

**PROPOSED REPLACEMENT WINDOWS/ENTRANCE DOOR SET
AT GROUND FLOOR, 59 CROSS STREET, ABERGAVENNY,
MONMOUTHSHIRE. NP7 5EU**

HERITAGE IMPACT ASSESSMENT



1.00 INTRODUCTION

- 1.01 A listed building consent application for the replacement of the windows and adjacent entrance door set at ground floor level to No. 59 Cross Street, Abergavenny is being submitted to the Monmouthshire County Council.

The building is currently used at ground floor level as a Restaurant, and is connected to the adjacent Kings Head Hotel with letting rooms above both premises under the auspices of the Kings Head Hotel, both premises run by the same management.

The building is a Grade II listed building, listed in 1954, and subsequently amended in 2005, ref 2414. The building is situated within the town centre of Abergavenny.

This Heritage Impact Assessment and Statement has been prepared in support of the application and will follow the best practice guidelines issued by CADW in May 2017. It will also take account of CADW's conservation principles for the sustainable management of the Historic Environment in Wales. This document is intended to be used by Monmouthshire County Council for use alongside Planning Policy Wales, Technical Advice Note 24 The Historic Environment.

- 1.02 The assessment will demonstrate that the applicants have understood the historic asset and its significance. Moreover, it will show how this understanding has informed the decision making during the design process. An integral part of this assessment will include the Heritage Impact Statement. This assessment will also show that the proposed changes to the portico will increase its long term sustainability. It will discuss the proposals under the following headings.

- 59 CROSS STREET AND ITS SETTING
- THE SIGNIFICANCE OF THE LISTED BUILDING
- EXISTING FEATURES
- DESIGN CONCEPT
- IMPACT OF THE PROPOSALS/HERITAGE STATEMENT
- CONCLUSION

- 1.03 The assessment will show that the proposals will have no significant effect on the character or setting of the listed building. Moreover, the statement will confirm that the development work will be reversible and the historic integrity of the building retained.

2.00 59 CROSS STREET AND ITS SETTING

2.01 59 Cross Street is currently branded Regency 59.

It is part of a group of historic buildings on the north east side of Cross Street. Its frontage runs parallel with Cross Street. Its frontage runs parallel with Cross Street. Long distance views of the property are screened by the adjoining developments which run along beside and on the opposite side of the street.

2.02 It is alleged the building has an early C19 front on a building of uncertain antiquity, possibly late C16 or early C17. This house has been Bank House only since 1936. Previous to that it was for many years a draper's shop called The Golden Fleece Hotel, famous for breeding angora wool. In 1920 they had hutches for 200 rabbits in the garden.

The building is designated for its special interest as an early C19 building retaining its character, which has some earlier fabric and strong group value in the centre of Abergavenny.

The windows and doors which are subject to the application are located within the 20th Century restaurant front, and it is confirmed that both doors serve No. 59.

3.00 THE SIGNIFICANCE OF THE LISTED BUILDING

3.01 The building in recent historic times was a draper's shop with living accommodation, a dry cleaner's laundry, and for the last 20 years or so a restaurant, more lately directly connected to the adjacent Kings Head as one overall premises. The property was first included on the statutory list on 17th November 1954. A copy of the summary statement is attached, and whilst this described the exterior to the street frontage in great detail, neither the rear elevation or interior were viewed during the inspection. The history statement within the CADW listing says "Early 19th Century front on a building of uncertain antiquity, possibly late 16th Century or early 17th Century."

3.02 Whilst the elevational treatment at first and second floor is that of a typical 19th Century facade, it is acknowledged that in recent times the ground floor has been altered as described in the CADW listing statement to a "modern style late 20th Century restaurant front with piers between the two plate glass windows, and the entrance and house entrance on right."

This current proposal relates directly to the restaurant front, in particular the replacement of the existing plate glass windows, and creating one doorway within the structural aperture currently accommodating the two doorways. The

replacement windows will be openable to allow more of a connection between the restaurant and street area. The rationalisation of the entrance door arrangement will provide improved amenity space directly inside the building creating a more formal entrance lobby for the Hotel and Restaurant.

4.00 EXISTING FEATURES

4.01 The building generally comprises of rendered and painted rubble stone, with a narrow stucco bond at first floor level, with a natural slate roof and red brick stacks. There is a double depth plan and the building has three storeys, and at upper levels 6 windows overlooking Cross Street. At ground floor level there is a modern style late 20th Century restaurant front with piers between two plate glass windows featuring a central mullion in timber frames with a painted finish.



ILLUSTRATION OF EXISTING WINDOWS.

There are a pair of entrance doors to the right with each having 6 panel design, the left hand door partially glazed. There is a glazed fanlight above the doors with a central mullion.



ILLUSTRATION OF EXISTING ENTRANCE DOORS

The windows at upper level on the south-west elevation are arranged symmetrically in vertical lines with near identical gaps between. The first-floor windows are 6 over 6 pane sashes without horns. To the upper floor there are 3 over 6 pane sliding sashes without horns, all windows with a painted finish. The roof has a deep eaves, slate covered to a moderate pitch with chimney stacks at gable wall and party wall locations.

5.00 DESIGN CONCEPT

- 5.01 The applicants are seeking to replace the existing ground floor fixed timber framed plate glass windows with fully openable sliding folding equivalent plate glass windows with painted finishes. The proposed windows will retain the existing design arrangement to include the central vertical mullion feature. For the restaurant to retain long term sustainability and employment opportunities, there is a requirement to create an improved ambience within the Restaurant, particularly in the day when during favourable weather the windows can be opened, and better connectivity achieved with the pedestrianised area of Cross Street developed by Monmouthshire County Council to promote visitors to the Town.

