the brown frontages, appear to successfully reduce the overall visual impact of the new structure. With only a few, smaller, windows, this grey element separates the brown frontage from both existing facades and allows it to make these references without appearing to try to continue them.

The order and proportions of the brown-bricked frontage to the proposed new structure not only respond to the 3-storey Merchant Place, but they also respond to the 5-storey Cory's Building.

Whilst the new structure's frontage makes up 6no. storeys, the elevational treatment shows a 5no. layered facade. This draws significant reference from the 5-storeyed facade of Cory's Building, with its first and second storeys the focus - with larger windows and the strong vertical emphasis of columns and pilasters between window bays; and the top two storeys squatter and with smaller windows, paired; with a flat cornice and a slightly higher central section.

The proposed frontage shares the layering of Merchant Place and Cory's Building as well as their orders and proportions: the horizontality of Merchant Place and Cory's Building is reflected, as is the verticality of Cory's.

Internally, the proposals seek to save almost all of the existing fabric, fixtures, features and the aesthetic of the building interiors; repair and restore it, and bring back the original character of the interiors and spaces. By saving and repairing aspects these aspects, the proposals will both preserve and improve the aesthetic value of the building's significant interiors. These aspects include: the decorative cast iron balustrading and hardwood handrails to the staircases, with particular focus on the highly decorative and high significance flight directly in front of the main entrance to Cory's Building; the plastered composite twinned columns both sides of the same staircase; the polished stone tile flooring to the main entrance of Cory's; the cast iron roses to ceilings and grilles to walls; the plasterwork cornicing to ceilings and the plaster and timber panelling to walls and opening surrounds, particularly to the offices and conference rooms at the two ends of both the first and second floor of Cory's; the timber board and wood block parquet flooring; the fireplace surrounds, where they still exist; the mosaic tile flooring to the front room of Merchant Place, with its Victorian mix of russet, black, cream and white colours; the top-lit top room to Merchant Place, with its patent glazed rooflight, intricate lightweight iron trusses & diagonal timber sarking boards; and the top-lit central space to Merchant with its deep plaster coving.

### 6.6 Impact on Communal Value

Communal Value derives from the meanings that an asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It includes social and economic value, as well as commemorative, spiritual or symbolic value. Communal Value is closely linked to historical value, in the way that it acts as a source of social interaction.

Both Merchant Place and Cory's Building possess considerable economic value embedded within their history. They were both at the forefront of Cardiff's late Victorian and Edwardian success - through the export of coal, iron and steel – and its expansion and growth. Located where they are, they were both central to the very busy life in the docks and were very visible statements to the success of Cardiff, and of the building's owners, not least the Cory Brothers. By 1901, Cardiff's docks were handling more coal than any other port in the world; and much of the money resulting from that was passing through the hands of the occupants within these two buildings. They remain, particularly Cory's Building, very visible reminders of that affluent period in Cardiff's history.

Whilst arguably the economic value of these buildings at the time was enjoyed more by the wealthy, these buildings gave work and earnings to many over the years. However, they also provided other services which were more focussed on the larger majority of the workers in and around the docks – they were the post and telegraph offices for the area. Thousands of people – from those working day-to-day in the docks to those off the ships for a short space of time – will have communicated with family and friends via no.3 Bute Place (the western half of Merchant Place).

In more recent years, since they closed, Merchant Place and Cory's Building have not been providing any economic benefit to society, nor communal or social benefit; however, they have, for as long as any of us have spent time in Cardiff Bay, been iconic landmarks in the centre of the area, an area much changed to the east and south, with the Wales Millennium Centre, the Senedd, the Red Dragon Centre, Mermaid Quay, Roald Dahl Plass etc forming a new, lively social setting. Both buildings, in particular Merchant Place, are still very much an integral part of this vibrant social scene. Indeed, communal value is closely linked to aesthetic value and the way in which people draw sensory and intellectual stimulation from it; and people do very much from these two buildings, despite their lack of use and tired appearance. It is extremely important that they are brought back into use to ensure they are a positive element within the new Cardiff Bay.

Cory's Building and Merchant House make a moderate to strong contribution to the significance of their place, forming a key piece of its history and cultural value. Together, and apart, they are both deemed to possess Medium Communal Value.

Efforts should therefore be made to protect and enhance the assets and preserve their heritage value; focusing on conservation in the main; though a degree of flexibility would be acceptable in the way they may be altered, adapted and built upon; particularly where such adaptation would not have a notably detrimental bearing on those aspects of most significance – the two front (and two side) facades; the forms of the front ranges; and the layouts and retained fixtures and finishes to these two front ranges.

To repair and restore these two buildings would greatly improve the way in which people will draw sensory and intellectual stimulation from them, simply by them being a part of the Cardiff Bay setting, increasing their communal value.

Being able to go inside, possibly for occasional 'open days' when the College is not using their, would also improve the communal value of the buildings, as people will be able to interact with them and learn more about them and the role they had in the Victorian, Edwardian and 20th century life of the Cardiff Docks.



1890s (above & right) with life proceeding in front of Merchant Place (source: Cardiff Library Media Collection)



1898 at corner of Merchant Place during coal strike (source 'walesonline.co.uk')

Having activity around the buildings and site, and within, will significantly improve their communal value. Life will again be brought to the area, once a very busy part of Cardiff, and security will be improved.

Using the buildings as educational facilities, with, over years, thousands of young people learning within the context of such significant spaces, will also result is a significant increase in the buildings' communal value.

Of course, the building will, again, earn income, giving it economic value. With the young people being educated here living in Cardiff Bay during their time, and their parents visiting on occasions, this economic value will extend to the wider Cardiff Bay community.



The Heritage & Cultural EXCHANGE Tiger Bay and the World

**1957** Cory's Building with striking dockers outside (source: 'hcearchive.org.uk')

### 7.0 SECTION SIX – JUSTIFICATION FOR THE PROPOSALS

# 7.1 Justification for the Proposals, along with mitigation proposals

- The proposals result in no change, loss or addition to the frontages
  of both Cory's Building and Merchant Place, nor to the two side
  elevations of Cory's or the one side elevation of Merchant, aside from
  like-for-like repairs and restorations.
- The proposals result in no change to the pitched roof of Merchant Place nor the flat roof of Cory's Building, apart from the removal of the 5no. small pyramidal glazed rooflights; and hence the rooflines of both.
- In these extremely important respects, the impact of the proposals on the exterior of the two listed buildings - Cory's Building and Merchant Place - is almost negligible.
- The most significant loss to the existing fabric would be the projected two-storey range at the rear of Merchant Place. However, whilst noted as a loss, this structure had already been consented for demolition with the application no. 07/1894C, dated 2007, but not demolished in 2008, as the rest of the range had been.
- The most significant change to the site and the existing buildings would be the insertion of the new structure at the rear of both buildings. However, between 1881 and 2008, there had always been a building on the site; and the fenestrated parts of the rear elevation of Merchant Place would be unconnected to the new structure, and hence unimpacted; whilst the rear elevation of Cory's Building is bare, utilitarian and never designed to be exposed to wide views. To insert a new building in this location is consistent with the history of the site and these two listed buildings. The new structure will cause little or no detriment or negative impact to the rear of Merchant Place or Cory's Building; indeed, it will revert back to the original relationship of this site being occupied and the rear elevations of Cory's Building and Merchant Place (in part) not being exposed.
- Beyond the dropping of some window cills to form doors to Cory's Building's rear elevation, the forming of a couple of new openings to Merchant Place's rear elevation, and the loss of the 5no. small pyramidal rooflights to Cory's, no other element of external envelope would be lost in the proposals.
- Internally, to Merchant Place, the proposals involve the retention of every existing internal partition, along with all of its main structural walls.
- To Cory's Building, the proposals involve the retention of almost every existing internal partition, along with all of its main structural walls; the only exceptions being as few as 3no. small sections of timber partitioning; most, indeed probably all, not being original.

- However, in order to meet the brief for certain space sizes, a series of new partitions are also proposed to both Merchant Place and Cory's Building.
- Given the fact that most of the original partitions within Merchant Place remained after the 2008 strip-out, few new partitions are proposed. In these cases, they would sub-divide lesser significant spaces, leaving the more significant, larger, spaces unimpacted, such as the central space to the first floor Mercantile Offices and the large second floor room to the Telegraph and Post Offices.
- In retaining all of the partitioning, and being consistent with the
  existing layout, the separation of the two elements the Mercantile
  Marine Offices and the Post and Telegraph Offices will remain
  intact and legible, as will the circulation patterns and the nature and
  proportions of all of the more significant spaces.
- To Cory's Building where most of the pre-2007 and original partitions have since been removed - many, albeit not all, of the new partitions are planned to be installed on the line of earlier / original partitions.
- In following the line of original partitions to Cory's Building, the original layouts would be, in the main, re-laid. This involves reverting back to the configuration of a corridor along the length of the building with cellular spaces off it (offices to the west, with windows; ancillary spaces to the east, usually without windows). At both ends of the corridor was/will be a significant timber-panelled room which would have been an important office, and on the second floor the most important conference room. The proposals seek to retain not only the existing/original fabric of partitions, timber panelling, plasterwork etc; but also this concept of the original layout.
- In both buildings, these additional partitions which are proposed, providing further sub-division, would be deemed to be reversible, should their removal be desired in the future.
- The proposals seek to save almost all of the existing fabric and aesthetic of the building interiors, repair and restore it, and bring back the original character of the interiors and spaces.

At Merchant House, the proposals will look to retain, repair and celebrate:

- The 2no. decorative cast iron balustrading and hardwood handrails to the lower flights of the staircases, with those lost infill balustrade panels replicated;
- The less ornate, more uilitarian timber balustrading to the upper flight of these staircase;
- The top-lit top room to no.1, with its patent glazed rooflight, intricate lightweight iron trusses & diagonal timber sarking boards;
- The mosaic tile flooring to the front room on no.1, with its Victorian mix of russet, black, cream and white colours;
- Those fireplace surrounds which remain;

- The brickwork internal walls and filler joist floors with arched soffits to the basement;
- Those iron ceiling roses which remain, such as the one to the no.l rear range;
- As much as possible of the lath and plaster ceilings, cornices and covings which remain;
- As many of the timber window frames which remain, along with their wrought iron internal railings;
- The cast glass pavement lights which remain; and
- The coal chute in the basement.
- Where timber trims, especially the fluted pilaster fronts, have been saved and stacked up, the proposal is to review those and re-use them, if and where their providence can be established.
- With the number of cast iron radiators also saved and stored, the Engineers will look into whether they can be viably re-used. This may, however, not be the case.

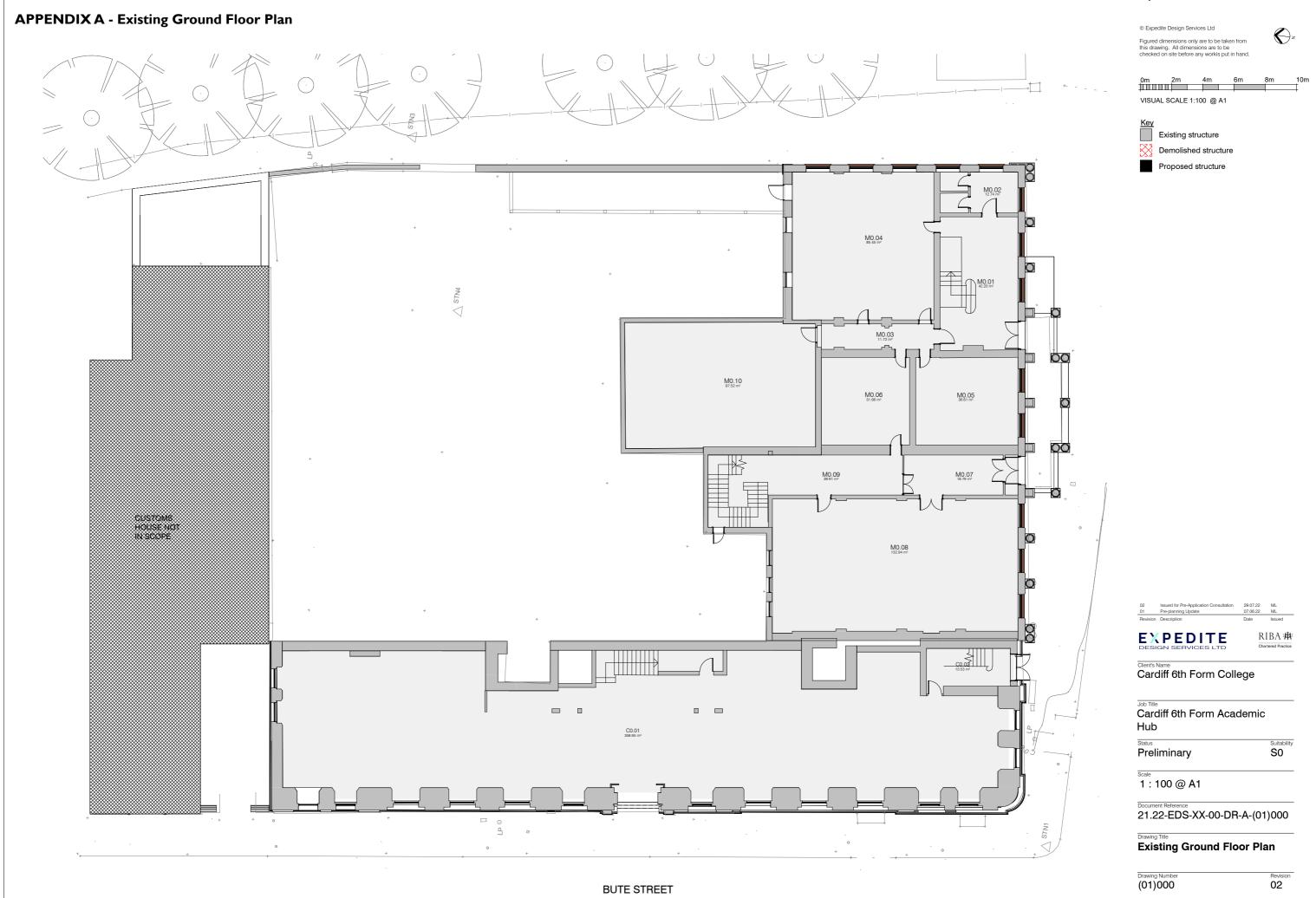
At Cory's Building, the proposals will look to retain, repair and celebrate:

- The decorative cast iron balustrading and new posts, ornate hardwood handrail and stone steps to the lower flights of the staircases, with particular focus on the highly decorative and high significant flight directly in front of the main entrance;
- The plastered composite twinned columns both sides of the staircase, which will require significant restoration;
- The polished stone tile flooring to the main entrance, with new partitions replacing those which have scarred where a lobby once lived:
- The large sliding timber doors to this main entrance, along with the segmental arched overlight above the doors; which may not be able to be used, as they would not be viable within modern legislation, but could be fixed in an open position as a record of once bening the front doors;
- As much as possible of the plaster cornices to the ground floor lath & plaster ceiling and downstand beams;
- As much as possible of the plaster mouldings to the ceiling above the entrance which identifies where a lobby once was, and new / replacement partitioning is proposed;
- As much as possible of the plaster cornices to the upper floor lath & plaster ceilings and downstand beams. Whilst most of the internal partitions have been lost, these cornices show where partitions used to be, and explain the previous/original layouts;
- As much as possible of the ornate timber door surrounds;
- As much as possible of the timber skirtings and dado rails;
- The iron vents in the cills of many tall windows, along with the moulded panels alongside;
- As much as possible of the timber windows and the timber panelled reveals, surrounds and walling below the cills; and the ornate panelling above the windows;
- As much as possible of the upper floor timber board and wood block parquet flooring;
- Those fireplace surrounds which remain;

