

**Building Survey and Photographic Record  
(Level 1):**

**Written Account (Volume 1)**

Former Custom House, Custom House Street,  
Cardiff

July 2018

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Turley

**Our reference**  
BART3001

30 Jul 2018

## Executive Summary

1. This report relates to the eastern extension of the former Custom House, Custom House Street, Cardiff (National Grid Reference: ST184759).
2. Planning Permission (ref.:17/01906/MJR) and Listed Building Consent (ref.:17/01907/MJR) were granted by Cardiff Council on 19/11/2017 for the re-development of the Cardiff Custom House Site (Figure 1.1). The description of development for Listed Building Consent 17/01907/MJR was:

*“Partial demolition, retention of the original northern and western facades, external alterations, refurbishment and extensions to the Custom House to facilitate its redevelopment and re-use as a Class C1 (Hotel) and Ancillary Class A3 (Food and Drink) use”.*

3. The Building Record has been prepared to discharge Condition 3 of the Listed Building Consent, which states:

*“No demolition works to the eastern extension shall commence until an appropriate programme of historic building recording and analysis of the eastern extension to the former Custom House, undertaken in accordance with Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016), has been secured and implemented in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the local planning authority.”*

4. This report is consistent with the best practice guidance set out in ‘Understanding Historic Buildings: A guide to good recording practice (Historic England, 2016)’. The Building Survey and Photographic Record has been prepared to a Level 1, based upon Historic England guidance and in accordance with the agreed Written Scheme of Investigation (**Appendix 1**).

- This Written Account (Volume 1) contains the following information:
  - The precise location of the building as an address and in the form of a National Grid reference;
  - A note of any statutory designation i.e. listing, scheduling, Register of Historic Parks and Gardens, conservation area;
  - The date when the record was made, the name(s) of the recorder(s) and the location of any archive material;
  - A summary statement describing the building’s type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection; and
  - Existing survey drawings (**Appendix 4**)
- The Photographic Record (Volume 2) comprises:

- General photographs of the accessible external elevations;
  - The relationship of the building to its context; and
  - A record of relevant architectural details<sup>1</sup>.
5. The combined Written Account (Volume 1) and Photographic Record (Volume 2) provide an appropriate record of the building as it exists prior to commencement of works associated with the relevant planning permission and listed building consent.
  6. In accordance with the Written Scheme of Investigation (**Appendix 1**) and the terms of Condition 3 of the relevant listed building consent, the Written Account and Photographic Record the completed building record will be submitted to Cardiff Council to confirm that it is an acceptable basis upon which to apply to discharge of Condition 3 of listed building consent (ref.:17/01907/MJR).
  7. In accordance with best practice guidance, once the building record has been approved, one PDF version will be submitted to the National Monuments Record held by the Royal Commission on Ancient and Historical Monuments of Wales (RCAHMW). Confirmation of receipt by the RCAHMW will be provided to the Council in order to discharge the condition.

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<sup>1</sup> In those instances where the same detail is reproduced in more than one location, a representative example will be captured as part of the photographic survey

# 1. Introduction

## Site Location

- 1.1 This report relates to the eastern extension of the former Custom House, Custom House Street, Cardiff (National Grid Reference: ST184759).

