



HAYES ISLAND PUBLIC CONVENIENCES, THE HAYES ISLAND, CARDIFF

LISTED BUILDING DESIGN AND ACCESS STATEMENT

REPAIR AND REFURBISHMENT WORKS

STRIDE TREGLOWN JOB NO.	13706
PREPARED BY	JPR
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REVISION NO.	A

LISTED BUILDING, DESIGN AND ACCESS STATEMENT IN SUPPORT OF REPAIR AND REFURBISHMENT WORKS TO THE HAYES ISLAND PUBLIC CONVENIENCES

1 INTRODUCTION & BACKGROUND

- 1.1.1 Stride Treglown Limited is appointed by the Design and Construction Management Department of Cardiff Council to submit an application for listed building consent for repair and refurbishment works to The Hayes Island Public Conveniences.
- 1.1.2 It is the purpose of this Listed Building Design and Access Statement to inform the reader of the background to this application, and provide a clear description and justification for the proposed works.

2 SITE AND SURROUNDINGS

- 2.1.1 The public conveniences are located at basement level in The Hayes area of Cardiff city centre. The toilets are located on Victoria Place at the point where Trinity Street, Wharton Street and Working Street meet The Hayes and are situated adjacent to the Hayes Island Snack Bar.
- 2.1.2 The entrances to the toilets are located at ground floor level situated to the south west of Waterstones. To the north east is St Davids Hall and Habitat, to the south east is the Grade II listed John Batchelor statue and St Davids 2 development, and to the north west is the Grade II listed Old Library.
- 2.1.3 The public conveniences are Grade II listed buildings and are located in the St Marys Street Conservation Area.

3 LISTED BUILDING CONTEXT

3.1 Introduction

3.1.1 TAN 12 Design (2009) states that in the alteration of listed buildings efforts should be made to use local materials or materials from other sources which have equivalent appearance, colour and weathering characteristics. The guidance states that it may be appropriate to abandon conventional design solutions in favour of a more imaginative and contemporary approach. This may involve flexibility in the application of policies, and on the part of applicants the use of spaces within historic buildings in a less orthodox way and high quality specifications.

3.1.2 TAN 12 also states that in relation to the historic environment the general aspects of the “character” objective of good design should be pursued but more detailed information may be needed in relation to key issues such as:

The setting and views of key buildings, landscape, parks and gardens, archaeology and skylines within, to and from the area

The degree of architectural unity or informality in building groups and settlements and in landscape

Locally distinctive building elements and construction techniques, such as roof pitches, window proportions, parapets, or paving details

Locally distinctive facing materials such as natural slate, brick quoins or natural stone in both buildings and the public realm

Boundary details including means of enclosure of landscape features, open spaces and gardens

3.1.3 The List Description states:

Gentlemen's Toilets

Grade	II	Date Listed	13/12/1996	Community	Castle	Locality	Hayes
Island		Grid Ref	318360 176300	Record No	18051	Entry Name/No	Gentlemen's Toilets / 1400

Location To S of Old Library, near Hayes Island snack bar.

History

Built circa 1898, during re-arrangement of The Hayes and St John's churchyard areas following the extension of the Old Library. By W Harpur, Borough Engineer.

Exterior

Underground public convenience. Two entrances with railings. Railings have leaf finials, a band of quatrefoils above a band of open quatrefoils, and lower intermediate railings with fleur-de-lys finials; taller posts have more elaborate fleur-de-lys finials; matching gates.

Interior

Each entrance has stairs down (brass handrails). Brick walls. To one side, cubicles, dentil cornice, 4-panelled doors. Opposite, ceramic urinals with black marble framing and stall dividers.

Listed

Listed as a rare well-preserved example of Victorian public convenience, with high quality railings. Group value with other listed buildings at Hayes Island.

Ladies' Toilets

Grade II Date Listed **13/12/1996** Community **Castle** Locality **Hayes Island** Grid Ref **318380 176290** Record No **18052** Entry Name/No **Ladies' Toilets / 1580** Location To S of Old Library, and Hayes Island snack bar.

History

Built circa 1898, during re-arrangement of The Hayes and St John's churchyard areas following the extension of the Old Library.

Exterior

Underground public convenience. Single entrance with iron railings. Railings have leaf finials and a band of quatrefoils above a band of open quatrefoils, and lower intermediate railings with fleur-de-lys finials; taller posts have more elaborate fleur-de-lys finials; matching gate.

Interior

Stairs down have brass handrails. Brick walls. Cubicles have dentil cornice, and 4-panelled doors.