- As much as possible of the decoration and features of the offices and conference rooms at the two ends of both the first and second floor, with their timber panelling and plaster ornamentation;
- The bunds to the basement door thresholds.
- Any visual impact from the proposed new structure behind the two
  existing buildings, on the most important west (Bute Street) and
  south west (Bute Street / Bute Place corner) views, would be barely
  apparent.
- The view from the south towards Merchant Place, from Bute Place, would be impacted by the proposed new structure behind it rising above its roofline. However, perspective and the width of Bute Place would limit this impact. Also, the use of dark grey bricks as the facing material to this south elevation of the new structure would give it a more negative visual impact against that of the red/brown bricked frontage of Merchant Place.
- The visual impact of the proposed new structure is much greater from the north west view up Bute Street; however, even here, the impact is significantly reduced by the presence of Custom House immediately in front.
- From the east and north east of the site from Docks Lane and Lloyd George Avenue where the open part of the site, as it is now, is in the forefront, with the rear of Cory's Building behind the new structure would be very much apparent, resulting in a significant change to the view. The existing 4m high brick wall on the eastern edge of the site, which would be retained, would, however, provide a physical 'buffer' between Docks Lane and the new structure; as well as with perspective, and the fact that the structure would be a few metres back from the wall a visual limiter to what is visible behind from Docks Lane. Also, the row of closely set mature trees on the other side of Docks Lane would act as a significant physical and visual buffer between the site and the wider setting, which would impact all views towards the site from the east, north east and south east.
- Whilst the new structure is significantly taller than Merchant Place, its materiality seeks to mitigate this. Immediately behind, the new structure is clad in dark grey brickwork of two shades, the effect being to reduce its visual impact and make it apparently sit further back, acting more as a negative shadow. To the side, however, the new structure is clad in three shades of brown brick, the effect being to respond to the appearance of Merchant Place and make the east face of the new structure a considered companion to Merchant Place.
- The use of two greys and three browns to the brickwork provides depth to the elevations, which provides a similar impact to the depth provided by decorations and architectural features on the Merchant Place and Cory's Building elevations. The effect of the two-layered elevations the brown brickwork, responding to Merchant Place, sitting forward of the dark grey brickwork, with the 'shadow' effect that it forms does what it can to break down and reduce the height of the new structure, and its impact.

- The articulation of the brown-brick facade seeks to respond to that of Merchant Place: the ground storey, with its arched-headed tall windows; and the first and second stories, with their square-headed tall windows; the uniformity of consistent first and second floor treatment; and the order of the window bays at each floor. Again, in all of this, the dark grey elements of the structure behind the brown frontages, appear to successfully reduce the overall visual impact of the new structure. With only a few, smaller, windows, this grey element separates the brown frontage from both existing facades and allows it to make these references without appearing to try to continue them.
- The order and proportions of the brown-bricked frontage to the proposed new structure not only respond to the 3-storey Merchant Place, but they also respond to the 5-storey Cory's Building, with its first and second storeys the focus - with larger windows and the vertical emphasis of columns and pilasters between window bays; and the top two storeys squatter and with smaller windows, paired; with a flat cornice and a slightly higher central section.
- The proposed frontage shares the layering of Merchant Place and Cory's Building as well as their orders and proportions: the horizontality of Merchant and Cory's is reflected, as is the verticality of Cory's.
- The 'Mount Stuart Square Conservation Area Appraisal' document talks about the area being "characterised by dense development with buildings forming a largely continuous frontage along the street, creating a strong feeling of enclosure. Plots are normally intensively developed with the converted houses and the purposebuilt commercial buildings making full use of the available land." The proposals, in building once again on this plot, is consistent with this characteristic.
- In terms of design, the 'Appraisal' states, of the area, that "the overall massing of the large commercial buildings is visually reduced by the incorporation of vertical architectural elements including pilasters, columns and window arrangements. This breaks up the facade into sections, creating a rhythm that integrates them into the pattern of older, smaller scale buildings." This is also characterised within the design proposals for the new structure.
- The 'Appraisal' also celebrates the fact that "I-3 Bute Place (Merchant Place) and Cory's Buildings on the corner of Bute Street provide a strong frontage which helps to define the gateway into the southern end of the Conservation Area." This would be unaffected by the proposals.
- Insofar as a well-preserved building can illustrate an aspect of past life much better than can a damaged building, the repair and restoration, and subsequent ongoing maintenance, of the two buildings will increase their historic value.

- People will, once again, be able to enter the buildings and make use of them. What is, however, particularly pertinent in this case is that the majority of people who will be spending time in these buildings will be young people in education, for whom simply being involved with the building day-to-day will significantly improve their appreciation of the buildings, of the area, and of the rich history of the Cardiff Docks.
- Where the proposals are particularly successful is in the way they
  retain almost all of that original, historic fabric which remains now.
   Very little of the existing fabric and hence its evidential value would
  be lost within the proposals.
- No loss of fabric is proposed to any of the highly significant front or side elevations, only those to the rear.
- Of the few elements of fabric proposed for removal, in all cases these are deemed, on the Significance Plan within the 'Heritage Assessment' to be of 'Some Significance' or 'No Significance', but not 'Considerable' nor 'Highest' Significance.
- Whilst the proposals insert double-glazed panes into the windows, the windows to both Cory's Building and Merchant Place are large pane timber sashes; as it they have always been. The window frames are relatively slender, as they are holding single glazed panes; but, given there are no slender glazing bars, the frames should be capable of accommodating double glazing panes without needing to alter the frames themselves. However, being of a size suited to single glazing, it is unlikely that a standard 24, 26 or 28mm double glazed unit would be suitable; and so, the proposals involve the insertion of Slimline double-glazed units into the windows, of 14mm thickness (4-6-4). This change would notably improve thermal efficiency, albeit not to the levels of full double glazing, as well as acoustic insulation from the road outside.
- Insofar as the most significant, and noticeable, aspects of the buildings'
  aesthetic value is concerned the view of the two frontages onto Bute
  Street and Bute Place will be barely impacted by changes at the rear
  (involving the insertion of a new structure); and will be improved by
  the opportunity to repair and restore these elevations, whilst ensuring
  also that they be properly maintained for many years to come.
- Being able to go inside, possibly for occasional 'open days' when the College is not using the buildings, would improve their communal value, as people will be able to interact with them and learn more about them and the role they had in the Victorian, Edwardian and 20th century life of the Cardiff Docks. Having activity around the buildings and site, and within, will improve their communal value. Life will again be brought to the area, once a busy part of Cardiff, and security will be improved. Using the buildings as educational facilities, with hundreds of young people learning within the context of such significant spaces, will also result is a significant increase in the buildings' communal value. Of course, the building will, again, earn income, giving it economic value. With the young people being educated here living in Cardiff Bay during their time, and their parents visiting on occasions, this economic value will extend to the wider Cardiff Bay community.



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Existing structure Demolished structure Proposed structure

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# **APPENDIX A - Existing Basement Floor Plan**

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Client's Name
Cardiff 6th Form College

Cardiff 6th Form Academic Hub

Preliminary

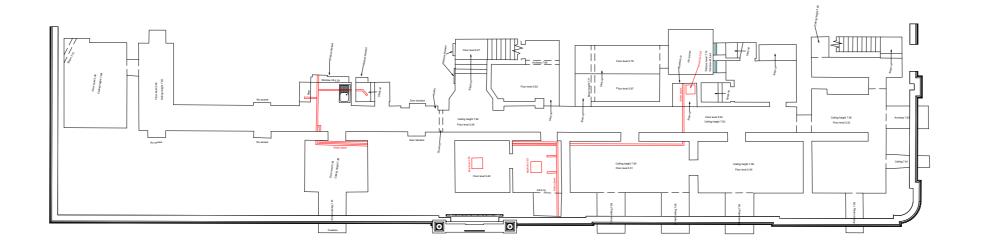
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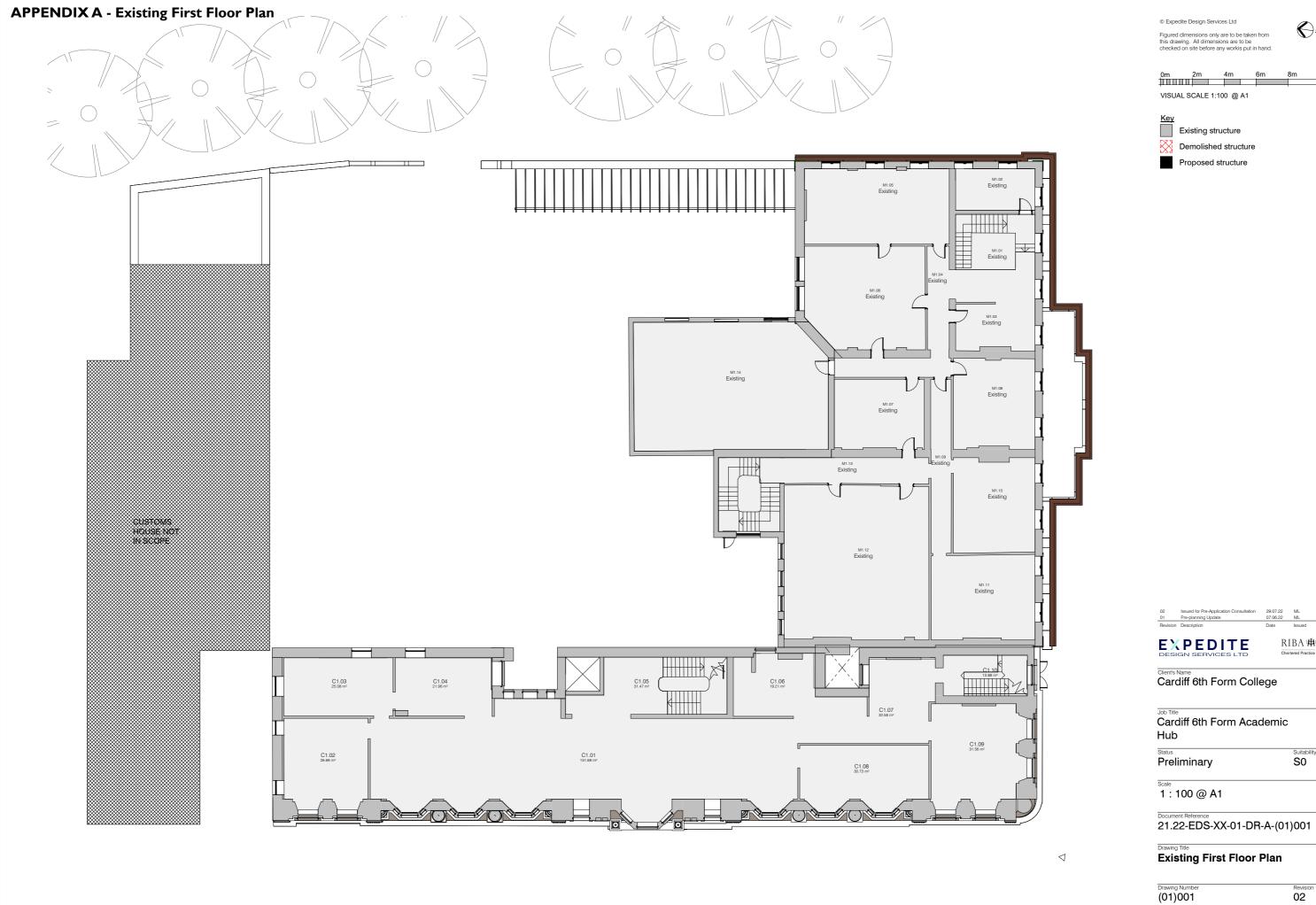
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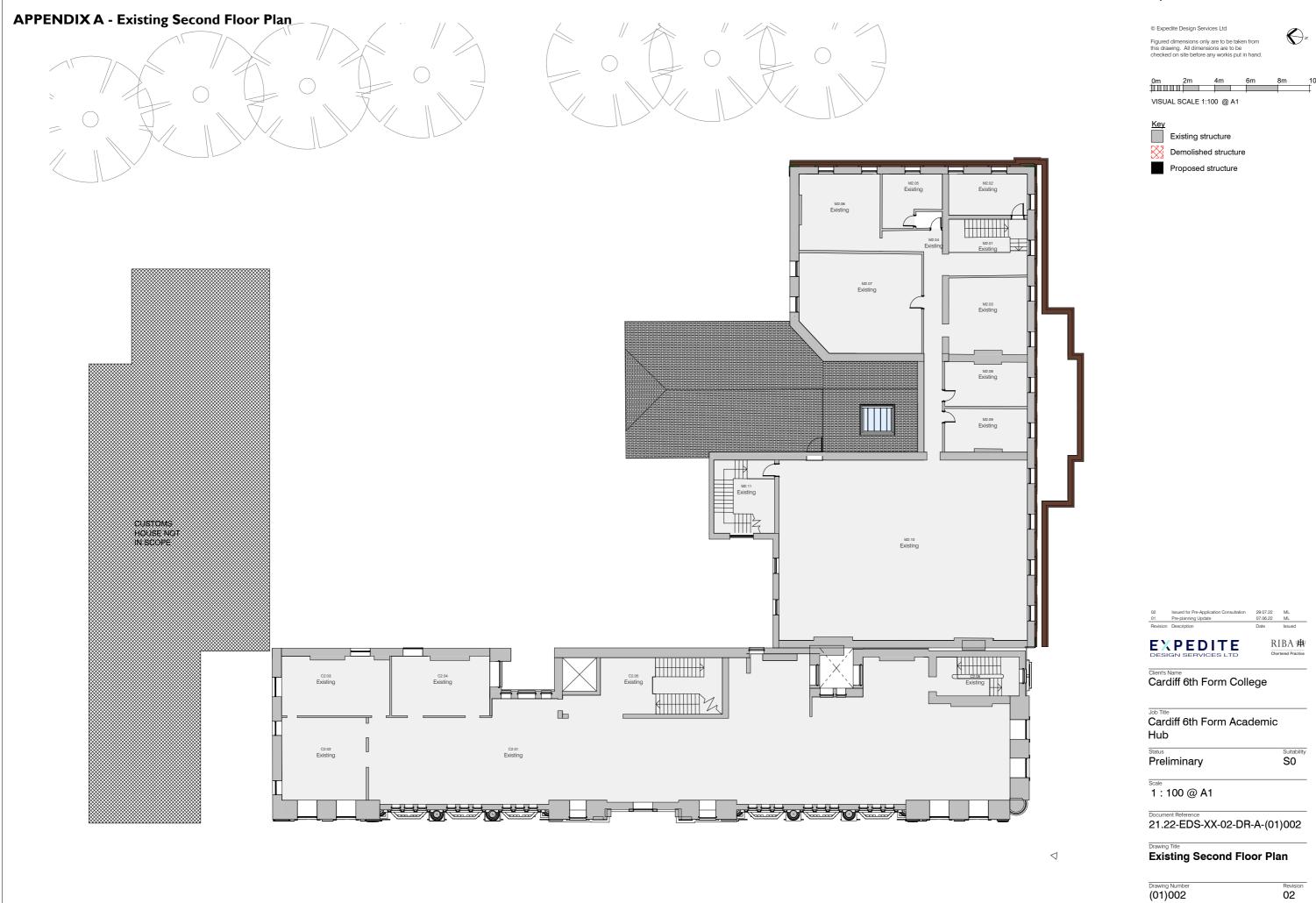
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Existing Basement Floor Plan