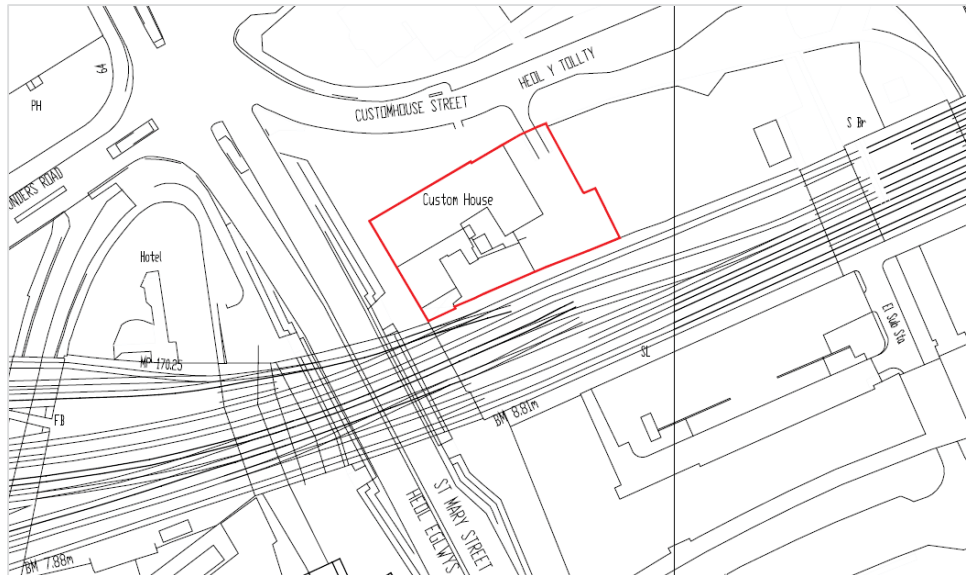


Figure 1.1: Site plan (stable block denoted by red line)

## Background

- 1.2 Planning Permission (ref.:17/01906/MJR) and Listed Building Consent (ref.:17/01907/MJR) were granted by Cardiff Council on 19/11/2017 for the re-development of the Cardiff Custom House Site (Figure 1.1). The description of development for Listed Building Consent 17/01907/MJR was:

*“Partial demolition, retention of the original northern and western facades, external alterations, refurbishment and extensions to the Custom House to facilitate its redevelopment and re-use as a Class C1 (Hotel) and Ancillary Class A3 (Food and Drink) use.”*

- 1.3 The Building Record has been prepared to discharge Condition 3 of the Listed Building Consent, which states:

*“No demolition works to the eastern extension shall commence until an appropriate programme of historic building recording and analysis of the eastern extension to the former Custom House, undertaken in accordance with Historic England’s ‘Understanding Historic Buildings: A Guide to Good Recording Practice’ (2016), has been secured and implemented in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the local planning authority.”*

- 1.4 In preparing this record, regard has been had to the guidance set out within *Planning Policy Wales (Edition 9, November 2016)*, and *Technical Advice Note (TAN) 24: The Historic Environment (2017)*, as the relevant policy and guidance basis for undertaking a historic building survey and photographic record in Wales. These policies specifically relate to the recording of listed buildings, but can be used to give an indication of the correct approach for undertaking survey or photographic recording in other circumstances.
- 1.5 Paragraphs 6.5.16, and 6.5.17 of *'Planning Policy Wales (Edition 9)'* state that:
- "6.5.16 The Royal Commission on the Ancient and Historical Monuments of Wales must be notified of all applications to demolish listed buildings that have been granted consent and be allowed access for at least a month to buildings which it wishes to record before demolition takes place.*
- 6.5.17 In all applications for alteration or demolition local planning authorities should consider, whether to make the archaeological recording, analysis and publication of features that would be destroyed, obscured or temporarily revealed by the works a condition of listed building or planning consent. This archaeological programme should be proportionate to the scale of the works being undertaken."*
- 1.6 Paragraph 5.27 'Building Recording' of *'Technical Advice Note (TAN) 24: The Historic Environment (2017)'* states:
- "5.27 Works undertaken as the result of a listed building consent will often present the opportunity to make a record of features of the building that are to be removed or altered, or which may be revealed during the course of works. Works associated with a listed building consent may also reveal archaeological remains of earlier phases of the building or items that are associated with the building. When considering a listed building consent application, the local planning authority must decide whether a programme of building recording and/or archaeological investigation is required to record the features that might be revealed or destroyed. They may seek the advice of their archaeological advisors and impose a suitable condition relating to recording (see 4.13). Applicants should contact the local planning authority when unexpected discoveries are made during the course of works. The Royal Commission on the Ancient and Historical Monuments of Wales must be given an opportunity to record a listed building proposed for demolition."*
- 1.7 Further specific guidance has also been referred to, in particular Historic England's best practice guidance; *'Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016)'*.
- 1.8 The former Custom House is a grade II listed building, dating to the mid-19<sup>th</sup> century (see **Appendix 2** for list entry). The former York Hotel PH, which formerly adjoined the listed building, dated to the late 19<sup>th</sup> century, but has since been demolished, in accordance with Planning Permission (ref.: 17/01906/MJR) and Listed Building Consent (ref.: 17/02383/MJR). The Site is located in close proximity to the St Mary Street Conservation Area (see **Appendix 3** for a map of the conservation area).