Listed

Listed as a rare well-preserved example of Victorian underground public convenience, with high-quality railings. Group value with other listed buildings at Hayes Island

4 PROPOSED WORKS

- 4.1.1 It is proposed that the public conveniences located in The Hayes will undergo much needed refurbishment in order to improve their appearance and repair parts of the building that are in poor condition. A full schedule of the works is included with the application and includes the following:

Male Toilet

- Install 1 new hand basin adjacent to one existing basin
- Remove 3 damaged urinals and replace with 2 new hand basins
- Replace 6 existing WC's with Charlotte High Level WC's
- Replace 17 existing wall mounted lights and install 1 additional light position
- 1 replacement and 1 additional hand dryer

Female Toilet

- Replace handrails to match original
- Replace 5 existing WC's with Charlotte High Level WC's
- Install 1 new hand basin
- Replace 12 existing wall mounted light and install 1 additional light position

5 LOCAL POLICY FRAMEWORK

- 5.1.1 The following policy appraisal sets down the most relevant policy context for the proposals:
- 5.1.2 Policy 3 of The City of Cardiff Local Plan (Adopted January 1996) states development proposals within conservation areas will only be permitted if they preserve or enhance the character and appearance of the area.
- 5.1.3 Policy B1 of the South Glamorgan Replacement Structure Plan 1991-2011 (Adopted April 1997) states the best environmental qualities of the built and historic environment will be protected and enhanced. Particular protection will be given to:
- 5.1.4 Buildings or groups of buildings of architectural or historic interest (including listed buildings and buildings in conservation areas) and their settings.

6 DESIGN

6.1 Appearance

- 6.1.1 Despite the historic and architectural character of the building, the current appearance of the toilets is not befitting a grade II listed building which is in a prominent position within the St Marys Street Conservation area.
- 6.1.2 Photographs included in Section 10 illustrate its current poor condition, while a report by Cardiff County Council Strategies Estates Division highlighted a number of areas, including the internal decorations as of “POOR” (Exhibiting major defects/Not operating as intended) condition.

External Works

- 6.1.3 Externally the schedule of works includes sand blasting the hand railing to bring the railings back to iron, redecorating the railings and resealing glazed/concrete panels. Photographs 1-4 illustrate the external areas of the site and highlight why these works are necessary to improve the external visual impression of the toilets. The works will therefore enhance the character and appearance of the conservation area and the setting of nearby listed buildings.

Internal Works

- 6.1.4 Internally, the proposals involve general decoration work and making good damaged wall tiles and finishes. In addition the works involve installing new lighting fixtures, hand dryers and WC's and replacing existing facilities.
- 6.1.5 Photograph 7 illustrates the Victorian nature of the WC in the gentlemen's toilets. The proposed replacements for both sets of toilets are in keeping with this design and are classified as “luxury”. The replacement WC's are therefore of a high quality and will not be detrimental to the Victorian character of the buildings. A full specification of the replacement WC's is included with the application.
- 6.1.6 Photograph 8 illustrates the poor quality of the one existing hand basin in the gentlemen's toilets. The replacement hand basins in both sets of toilets are of a high quality traditional design and are suitable for use where space is restricted. The basins are wall mounted using concealed hangers and therefore will enhance the existing appearance of the buildings. A full specification of the hand basins is included with the application.
- 6.1.7 The proposed new and replacement hand dryers have a white porcelain enamelled coating so that they are neutral and in keeping with the current colour scheme of the facilities. They will also closely match the proposed new and replacement washbasins.

- 6.1.8 The missing ladies hand rail as illustrated in Photograph 3 is to be replaced to match the original brass hand rail.
- 6.1.9 Replacement lighting has yet to be specified and it is anticipated that this will be discussed during the determination of the application.

6.2 Layout

- 6.2.1 The current number of washbasins in both sets of toilets is not sufficient in relation to the size of the facilities.
- 6.2.2 It is proposed to install an additional basin, hand dryer and water heater in the ladies toilets on the internal wall adjacent to the store in order to improve provision.
- 6.2.3 One additional washbasin is proposed in the gentlemen's toilets adjacent to the existing basin shown in photograph 8, which is to be replaced.
- 6.2.4 However, the overall layout of the gentlemen's toilets is such that there is limited scope to increase the number of washbasins. Damage to 3 of the ceramic urinals has presented an opportunity to replace them with handbasins as part of the refurbishment works.
- 6.2.5 Increasing the number of handbasins will improve the function of the facilities and lead to their increased use.
- 6.2.6 Handbasins and associated soap and drying facilities are essential to prevent the spread of germs and viruses and their adequate provision is of particular importance in centrally located public convenience facilities which are subject to a high level of usage.

6.3 Environmental Sustainability

- 6.3.1 The proposals aim to reduce the use of water through provision of new low water capacity WC's.
- 6.3.2 The minor changes to the layout of the gentlemen's toilet have been designed to reflect the increased need for handbasins. While the overall refurbishment works are aimed at improving the appearance and increasing the use of these facilities so that the existing resources serve a greater number of people and justify their continued public operation.