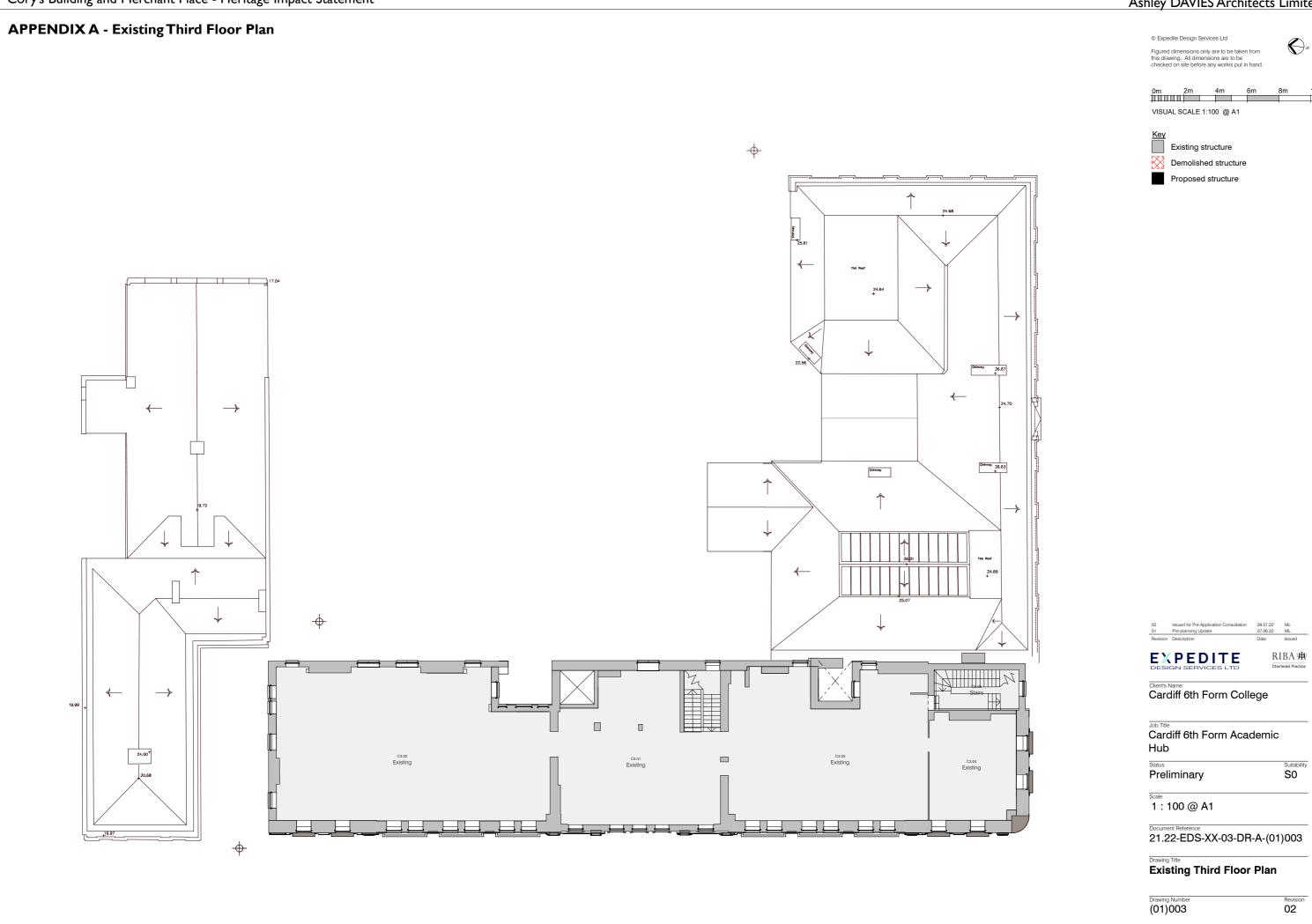
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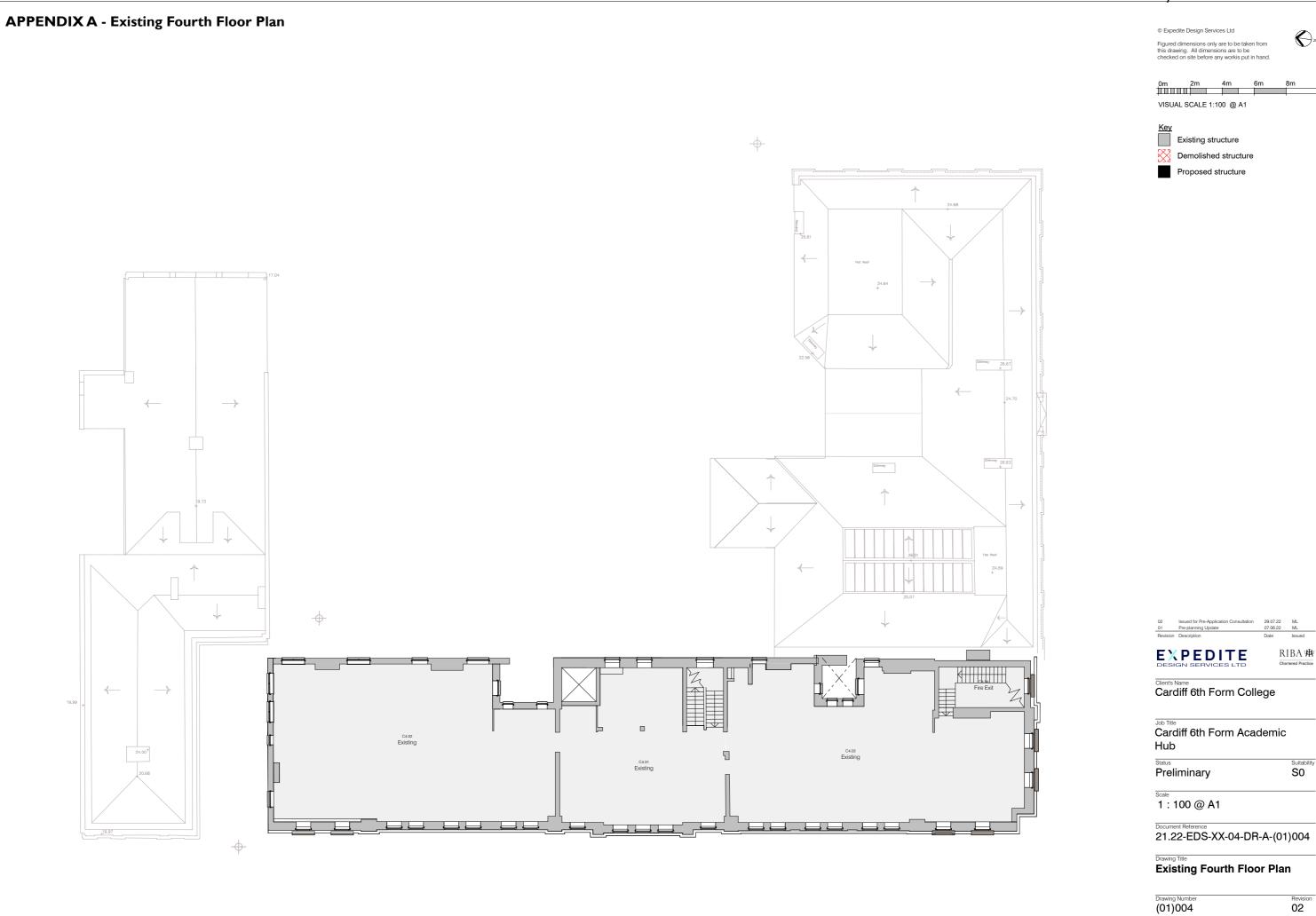




RIBA ₩ Suitability S0 Document Reference 21.22-EDS-XX-01-DR-A-(01)001

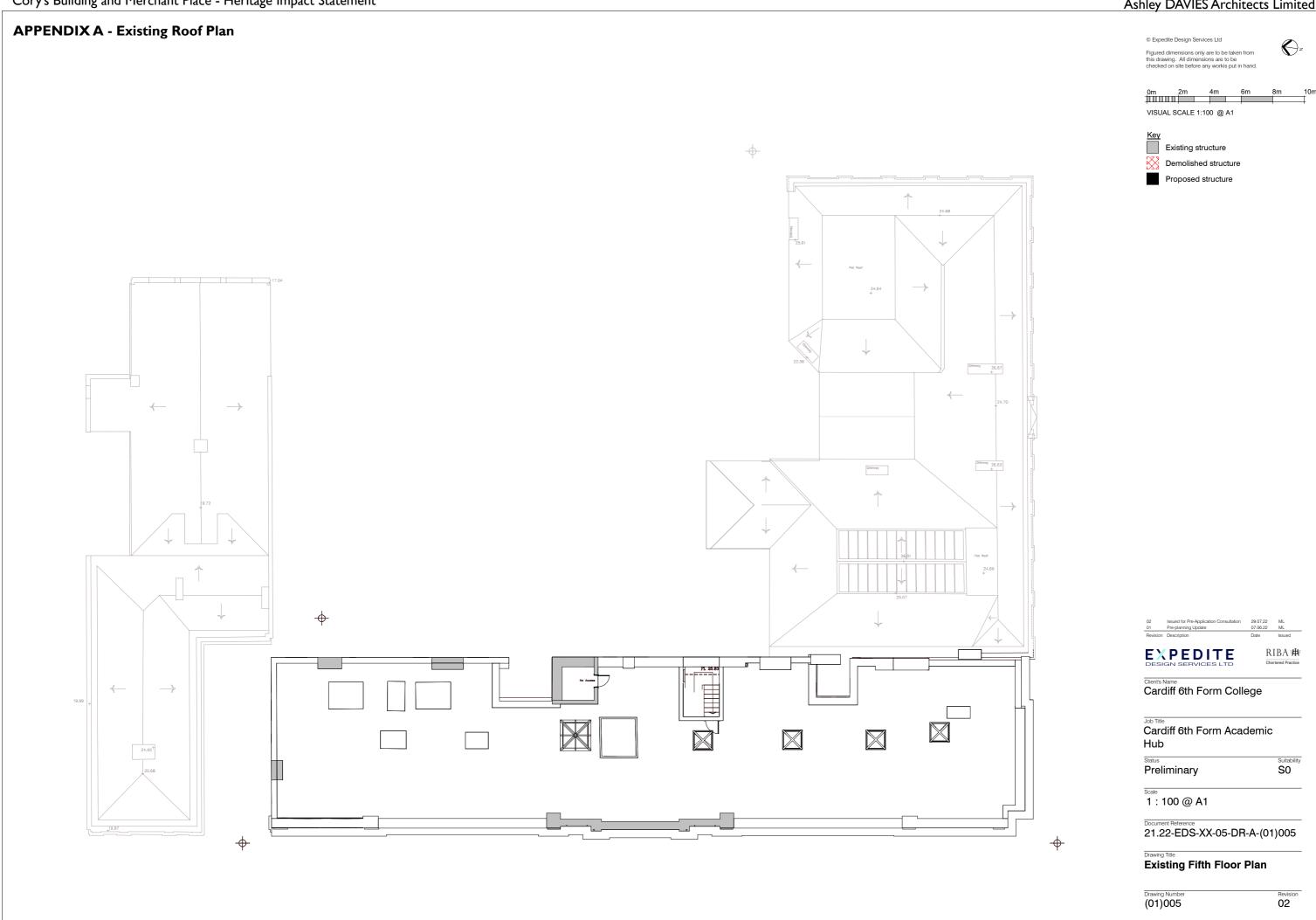


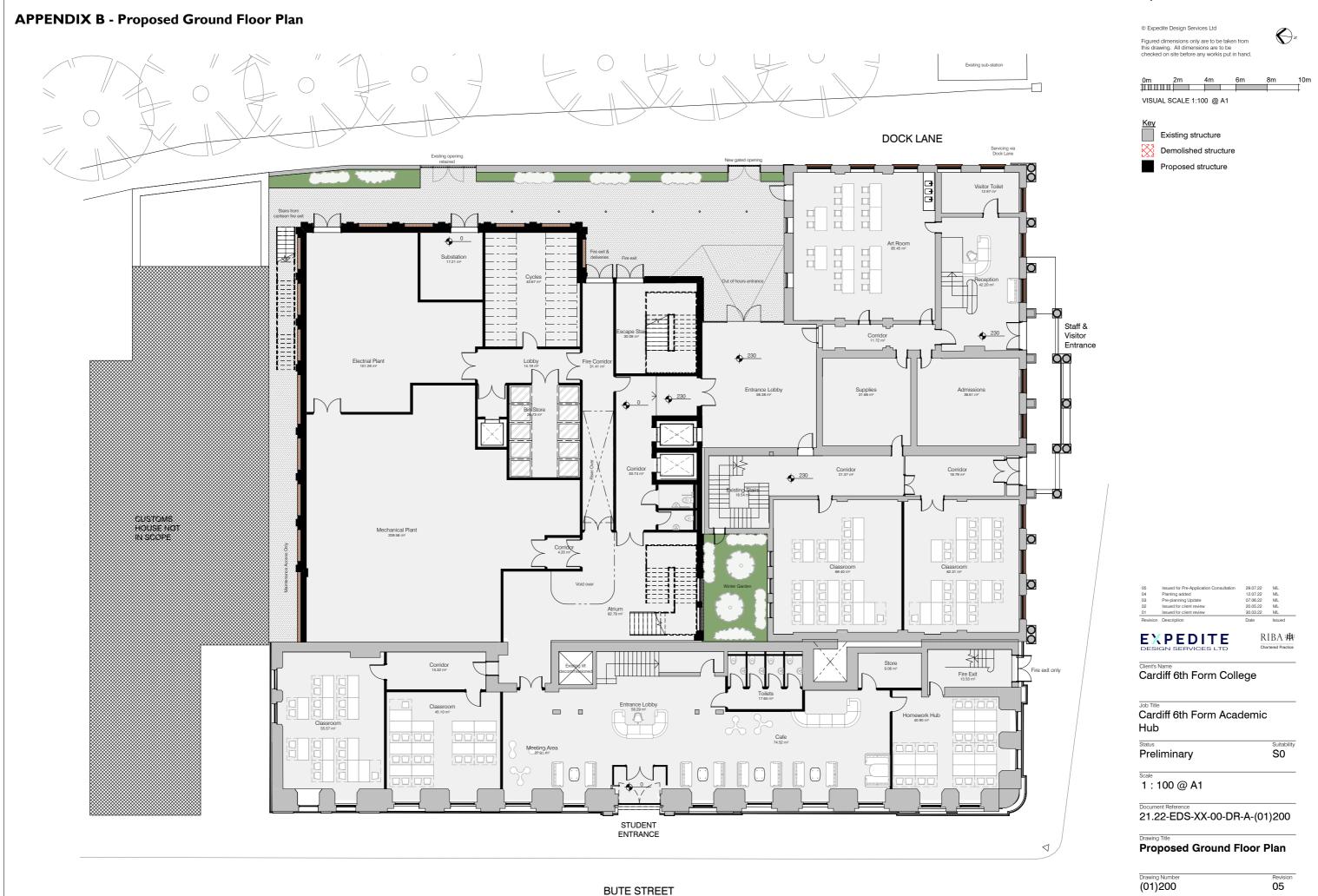




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Existing structure Demolished structure Proposed structure EXPEDITE RIBA ₩ Client's Name
Cardiff 6th Form College Cardiff 6th Form Academic Suitability S0 Preliminary

Revision 02





## **APPENDIX B - Proposed Basement Floor Plan**

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VISUAL SCALE 1:100 @ A1

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Existing structure Demolished structure