- 1.9 Further specific guidance has also been referred to, in particular the following best practice documents.
- Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016);
  - Understanding Historic Buildings Policy and Guidance for Local Authorities (Historic Environment Local Management, 2008); and
  - Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (Institute of Archaeologists, 2008).
- 1.10 The Written Account (Volume 1) and Photographic Record (Volume 2) have been prepared to a Level 1, in accordance with the agreed Written Scheme of Investigation (**Appendix 1**).
- This Written Account (Volume 1) contains the following information:
    - The precise location of the building as an address and in the form of a National Grid reference;
    - A note of any statutory designation i.e. listing, scheduling, Register of Historic Parks and Gardens, conservation area;
    - The date when the record was made, the name(s) of the recorder(s) and the location of any archive material;
    - A summary statement describing the building's type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection; and
    - Existing survey drawings (**Appendix 4**)
  - The Photographic Record (Volume 2) comprises:
    - General photographs of the accessible external elevations;
    - The relationship of the building to its context; and
    - A record of relevant architectural details<sup>2</sup>.
- 1.11 The combined Building Survey (Volume 1) and Photographic Record (Volume 2) provide an appropriate record of the building as it exists at the time of survey, prior to commencement of works associated with the relevant planning permission and listed building consent.

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<sup>2</sup> In those instances where the same detail is reproduced in more than one location, a representative example will be captured as part of the photographic survey

**Limitations / Constraints**

- 1.12 The survey is based on a visual inspection of the readily accessible areas of the site and its local context.

**Location of Record**

- 1.13 In accordance with the Written Scheme of Investigation (**Appendix 1**) and the terms of Condition 3 of the relevant listed building consent, the Written Account and Photographic Record the completed building record will be submitted to Cardiff Council to confirm that it is an acceptable basis upon which to apply to discharge of Condition 3 of listed building consent (ref.:17/01907/MJR).
- 1.14 In accordance with best practice guidance, once the building record has been approved, one PDF version will be submitted to the National Monuments Record held by the Royal Commission on Ancient and Historical Monuments of Wales (RCAHMW). Confirmation of receipt by the RCAHMW will be provided to the Council in order to discharge the condition.



## 2. Written Account

### Introduction

- 2.1 The former Custom House is a 19<sup>th</sup> century building, situated on the corner of Custom House Street and St. Mary's Street. It was added to the statutory list of buildings of special architectural or historic interest at grade II in May 1975. The full list entry is included at **Appendix 2**, however, the description is set out below for ease of reference:

*"Facade facing W of two storeys (plus attic), five bays. Stucco with some bathstone dressings. Rusticated ground floor and corner pilasters. Modern hipped Mansard roof. Corner chimneys, square with cornice. Stone cornice and parapet with inscription 'Custom House'. First floor windows with square-headed sashes but round-headed shouldered surrounds with keystones. Cornice at sill level. Ground floor windows camber-headed with tall keystones. Central doorway with segmental pediment supported by paired tall brackets or tall plinths; round headed entrance doorway with keystone. Asymmetrical N front articulated by banded pilasters into six bays, with windows grouped 3+1+3+1+1+blank. Square classicising chimneys and to R, attic lunette framed by squat pilasters with scrolls, and low entablature. First floor with round-headed windows with horned and keystone surrounds. Cornice at sill level. On rusticated ground floor, round-headed windows with keystones. To L, doorway under modern canopy flanked by round-headed windows. In second bay, Venetian window. Remaining windows round-headed with keystones. All ground floor windows have aprons below sills with keystone-like decoration. Return to E has storeys articulated by channelling in render. Five round-headed windows on each floor, to R, single windows, to L groups of 4 with simplified treatment."*

### Drawings

- 2.2 The applicant has prepared a measured set of existing elevations, plans and sections of the former Custom House. These drawings are included as **Appendix 4** to this report.

### Building Assessment

- 2.3 The following building assessment is based on the Heritage Impact Assessment (July 2017) and Heritage Impact Statement: Addendum (October 2017) that accompanied the applications for planning permission (17/01907/MJR) and listed building consent (17/01907/MJR).