The applicants have also an ongoing issue with an organisational conflict between patrons using the public bar areas of the Hotel, and residential guests both arriving at the Hotel and their initial registration process, and also ongoing arrival/departures from the Hotel area during their stay. It is proposed to rationalise the existing entrance door arrangement to No. 59 Cross Street within the existing structural opening, by introducing a new entrance comprising a single entrance door and side/fan light arrangement which will create an enhanced appearance and focal point for entrance to the Hotel and Restaurant.

The new entrance door arrangement has been designed making reference to existing design features. Again, the entrance door arrangement will be constructed in timber utilising traditional detailing with a painted finish. Immediately within the building, a modern lightweight non-load bearing partition comprising painted plasterboard and skin finish lining on timber framing will be reconfigured to allow an entrance foyer to be formed commensurate with the arrival/departure requirements of the Hotel and Restaurant.

6.00 IMPACT OF THE PROPOSALS/HERITAGE STATEMENT

- 6.01 Clearly the applicant has carefully considered the front facade of 59 Cross Street and has understood its significance. This understanding has informed the decision-making process during the development of the proposed replacement windows and entrance door arrangement. This HIA has therefore led to the following Heritage Statement.

6.02 HERITAGE STATEMENT

The pattern and character of the existing building has been recognised by the applicant, and it is noted that the proposals occur solely in the area where the previous modern intervention has taken place. The structural openings in this area will remain unchanged and all the proposed materials and decorative finishes will match the existing, which together with the design will ensure the

general existing appearance is little changed. It is considered the new entrance door arrangement will enhance the appearance of the area subject to the previous modern intervention, and now create a focal point at Street level for No. 59 Cross Street. Moreover, the proposals will greatly contribute to the long term sustainability of the premises.

7.00 CONCLUSION

7.01 This Heritage Impact Assessment and Statement were prepared in support of the listed building consent application. It has followed CADW's best practice guidelines and has taken into account the conservation principals for the Sustainable Management of the Historic Environment in Wales. It has also shown that the client carefully considered and understood the historic asset and its significance. This understanding has informed the decision making process and resulted in proposals that will have no significant effect on the character or setting of the listed building. The Heritage Statement also encapsulates the points identified within the assessment. This process has resulted in the proposal for a sympathetic and sensitive but long-term solution to the sustainability of the premises without detriment to the buildings historic character and features.

APPENDIX A
LISTING STATEMENT

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
2414	59	II	Designated	17/11/1954	10/11/2005

Name of Property	Address
Bank House	59 Cross Street

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Monmouthshire	Abergavenny	Abergavenny	Abergavenny	329950	214167

Street Side	Location
NE	Situated on the main commercial street which runs from south-east to north-west across Abergavenny.

Description

Broad Class	Period
Commercial	

History

Early C19 front on a building of uncertain antiquity, possibly late C16 or early C17. This house has been Bank House

only since 1936. Previous to that it was for many years a draper's shop called The Golden Fleece Hotel, famous for breeding angora wool. In 1920 they had hutches for 200 rabbits in the garden.

Exterior

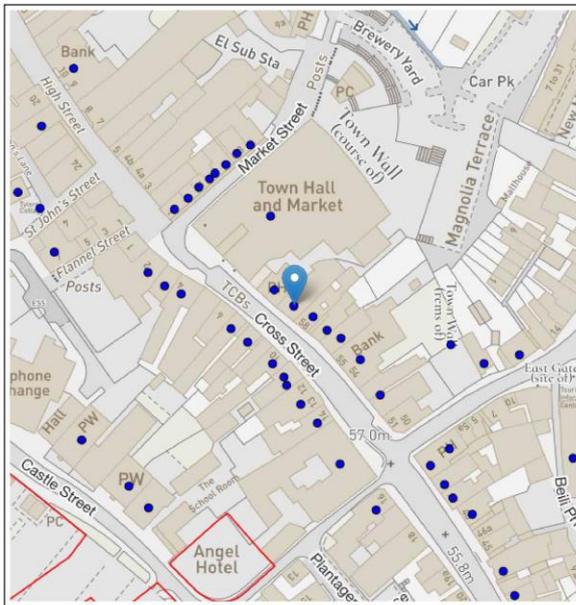
Roughcast front, probably over rubble stone, with a narrow stucco band at first floor level and a natural slate roof. Double depth plan with entrance to right. Three storeys, three windows. Modern style late C20 restaurant front with piers between the two plate glass windows and the entrance and house entrance on right. First floor has flush framed 6 over 6 pane sashes, second floor has similar but 3 over 6 pane. Deep eaves, low pitch roof with brick stack on either gable, the right hand one may be for No. 58. Rear elevation not inspected.

Interior

Interior not available at resurvey.

Reason for designation

Included for its special interest as an early C19 building retaining its character, which has some earlier fabric and strong group value in the centre of Abergavenny.



Listed Building : Bank House
Reference Number : 2414
Unitary Authority : Monmouthshire
Community : Abergavenny

This map does not form part of the official record. It has been drawn from positional information provided within the list description to aid identification. By law, the listed building also includes any object or structure which is fixed to the building, or which is within its curtilage and forms part of the land and has done so since before 1 July 1948. It is important not to rely only on this digital map as the primary source for identifying the listed building. The map must be read in conjunction with the list description to ensure that the correct building has been identified. The list description is also available via the Online Mapping Database. This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

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