Proposed structure

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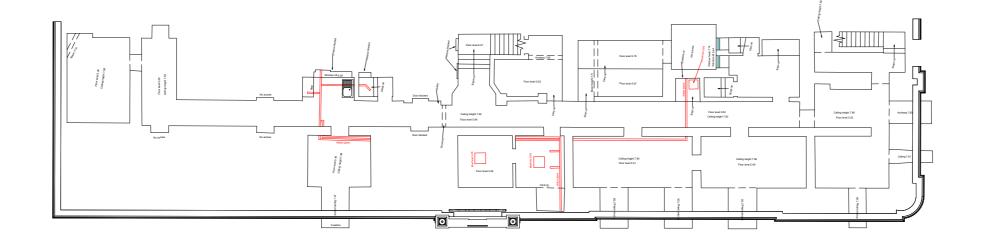
Hub Suitability **S0** Preliminary

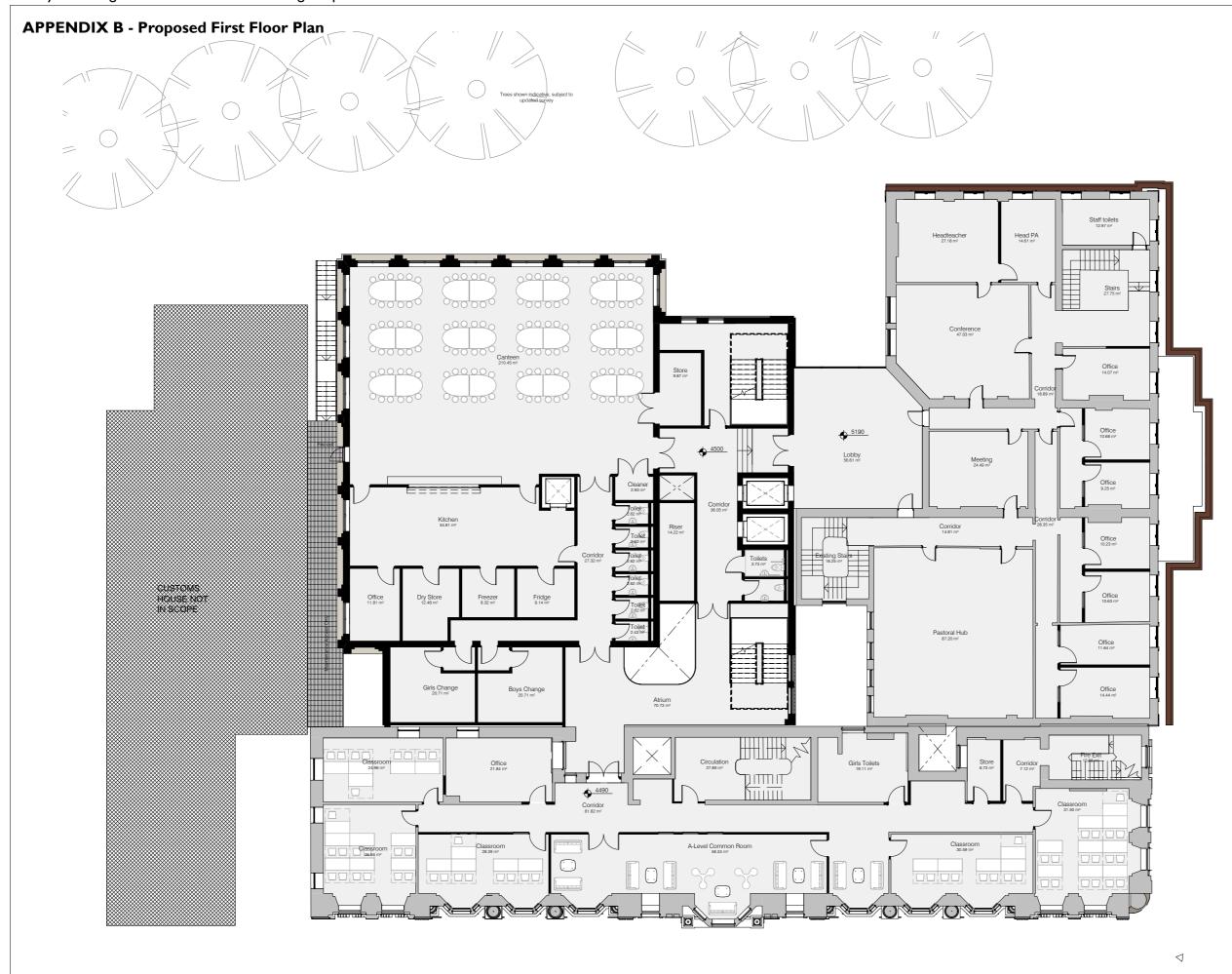
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Document Reference 21.22-EDS-XX-00-DR-A-(01)210

Drawing Title
Proposed Basement Floor Plan

Drawing Number (01)210 Revision 02





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Existing structure Demolished structure Proposed structure

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Client's Name

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Preliminary

Suitability **S0** 

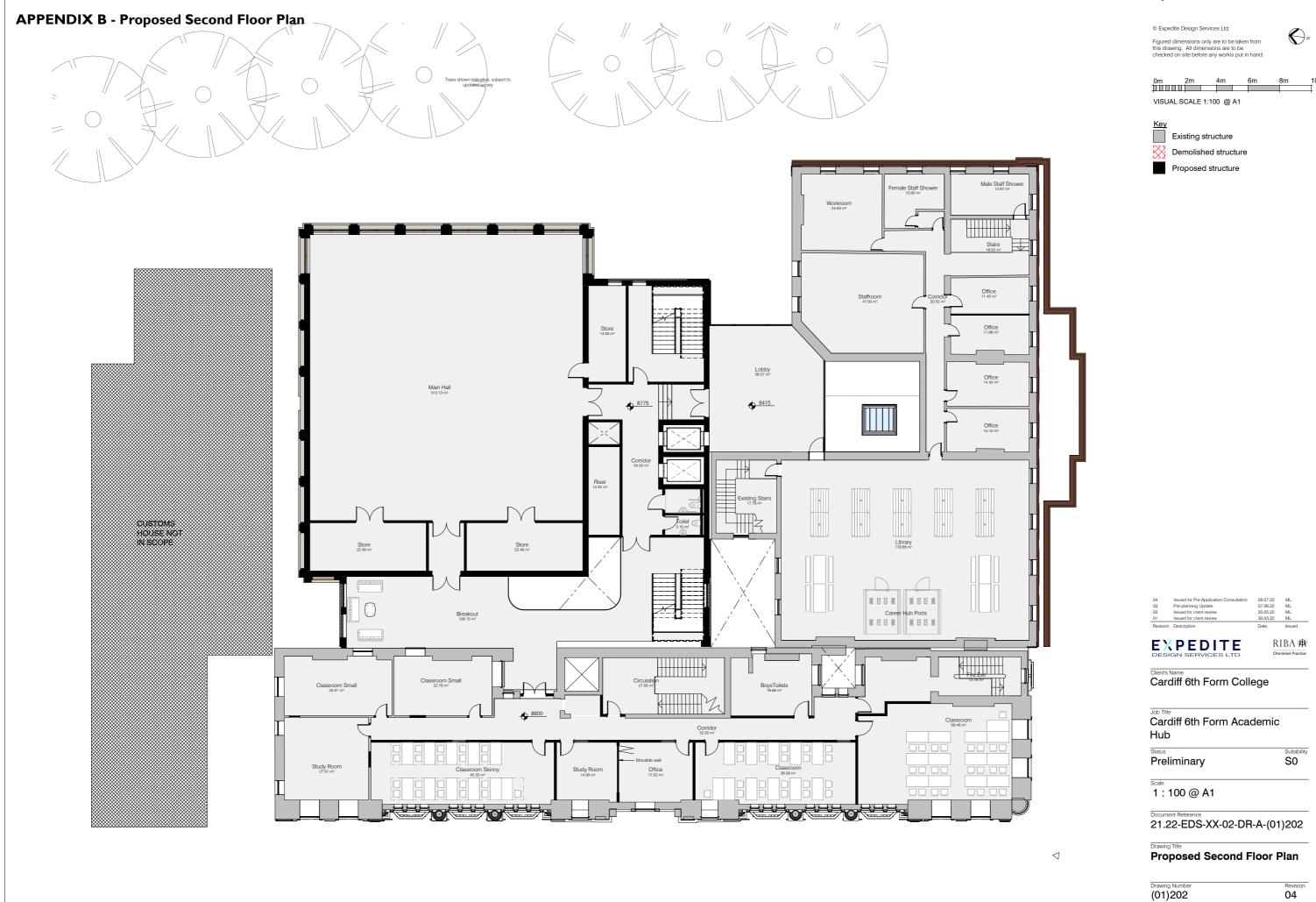
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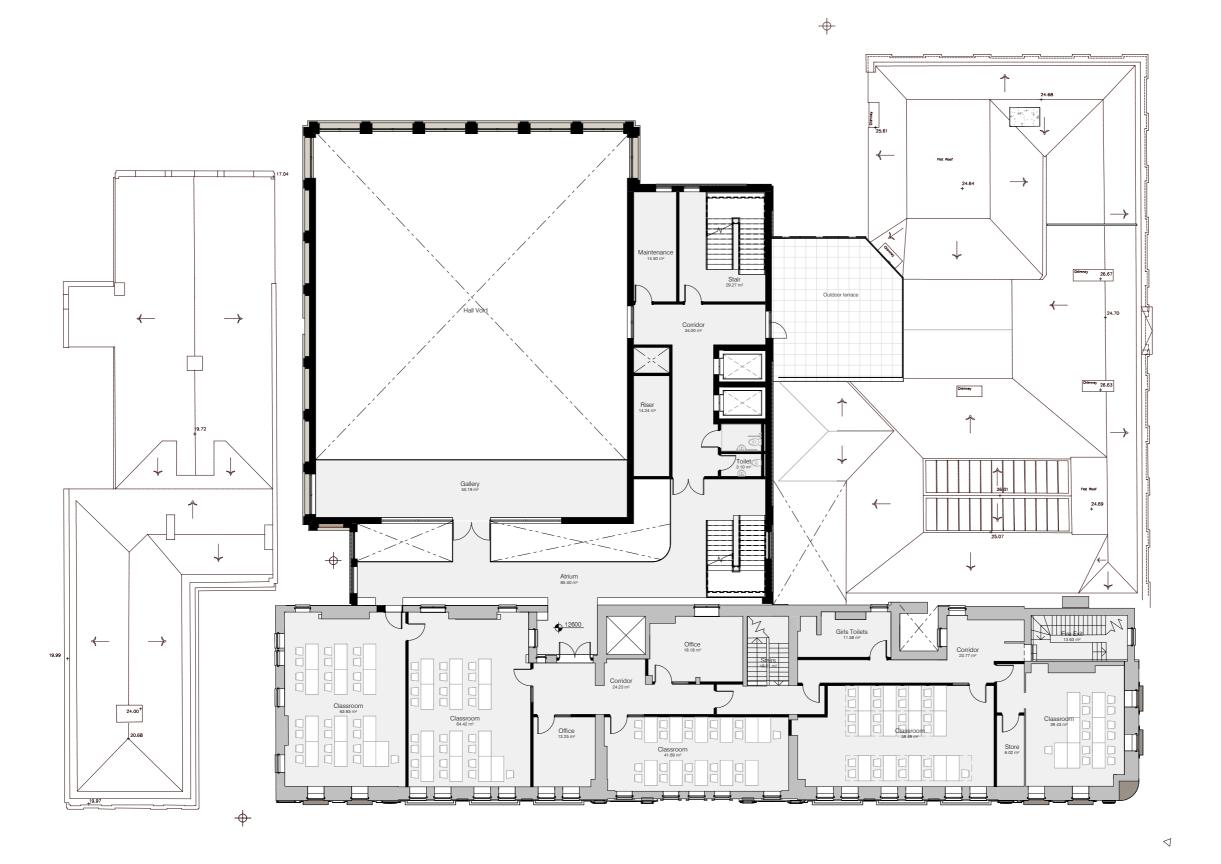
21.22-EDS-XX-01-DR-A-(01)201

Drawing Title
Proposed First Floor Plan

Drawing Number (01)201



# APPENDIX B - Proposed Third Floor Plan



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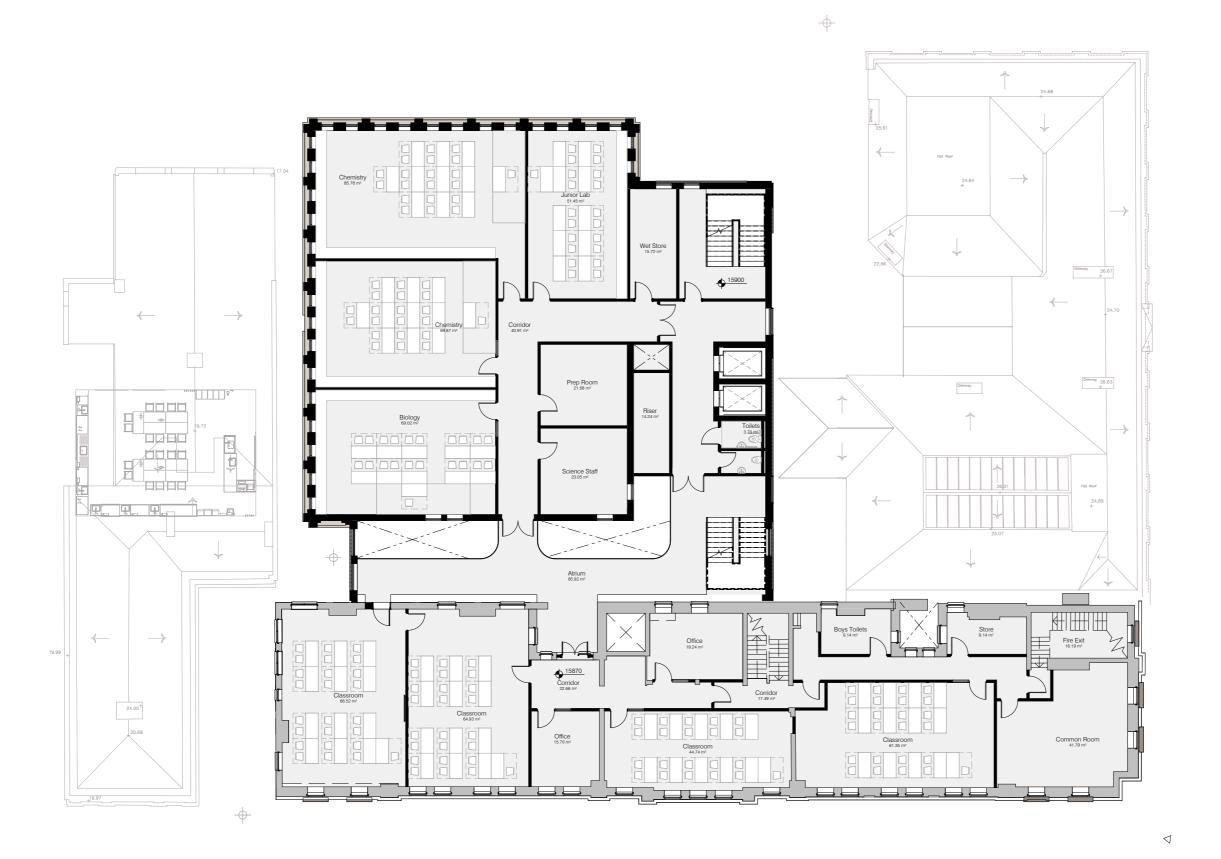
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21.22-EDS-XX-03-DR-A-(01)203