### Historic Development

- 2.4 A Cardiff Custom House was first constructed on Site in 1798, and was located on the East Canal Wharf, on the bank of the Glamorganshire Canal, at the junction of Mill Lane and St Mary Street. Its development is historically linked to the construction of the canal and the industrialisation of Cardiff from the late 18<sup>th</sup> century through to the late-19<sup>th</sup> century. The Glamorganshire Canal was constructed in 1794, as a transport link to reach the valleys of south Wales, and allowed the movement of iron and coal for export and trade<sup>3</sup>. The former Custom House, and the development of other large scale buildings along the East and West Canal wharfs, were constructed to support the burgeoning

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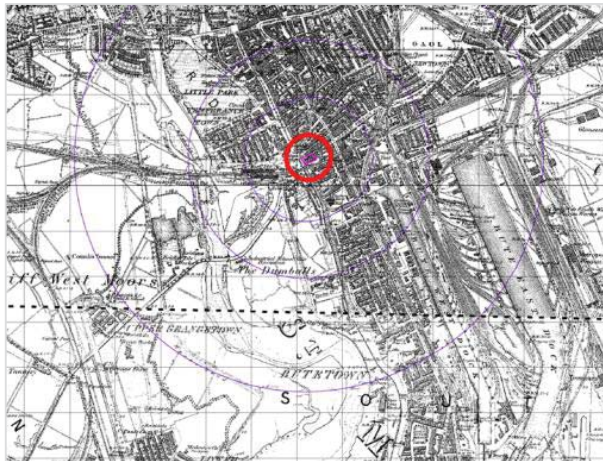
<sup>3</sup> Cardiff Bay history: <http://www.cardiffbay.co.uk/history/>

commercial and industrial processes of 19<sup>th</sup> century Cardiff and its economic hinterland (Figure 2.1)



*Figure 2.1: Cardiff Custom House and the Glamorganshire Canal*

2.5 The former Custom House was rebuilt in 1845, and extended again, along Custom House Street, in 1865.<sup>4</sup> The architect was, perhaps, Sidney Smirke, although these associations have not, as yet, been substantiated. At this time, the coal and iron trades in Wales had rapidly expanded and were the catalyst for the increased construction of transport links into Cardiff, such as the Taff Vale Railway, which opened in 1840. Similarly, more docks were created at this time, to further support the increasing industrial development of the city. These docks allowed large ships to collect cargo from the centre of the city and included; Bute West Dock, 1839; Bute East Dock, 1855; Roath Basin, 1874; Roath Dock, 1887; and, the Queen Alexandra Dock in 1907<sup>5</sup>. Bute West Dock and Bute East Dock are two large docks situated to the south east of the Site (Figure 2.2).



*Figure 2.2: 1885 Ordnance Survey (OS) Map*

<sup>4</sup> Coflein: <http://coflein.gov.uk/en/site/31776/details/custom-house-custom-house-street-east-canal-wharf-cardiff>

<sup>5</sup> Cardiff Bay History: <http://www.cardiffbay.co.uk/history/>

- 2.6 Ordnance Survey maps (OS) show the development of the surrounding area and the Site during the course of the 19<sup>th</sup> century. A map from 1880 (Figure 2.3), shows that at this time, the former Custom House had been developed and was part of a group of industrial buildings and sheds that lined the East Canal Wharf. The Site comprised the former Custom House and smaller works and sheds. Its context was largely industrial and included timber yards, a saw mill and areas of residential development. The Site was situated at the end of the Glamorganshire Canal, near the Custom House Bridge. The Great Western Station was located near the Site, emphasising the importance of historic links to trade and transport infrastructure.
- 2.7 In the surrounding area to the north of the Site, there was a dense urban context, predominantly comprised of housing, hotels, schools and some industrial buildings, such as the gas works. To the south of the Site, the area was predominantly occupied by industrial buildings with some residential development. This pattern of development reflects the rapid growth of Cardiff as a centre for commerce and trade. To the south west of the Site is a small section of industrial development and the salt marsh.