6.4 Scale

- 6.4.1 The scale of the proposals is at a level that is necessary to improve the operation and appearance of The Hayes Island Public Conveniences, while maintaining the character of the key features of the listed buildings.
- 6.4.2 The addition of new washbasins, hand dryers and wall mounted lights will bring the facilities up to a standard that the public expect.

7 ACCESS

- 7.1.1 Although the majority of the works are internal, replacing a missing hand rail at the ladies toilets and re-applying an anti slip surface to all of the steps will assist in improving access to the public conveniences.
- 7.1.2 There are no other known issues regarding access that are relevant to the proposed works.

8 LISTED BUILDING ISSUES

- 8.1.1 Damage to existing features such as the ceramic urinals has brought about an opportunity that rather than attempt to replace them with something which looks similar, a more contemporary and imaginative approach has been taken to include additional washbasins in this location to solve the current problem of under provision.
- 8.1.2 This approach, which is advocated in TAN 12, is deemed appropriate in this instance in order to avoid further damage to these units, should they remain, or to replace them with a similar type of unit which is unlikely to match exactly and could be detrimental to this key architectural feature of the building.
 - 8.1.2.1 The solution is therefore deemed to be the most sympathetic option to preserve the special architectural and historic importance of the buildings by preserving the main features that justify its listing.
 - 8.1.2.2 In accordance with TAN 12, the replacement materials will have an equivalent appearance and colour as those they replace.
- 8.1.3 The building's setting within the St Mary Street conservation area will be improved through the minor external alterations.

9 CONCLUSION

- 9.1.1 In conclusion, it is considered that the proposals are in accordance with Policy 3 of The City of Cardiff Local Plan (Adopted January 1996) as they will enhance the character and appearance of the conservation area.
- 9.1.2 In addition, it is considered that the proposals are in accordance with Policy B1 of the South Glamorgan Replacement Structure Plan 1991-2011 as the historic environment will be protected and enhanced through the desirable and necessary refurbishment works which is aimed at improving the standard of the facilities and addressing the shortage of public conveniences within Cardiff city centre.

10 PHOTOGRAPHS

Photograph 1 – Entrance to Gentlemen's Toilets



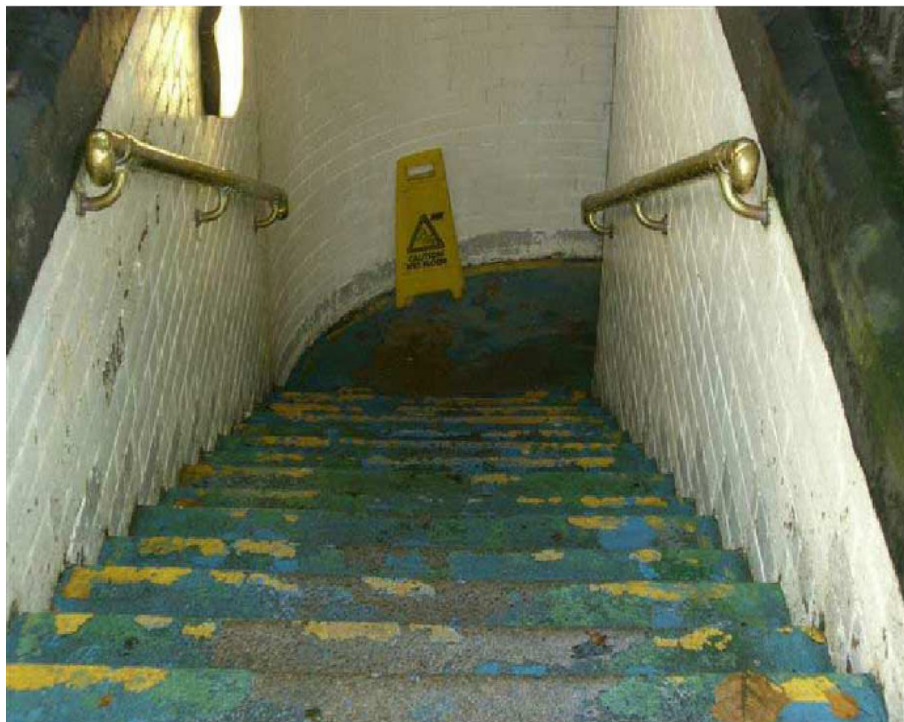
Photograph 2 – Entrance to Ladies Toilets



Photograph 3 –Ladies Stairwell



Photograph 4 –Gentlemen's Stairwell



Photograph 5 – Gentlemen's Toilets



Photograph 6 – Ladies Toilets



Photograph 7 – Existing Gentlemen's WC



Photograph 8 – Existing Gentlemen's Washbasin



Photograph 9 – Existing



Photograph 10 – Existing





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