Drawing Title
Proposed Third Floor Plan

Drawing Number (01)203 Revision 04

## **APPENDIX B - Proposed Fourth Floor Plan**



© Expedite Design Services Ltd 0m 2m 4m VISUAL SCALE 1:100 @ A1 Key
Existing structure Proposed structure

01	Issued for client review	30.03.22	ML
02	Issued for client review	20.05.22	ML
03	Pre-planning Update	07.06.22	ML
04	Issued for Pre-Application Cons	ultation 29.07.22	ML

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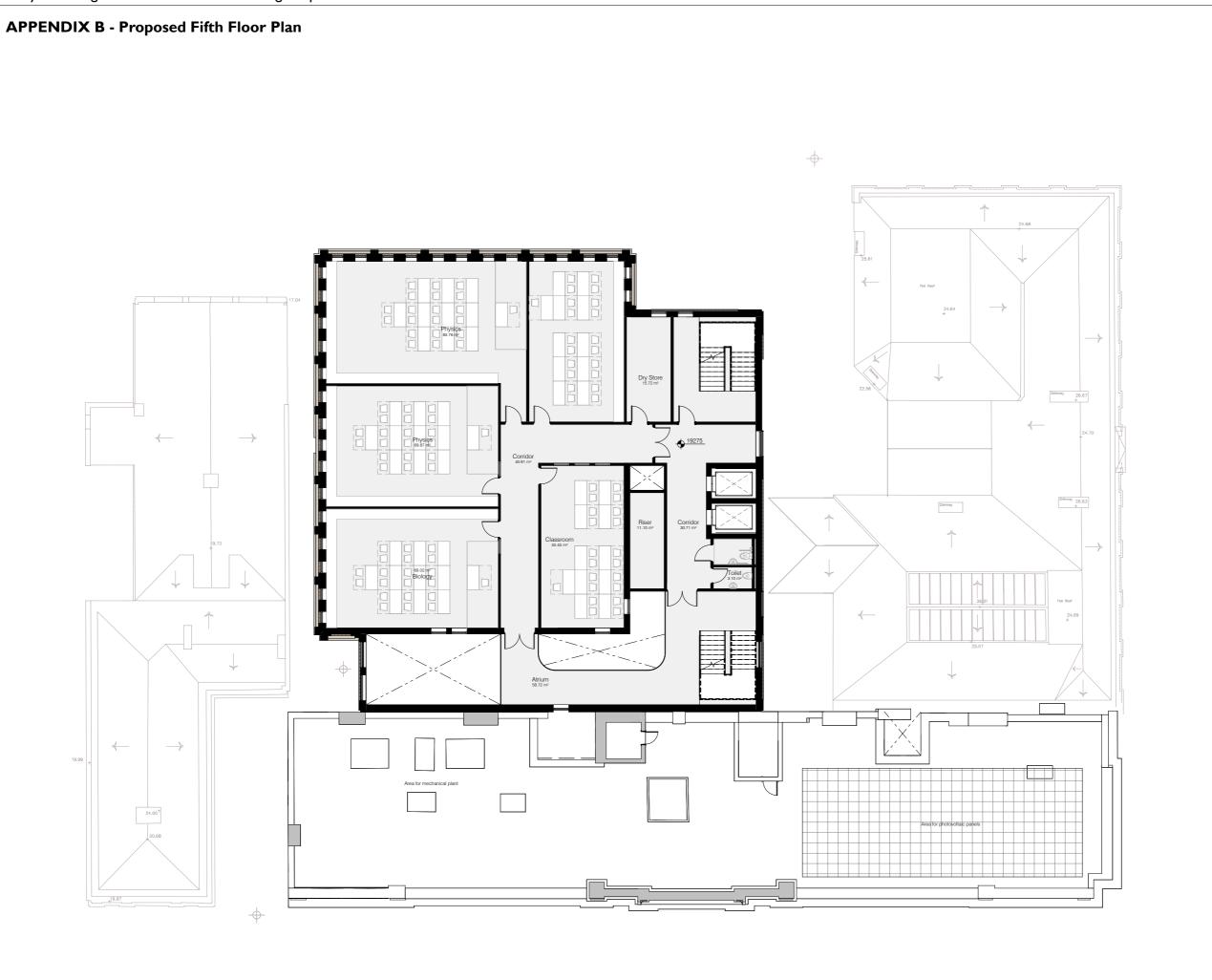
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21.22-EDS-XX-04-DR-A-(01)204

Drawing Title
Proposed Fourth Floor Plan

Drawing Number (01)204 Revision 04



Ashley DAVIES Architects Limited © Expedite Design Services Ltd 0m 2m 4m VISUAL SCALE 1:100 @ A1 Existing structure Demolished structure Proposed structure

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Hub

Preliminary

Suitability S0

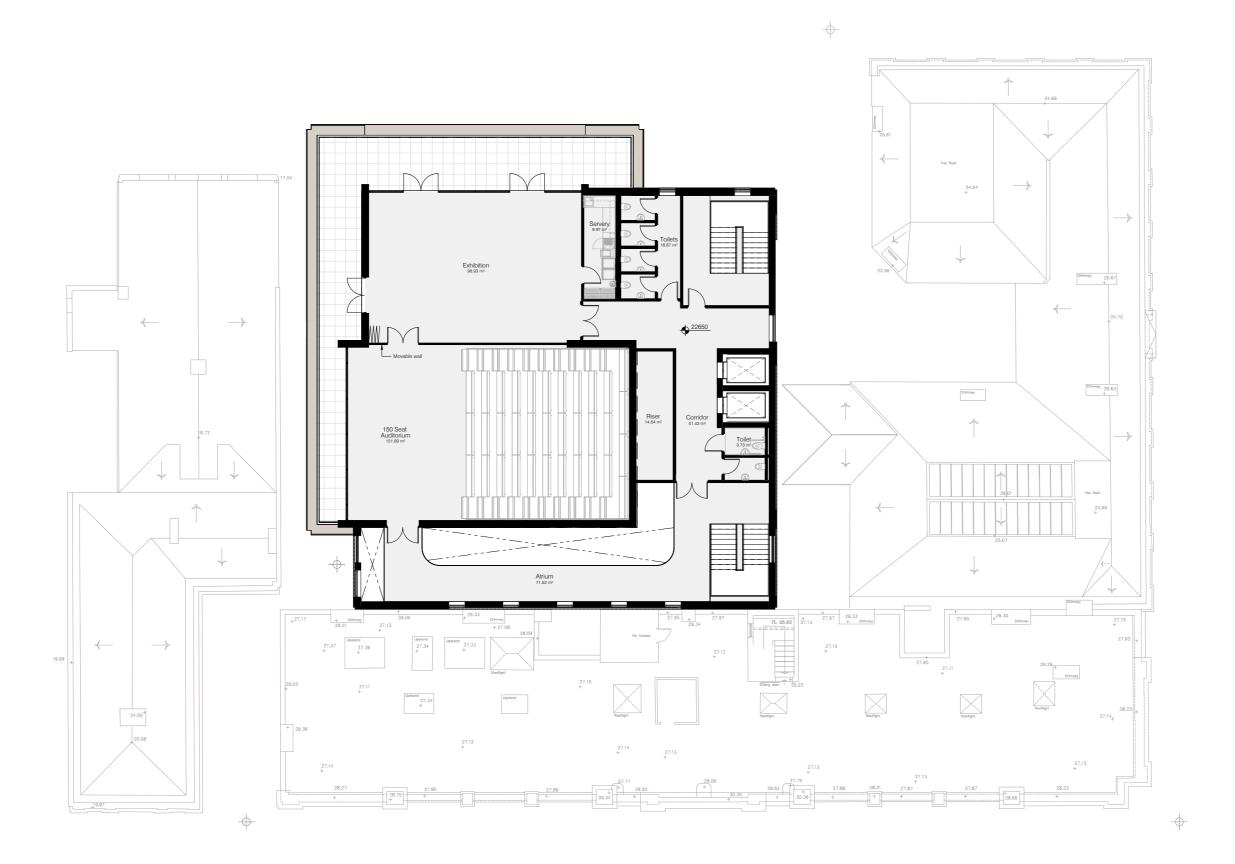
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21.22-EDS-XX-05-DR-A-(01)205

Proposed Fifth Floor Plan

Drawing Number (01)205 Revision 04

# **APPENDIX B - Proposed Sixth Floor Plan**



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Preliminary

Suitability S0

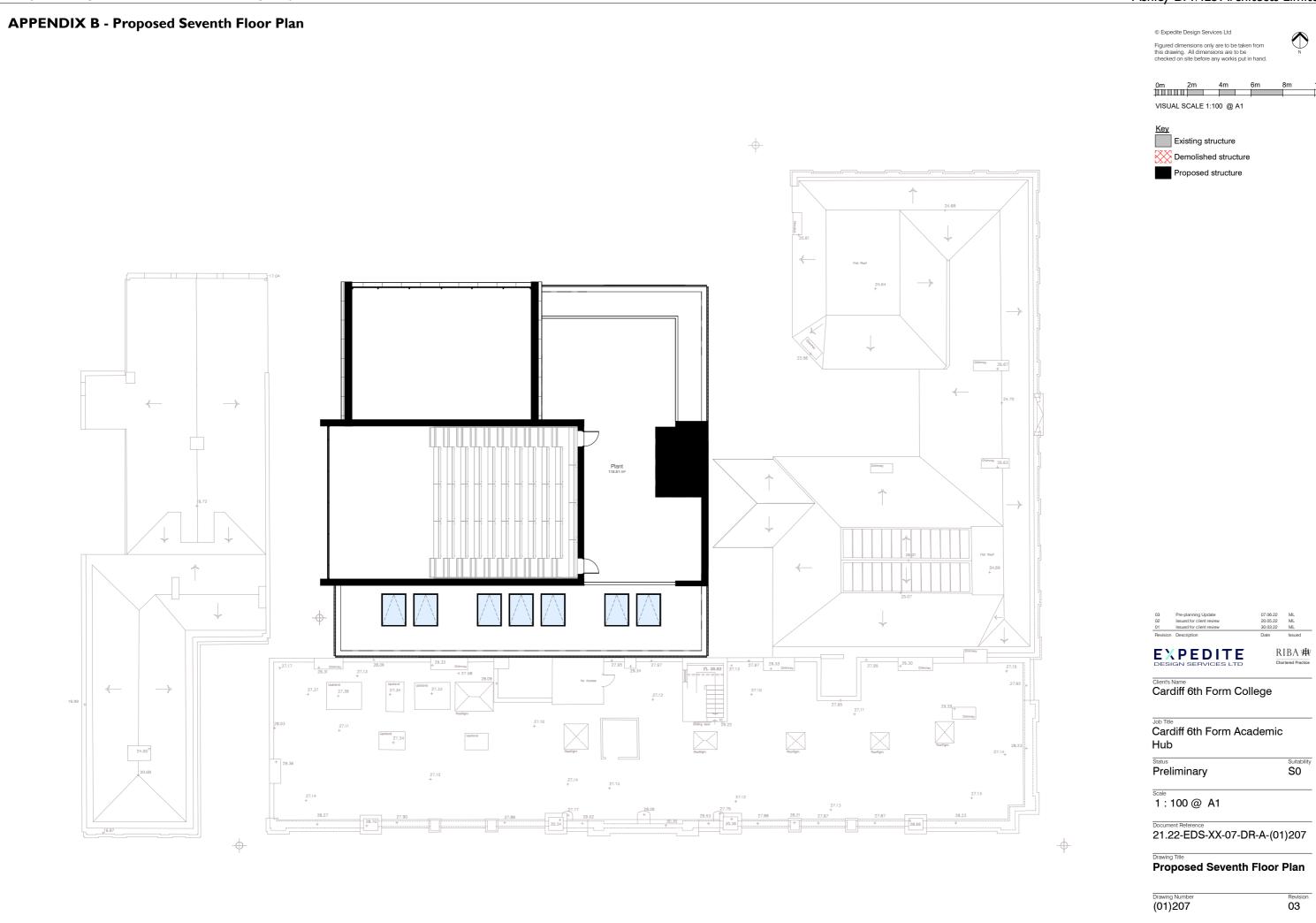
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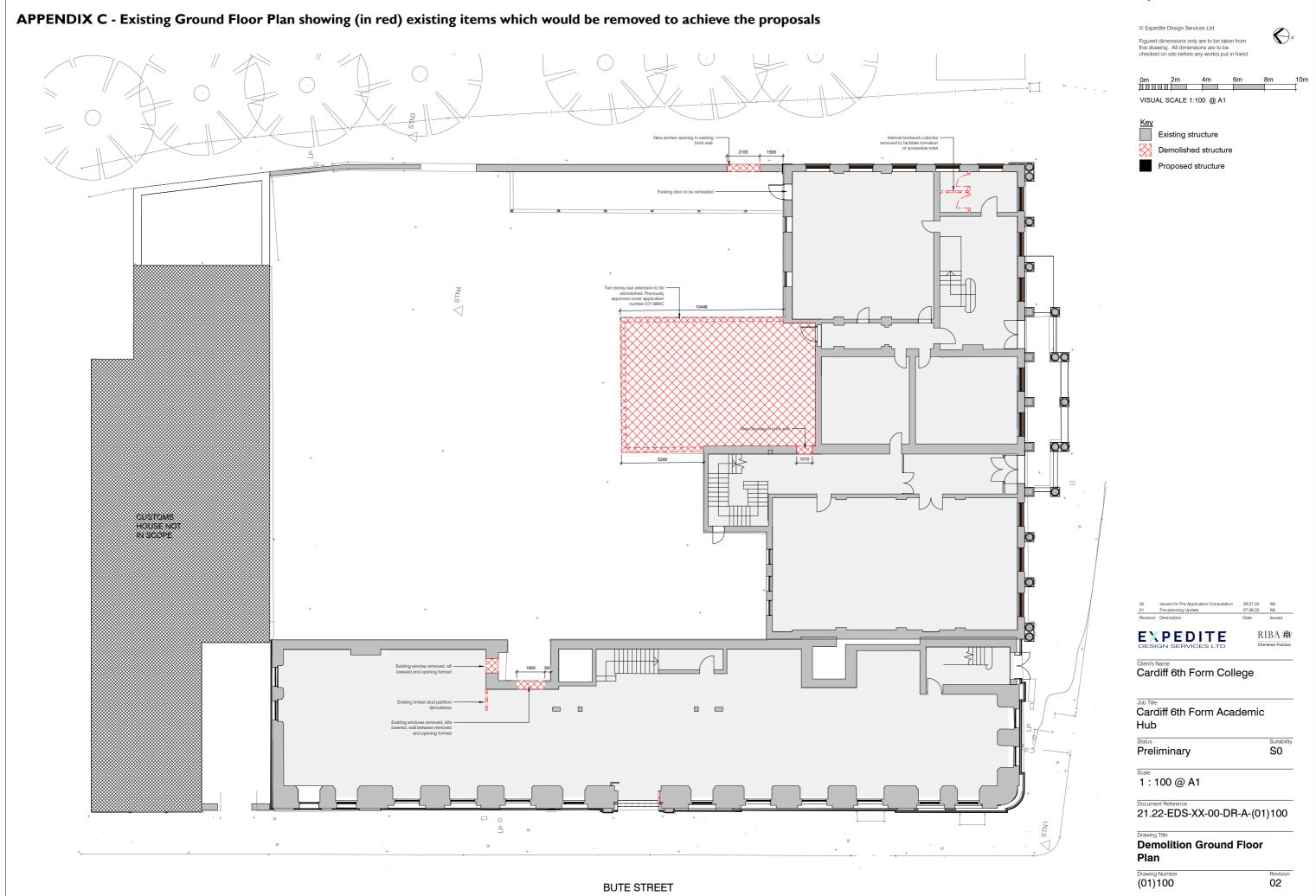
21.22-EDS-XX-06-DR-A-(01)206