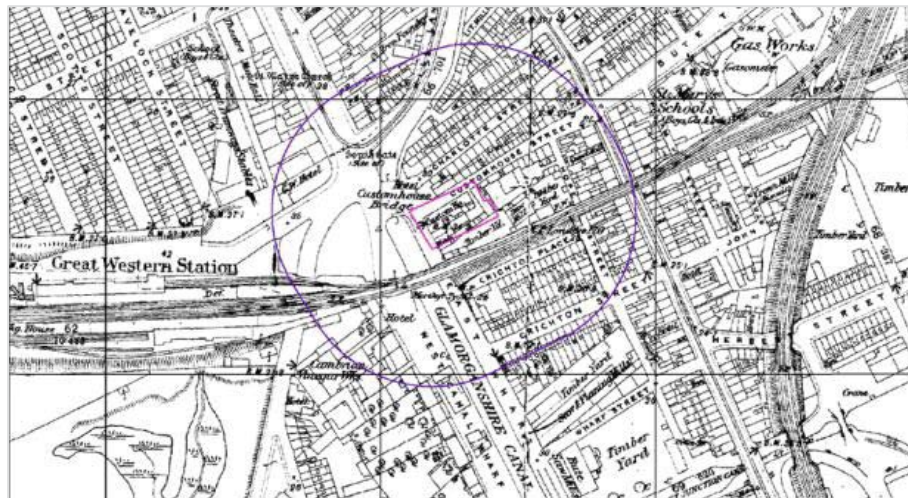


Figure 2.3: 1880 OS Map

- 2.8 The building's use as a Custom House continued throughout the 19<sup>th</sup> century, however, in the period 1901-1920, it was converted for use as a labour exchange. The building was subdivided internally into three floors, with one main and two secondary staircases on the ground floor, with stores and public and private offices found through the building. As seen from a 1920 auction particular (Figure 2.4), the Site, at that time, comprised the former Custom House; the former York Hotel PH; an open yard; and, the Ashcroft & Sons Warehouse.

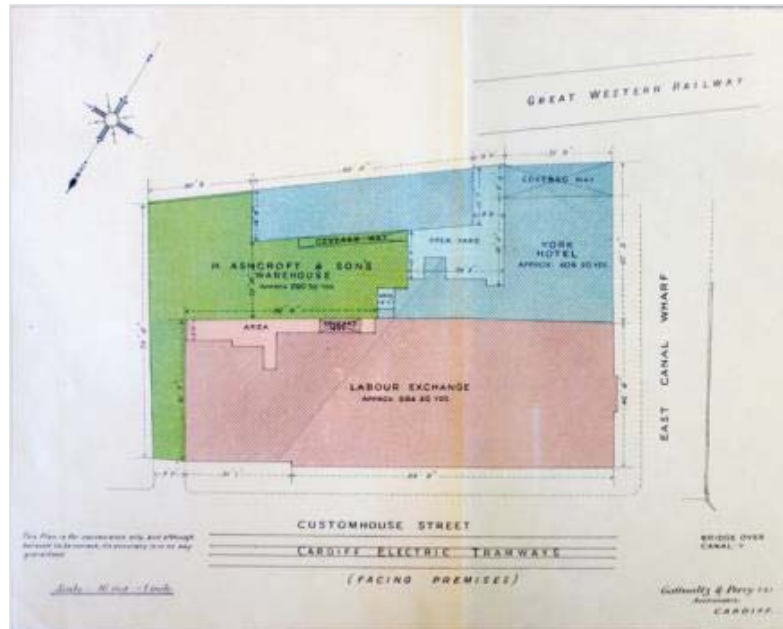
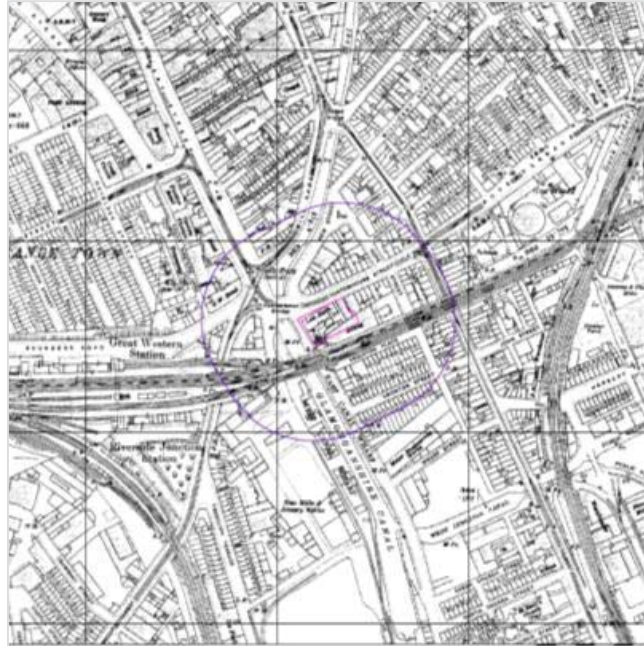