Proposed Sixth Floor Plan

Drawing Number (01)206

Revision 03





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> Existing structure Demolished structure Proposed structure

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### APPENDIX C - Existing Basement Plan showing (in red) existing items which would be removed to achieve the proposals

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Preliminary

Suitability **S0** 

02

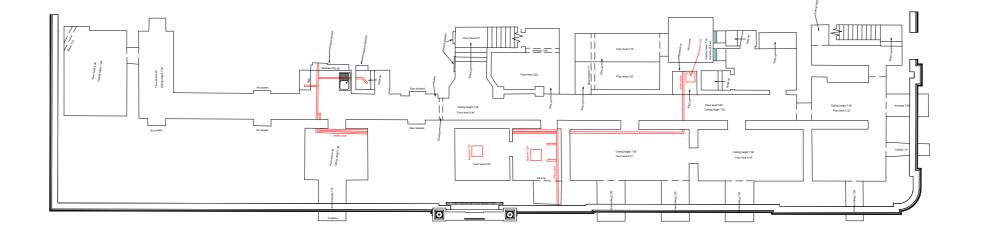
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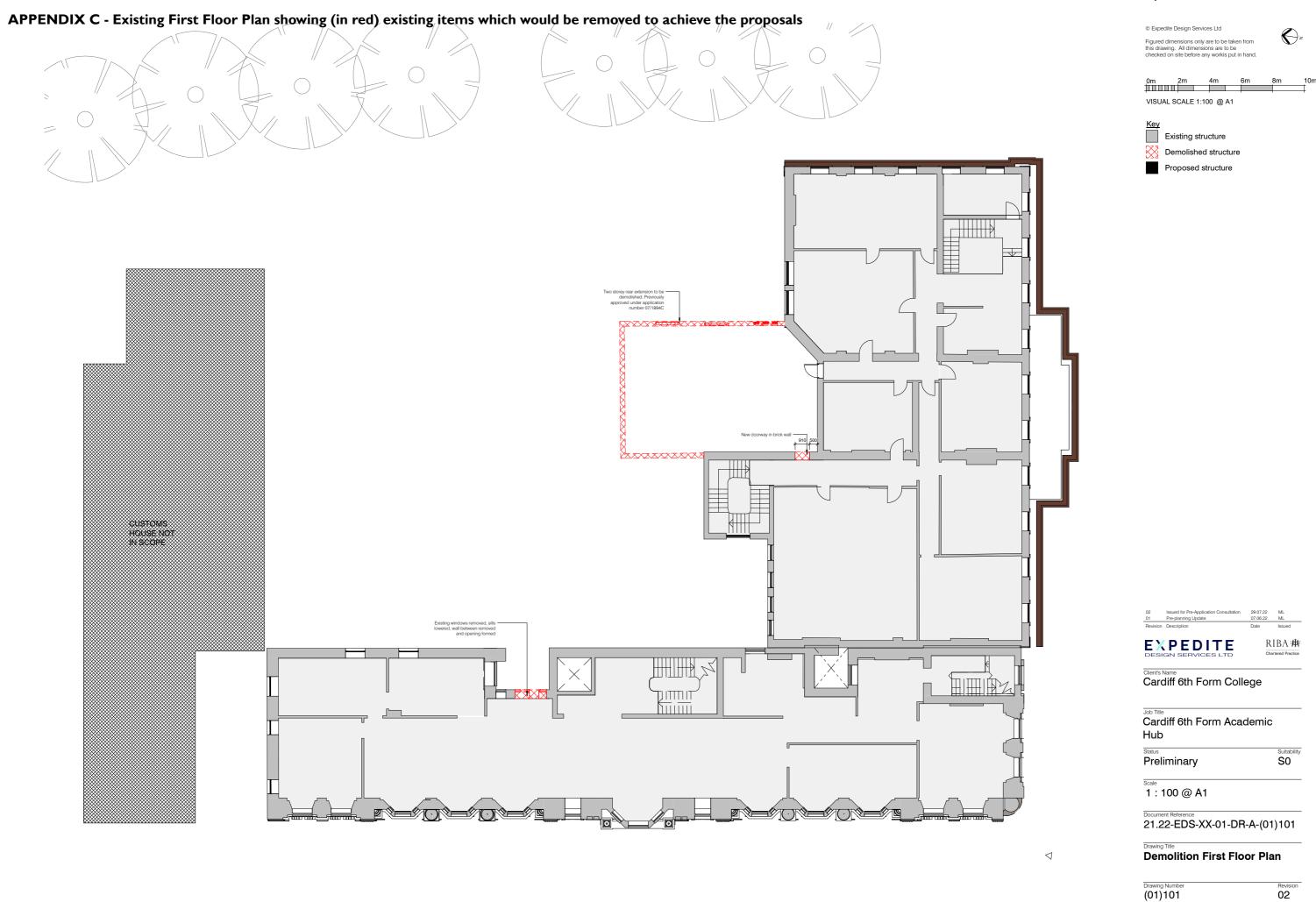
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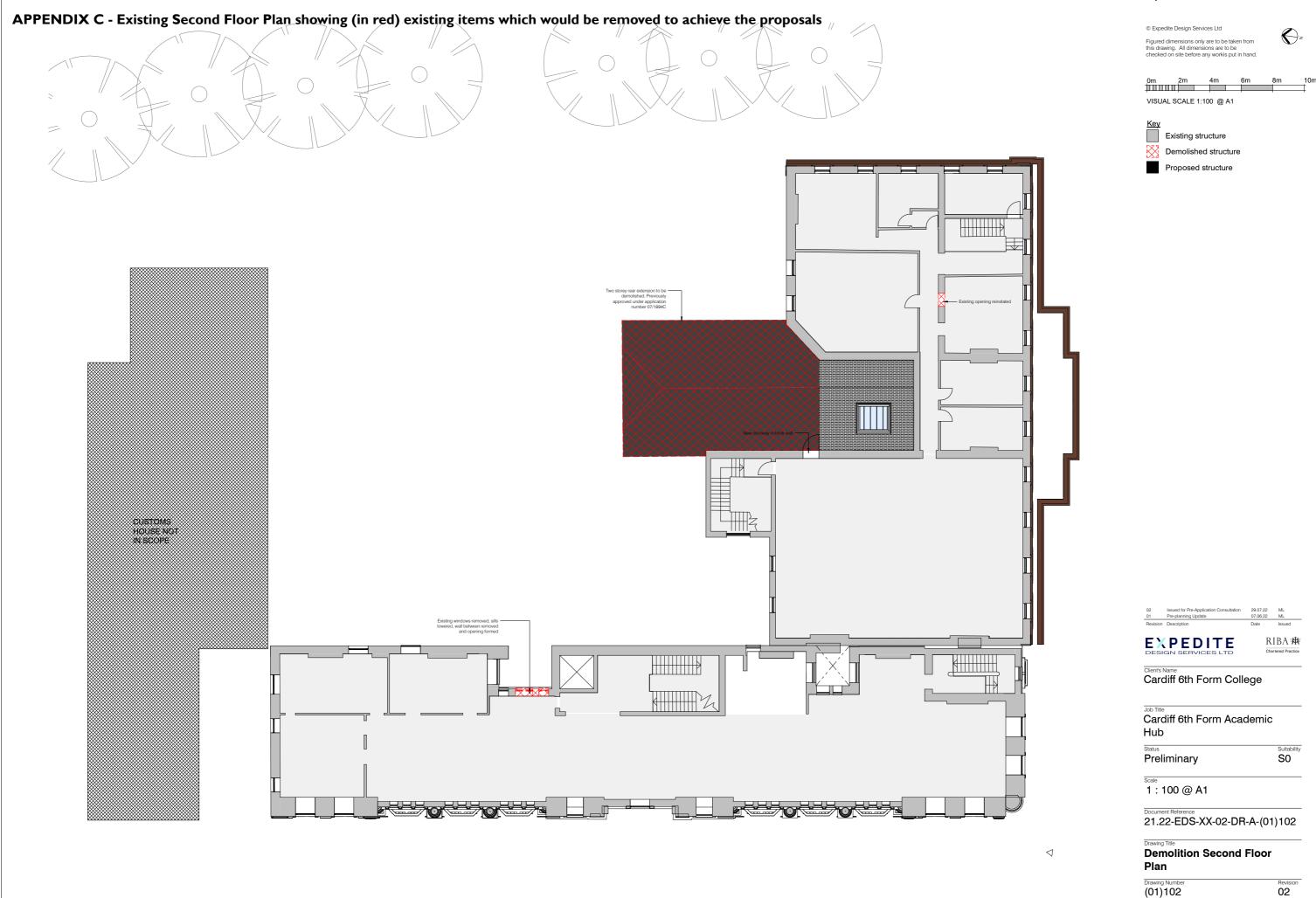
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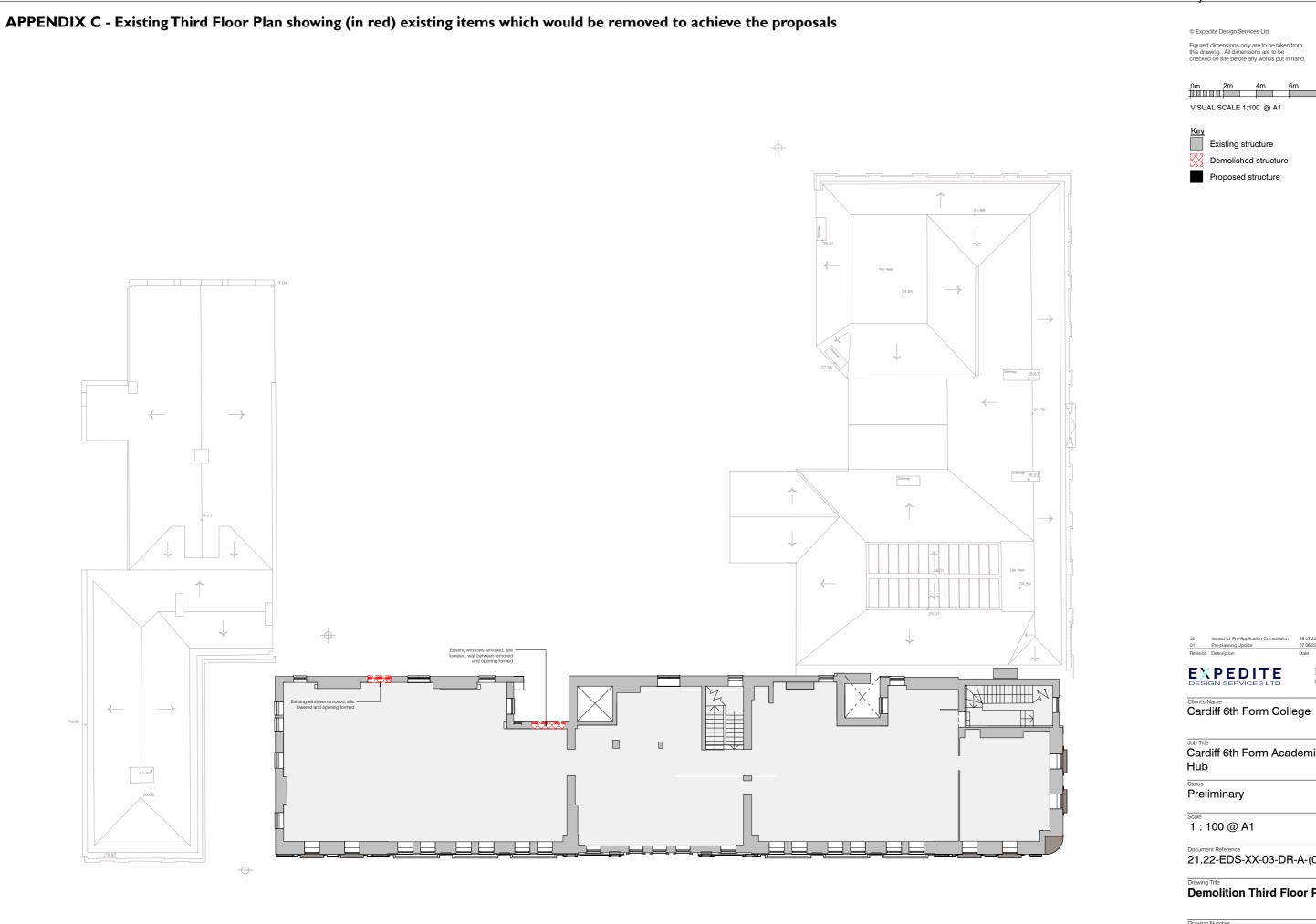
Demolition Basement Floor Plan

(01)110









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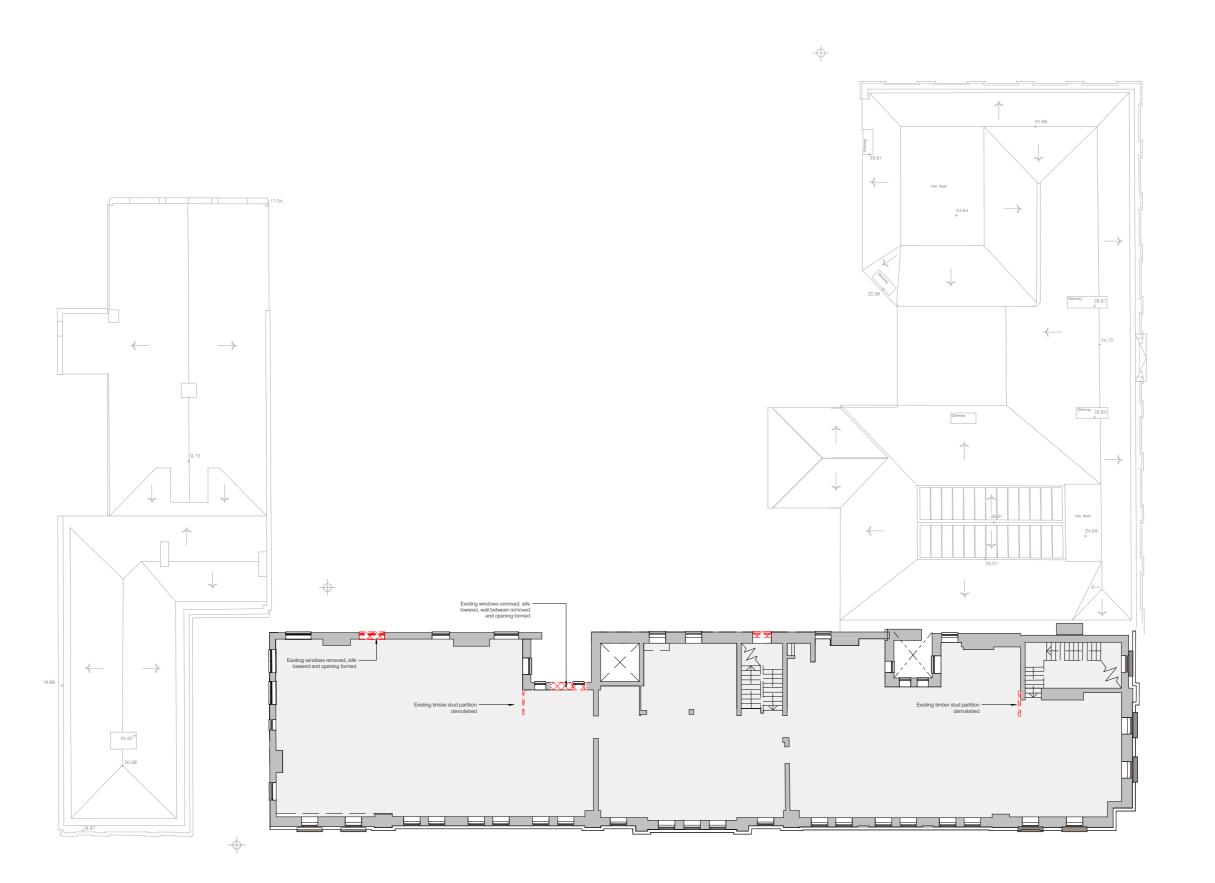
21.22-EDS-XX-03-DR-A-(01)103

Drawing Title

Demolition Third Floor Plan

Drawing Number (01)103 02

# APPENDIX C - Existing Fourth Floor Plan showing (in red) existing items which would be removed to achieve the proposals



© Expedite Design Services Ltd 0m 2m 4m VISUAL SCALE 1:100 @ A1 Existing structure Demolished structure Proposed structure

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Hub Preliminary

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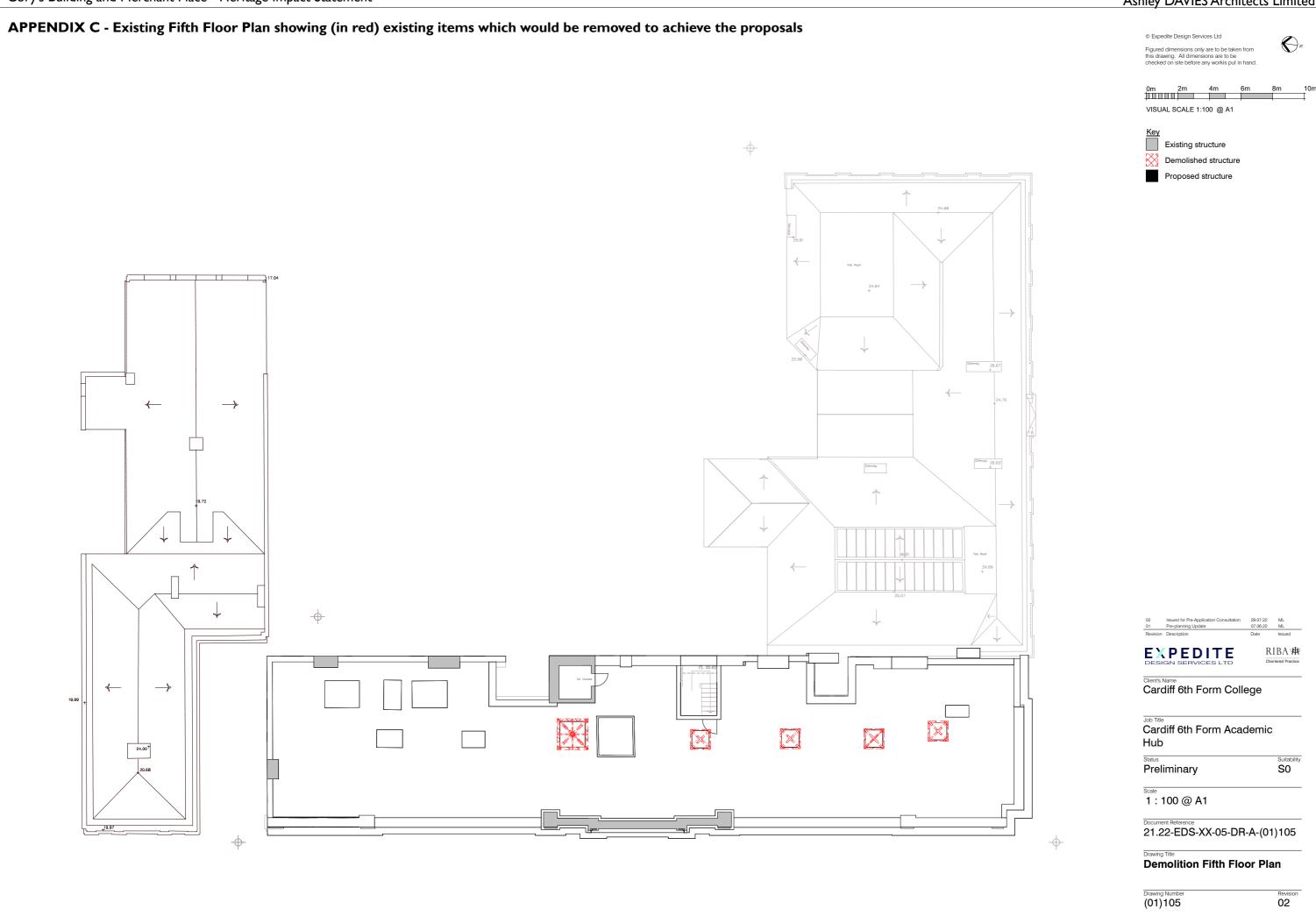
21.22-EDS-XX-04-DR-A-(01)104

Drawing Title

Demolition Fourth Floor Plan

Drawing Numbe (01)104

02



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1 : 100 @ A1

21.22-EDS-XX-ZZ-DR-A-(02)004

Revision 02

APPENDIX D - Existing South (Bute Place) Elevation (showing Merchant Place Frontage and Cory's Building's Side)



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0m 2m 4m

VISUAL SCALE 1:100 @ A1



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21.22-EDS-XX-ZZ-DR-A-(02)003

Drawing Title
Existing South Elevation

Drawing Number (02)003 02 APPENDIX D - Existing East (Docks Lane) Elevation (showing Merchant Place Side and Cory's Building's Rear)

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0m 2m 4m

VISUAL SCALE 1:100 @ A1





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Job Title

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21.22-EDS-XX-ZZ-DR-A-(02)002

Drawing Title
Existing East Elevation

Drawing Number (02)002 Revision 02



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Job Title

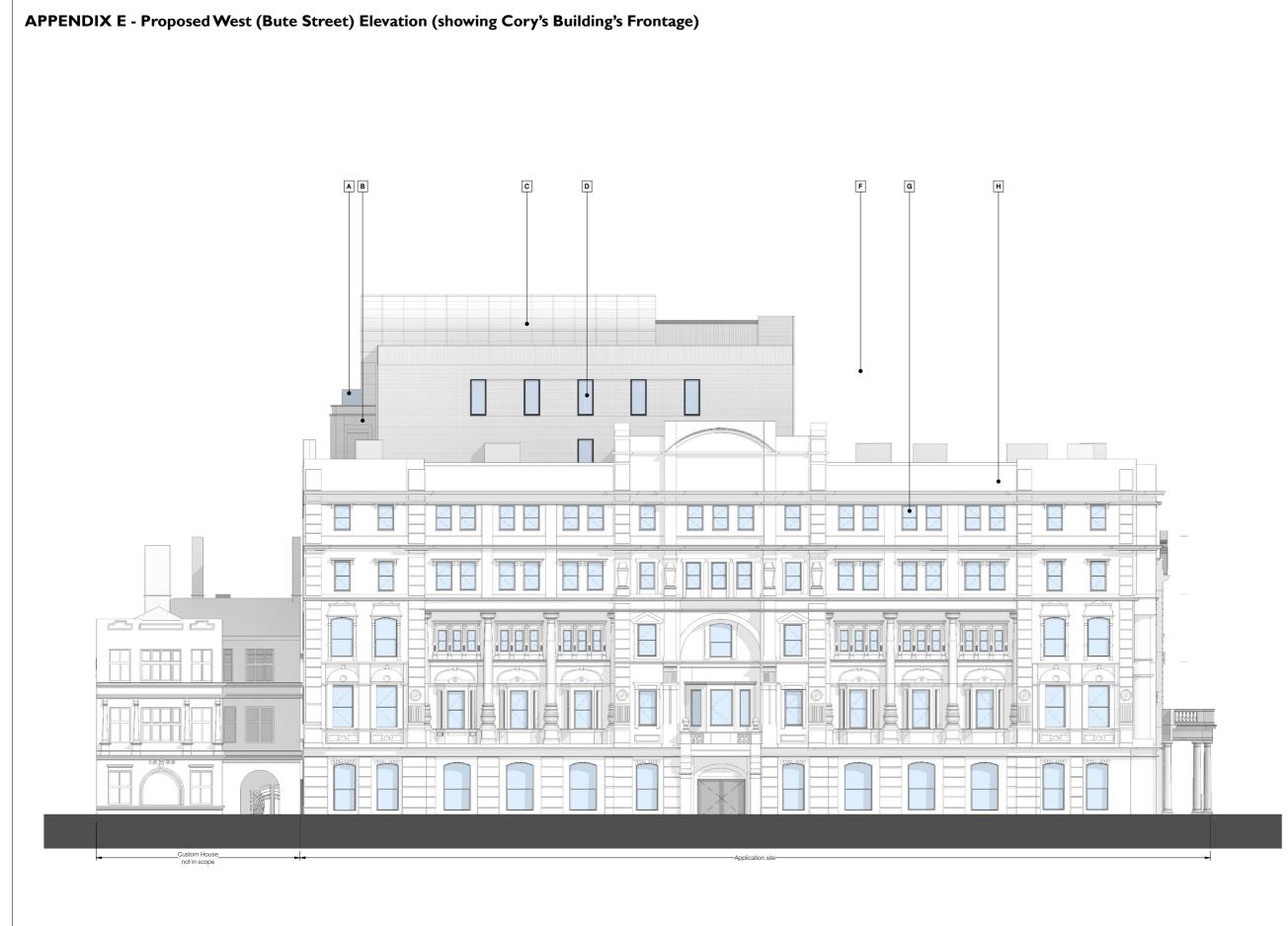
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21.22-EDS-XX-ZZ-DR-A-(02)001

Drawing Title
Existing North Elevation

Revision 02



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0m 2m 4m 6m

VISUAL SCALE 1:100 @ A1



- Notes
   Existing buildings based on survey by Hywel John Survey Ltd
   External facades of Merchant Place and Cory's Building to be
  retained and repaired unless otherwise noted.
   Surrounding context taken from 3D mapping and shown indicatively

- Proposed Materials
  A. Glass balustrade system
  B. Brick faced cladding panel featuring three shades of brown brick
  C. Bronze metal cladding
  D. Metal framed windows
  E. Metal framed curtain wall system
  F. Brick faced cladding panel featuring two shades of grey brick.
  G. Existing windows to be reviewed and replaced like for like
  H. Existing building face to be inspected, cleaned and repaired
  I. Metal louvre screen

Issued for Pre-Application Consultation 29.07.22 ML Pre-planning Update 07.06.22 ML

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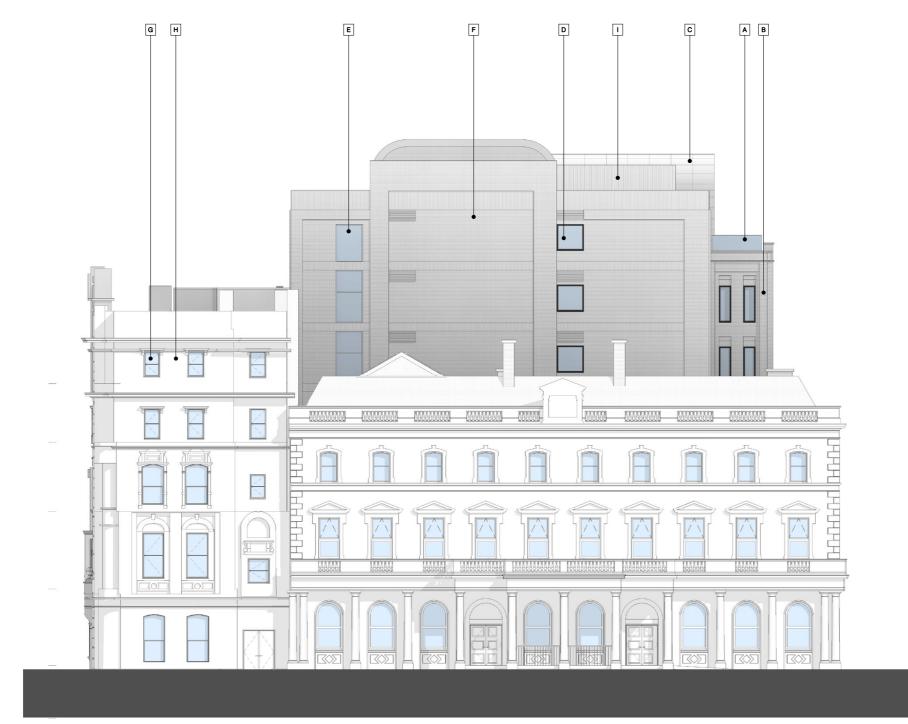
Suitability **S0** Preliminary

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21.22-EDS-XX-ZZ-DR-A-(02)204

**Proposed West Elevation** 

APPENDIX E - Proposed South (Bute Place) Elevation (showing Merchant Place Frontage and Cory's Building's Side)



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0m 2m 4m 6m

VISUAL SCALE 1:100 @ A1



Notes
- Existing buildings based on survey by Hywel John Survey Ltd
- External facades of Merchant Place and Cory's Building to be
retained and repaired unless otherwise noted.
- Surrounding context taken from 3D mapping and shown indicatively

Proposed Materials
A. Glass balustrade system
B. Brick faced cladding panel featuring three shades of brown brick
C. Bronze metal cladding
D. Metal framed windows
E. Metal framed curtain wall system
F. Brick faced cladding panel featuring two shades of grey brick.
G. Existing windows to be reviewed and replaced like for like
H. Existing building face to be inspected, cleaned and repaired
I. Metal louvre screen

 02
 Issued for Pre-Application Consultation
 29.07.22
 ML

 01
 Pre-planning Update
 07.06.22
 ML

 Revision
 Description
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**EXPEDITE** 

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Suitability **S0** 

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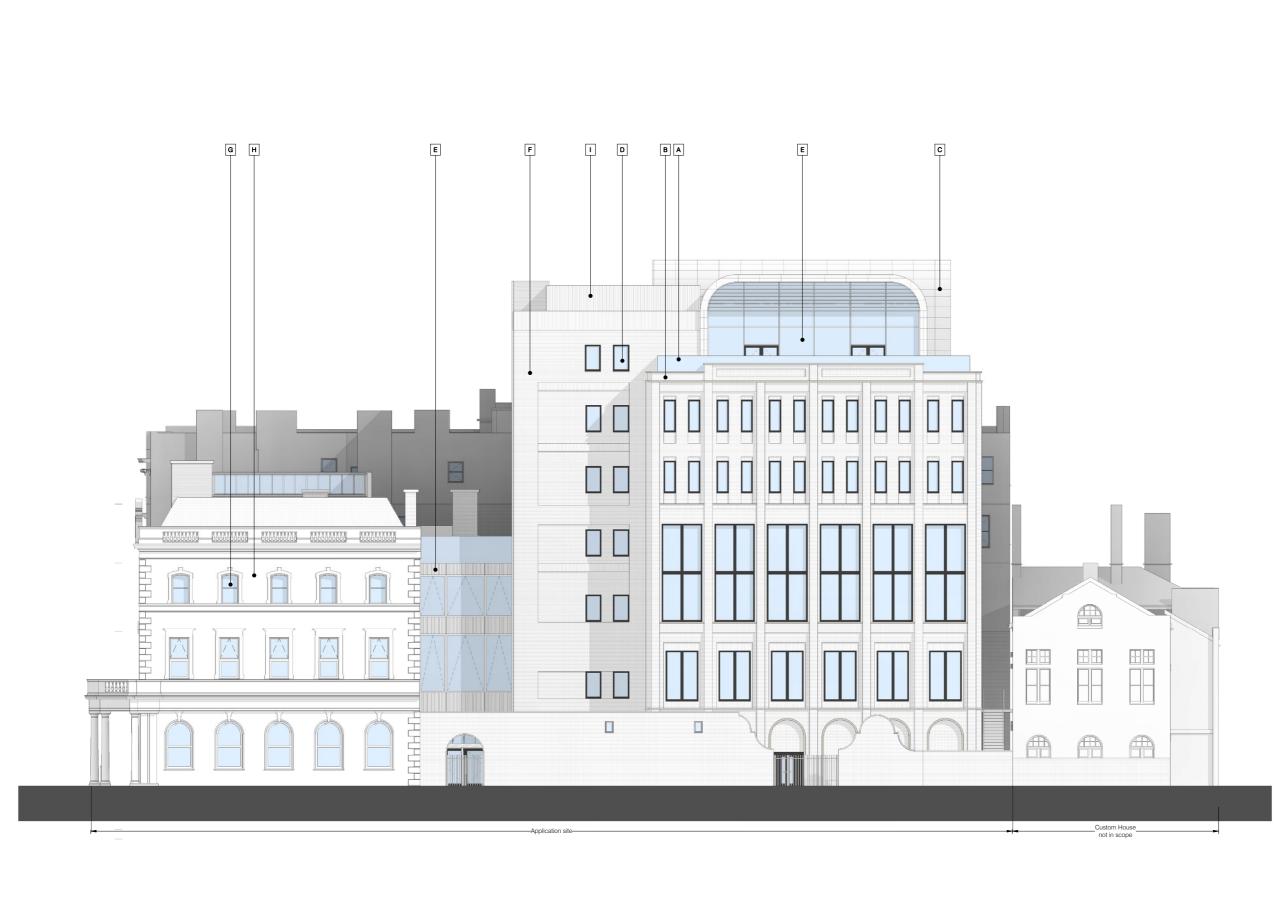
Preliminary

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**Proposed South Elevation** 

APPENDIX E - Proposed East (Docks Lane) Elevation (showing Merchant Place Side and Cory's Building's Rear)

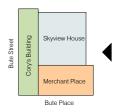


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0m 2m 4m

VISUAL SCALE 1:100 @ A1



- Notes
   Existing buildings based on survey by Hywel John Survey Ltd
   External facades of Merchant Place and Cory's Building to be
  retained and repaired unless otherwise noted.
   Surrounding context taken from 3D mapping and shown indicatively

# Proposed Materials

- Proposed Materials
  A. Glass balustrade system
  B. Brick faced cladding panel featuring three shades of brown brick
  C. Bronze metal cladding
  D. Metal framed windows
  E. Metal framed curatin wall system
  F. Brick faced cladding panel featuring two shades of grey brick.
  G. Existing windows to be reviewed and replaced like for like
  H. Existing building face to be inspected, cleaned and repaired
  I. Metal louvre screen

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Hub

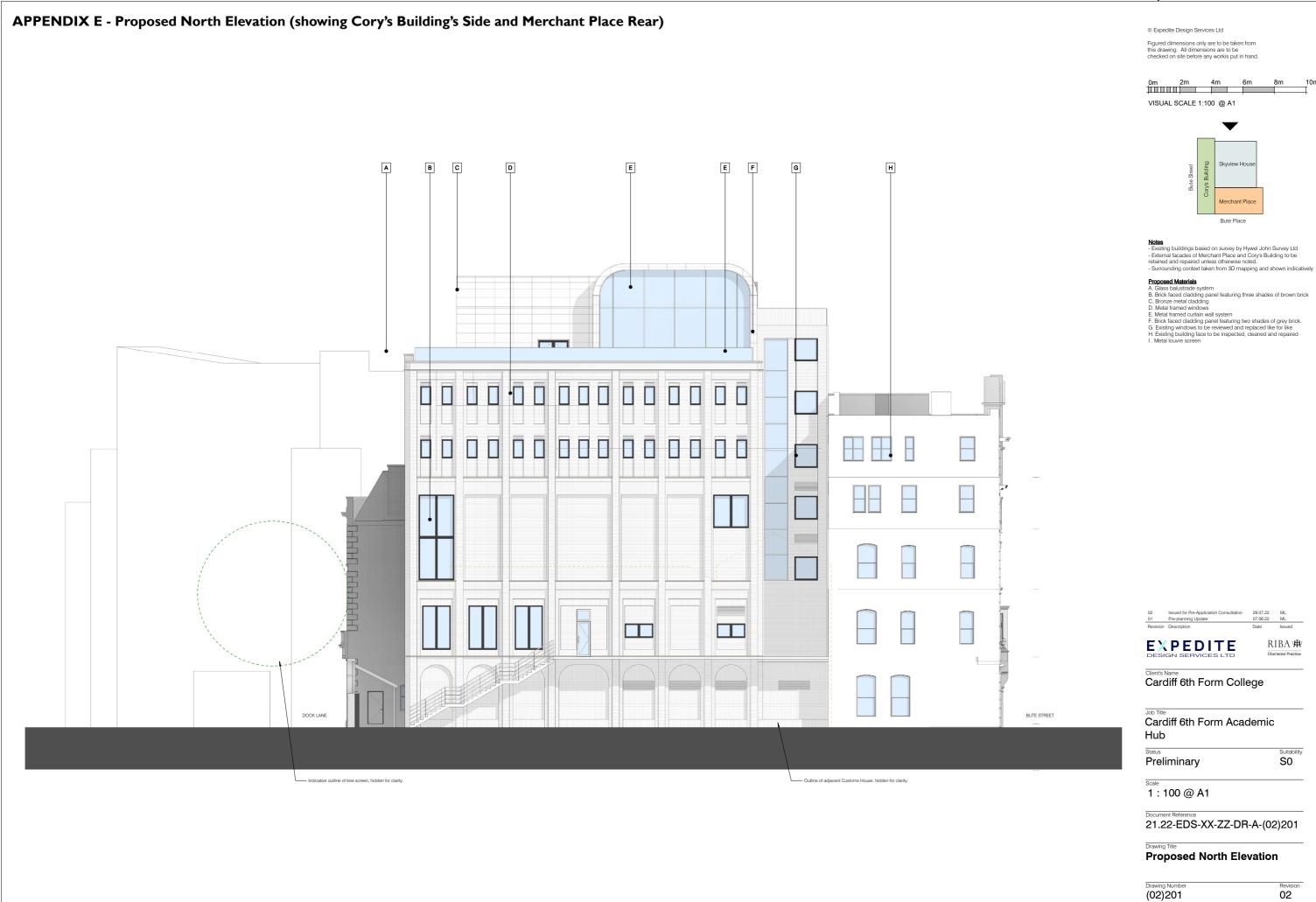
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Suitability **S0** 

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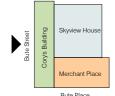
**Proposed East Elevation** 



APPENDIX F - Existing West (Bute Street) Elevation (showing Cory's Building's Frontage) showing (in red) items which would be removed to achieve the proposals VISUAL SCALE 1:100 @ A1 Client's Name
Cardiff 6th Form College Hub Preliminary Drawing Title

Demolition West Elevation

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Cardiff 6th Form Academic

Suitability **S0** 

1:100@A1

21.22-EDS-XX-ZZ-DR-A-(02)104

Drawing Number (02)104 02 APPENDIX F - Existing South (Bute Place) Elevation (showing Merchant Place Frontage and Cory's Building's Side) showing (in red) items which would be removed to achieve the proposals

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0m 2m 4m 6m

VISUAL SCALE 1:100 @ A1





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Suitability **S0** 

Cardiff 6th Form College

Cardiff 6th Form Academic

Hub

Preliminary

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21.22-EDS-XX-ZZ-DR-A-(02)103

Drawing Title

Demolition South Elevation

Drawing Number (02)103 02 APPENDIX F - Existing East (Docks Lane) Elevation (showing Merchant Place Side and Cory's Building's Rear) showing (in red) items which would be removed to achieve the proposals

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any workis put in hand.

0m 2m 4m

VISUAL SCALE 1:100 @ A1





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Suitability **S0** 

Client's Name
Cardiff 6th Form College

Job Title
Cardiff 6th Form Academic Hub

Preliminary

1:100@A1

21.22-EDS-XX-ZZ-DR-A-(02)102

**Demolition East Elevation** 



**APPENDIX G - Existing North-South Section** 

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Job Title
Cardiff 6th Form Academic

Hub Suitability **S0** 

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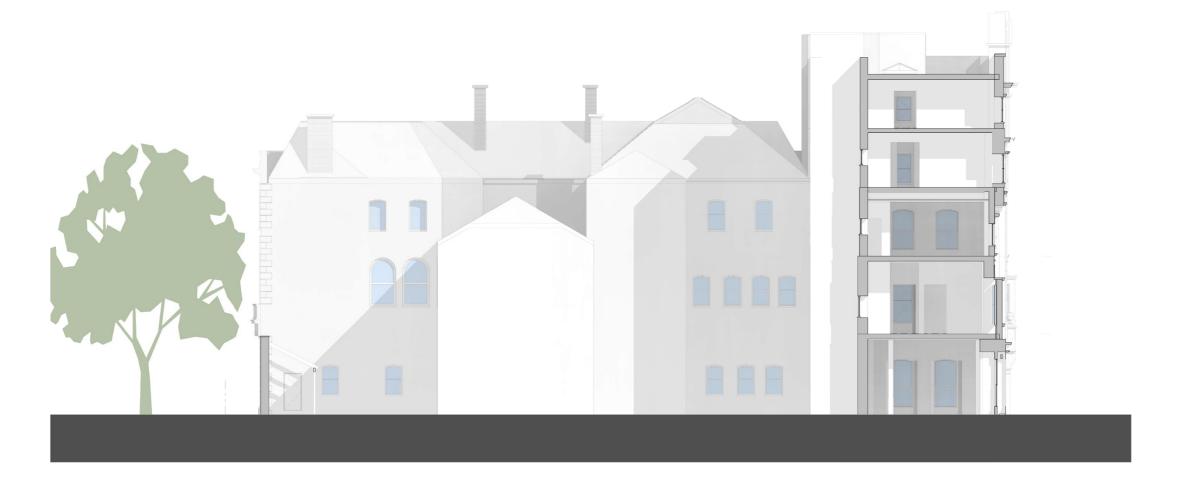
Document Reference 21.22-EDS-XX-ZZ-DR-A-(03)000

Drawing Title
Existing NS Section 01

Drawing Number (03)000 Revision 02 **APPENDIX G - Existing East-West Section** 

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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any workis put in hand.



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Client's Name
Cardiff 6th Form College

Job Title

Cardiff 6th Form Academic Hub

Status Preliminary

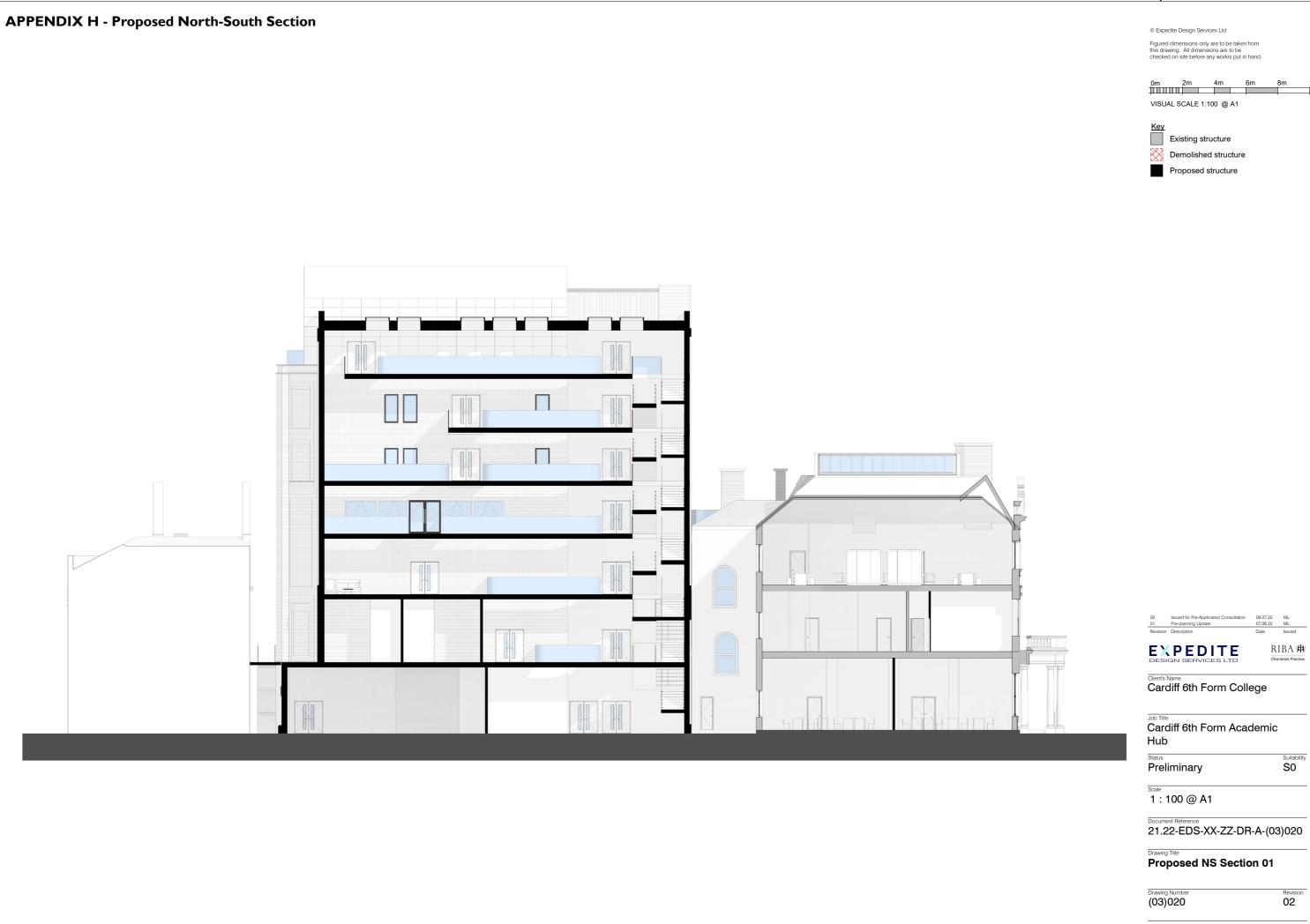
Suitability S0

1: 100 @ A1

Document Reference 21.22-EDS-XX-ZZ-DR-A-(03)006

Drawing Title
Existing EW Section 01

Drawing Number (03)006 Revision 02



© Expedite Design Services Ltd Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any workis put in hand. 0m 2m 4m VISUAL SCALE 1:100 @ A1 Key
Existing structure Demolished structure

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Suitability **S0** 

Client's Name
Cardiff 6th Form College

Job Title

Cardiff 6th Form Academic

Preliminary

Drawing Title
Proposed NS Section 01

Revision 02



0m 2m 4m

Demolished structure

Proposed structure

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Client's Name
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Cardiff 6th Form Academic Hub

Preliminary

Suitability S0

Revision 02

1: 100 @ A1

Document Reference 21.22-EDS-XX-ZZ-DR-A-(03)026

Drawing Title
Proposed EW Section 01

Drawing Number (03)026