Figure 2.4: 1920 Auction Particular, showing the layout of the Site

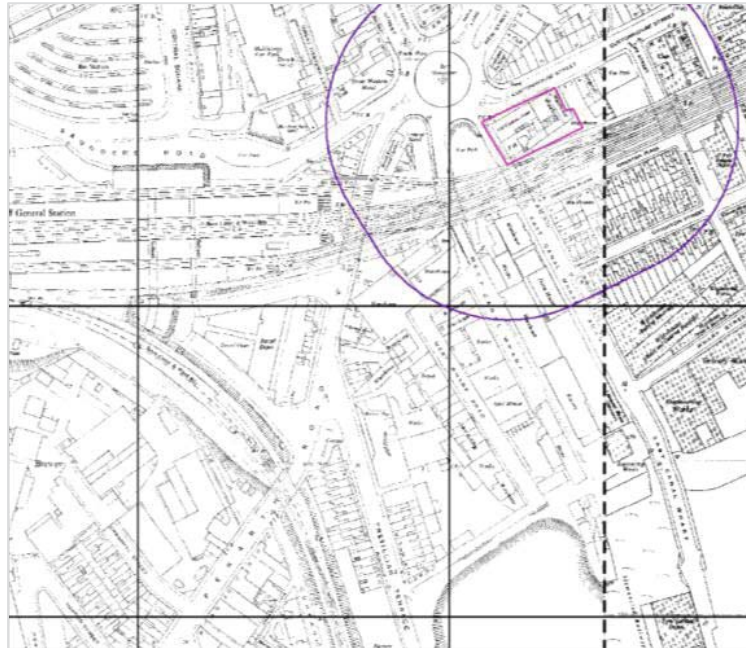
- 2.9 The conversion of the former Custom House into a labour exchange also reflected the decline in the use of the Glamorganshire Canal from its heyday in the mid-19<sup>th</sup> century. The introduction of the Taff Vale Railway in 1840, a faster transport link, became the catalyst for the steady decline in the use of the Glamorganshire Canal. The closure of the Merthyr Ironworks exacerbated this decline.<sup>6</sup> It seems likely that amongst other factors, the decline in the use of the canal influenced the changing functions of buildings along the East Canal, as illustrated by the construction of the former York Hotel PH.
- 2.10 In the surrounding area, the 1920's OS map (Figure 2.5) illustrates the introduction of the Riverside Junction Railway, to the west of the Site. The new station is also in close proximity to the Glamorganshire Canal and is located in the area formerly identified as salt marsh. The area to the south west to the Site, near the railway tracks, had been developed by this date, including a substantial industrial complex, identified as the 'Coach and Wheel Works'. There was, in addition, residential development as part of the southwards expansion of Cardiff.

<sup>6</sup> <http://www.cardiffwalkingtours.com/cardiff-walking-tours-news/187-glamorganshire-canal.html>



*Figure 2.5: 1920 OS Map*

- 2.11 In 1942, the Site remained unchanged. The largest development in the surrounding area was the construction of Cardiff General Station, which replaced the former Great Western Station. By this point, the railway had expanded and that the land directly north of the railway was cleared. Development also took place along the West Canal Wharf of the Glamorganshire Canal, with the Sow Mills & Joinery Works being replaced with smaller buildings plots and housing.
- 2.12 In the period 1942 to 1970 (Figure 2.6), the Site underwent very little change. During this period, to the south and south east of the Site, industrial buildings, complexes, warehouses and sheds remain. The Glamorganshire Canal was infilled and built over to facilitate further development in the period 1955-65, which reflected the decline in the importance and function of the canals. By 1970, the Custom House was in office use, with the exterior of the building being relatively unaltered (Figure 2.7).



*Figure 2.6: 1963 OS Map*



*Figure 2.7: 1978 Photograph of the Site from the West*

2.13 The late 20<sup>th</sup> century saw significant, authorised changes to the Site, which had major and irreversible impacts on the particular significance of the listed building. Most significantly, the former Custom House was gutted, altered and extended by Lock-Newcrews, Hill & Partners c.1983-5. The works were so extensive; they effectively amounted to façade retention, with a new structure inserted behind the retained northern and western facades and incorporated a metal clad mansard roof. This has been confirmed by an inspection of the listed building in 2017, as outlined later in this Section (Figure 2.8).



Figure 2.8: Rear façade of the Former Custom House showing late 20<sup>th</sup> century structure

#### **Development of the Eastern Extension**

2.14 The extensive late 20<sup>th</sup> century works to the former Custom House had a significant impact and resulted in the rebuilding of the eastern bay of the existing building, identified as the 1865 extension in the List Entry. In its current form, it bears little resemblance to its original character (Figures 2.9 and 2.10).



Figure 2.9: c.1950s Photograph of the Site (original building to the right and 1865 extension to the left)



*Figure 2.10: Northern Elevation of the Former Custom House (original building to the right and rebuilt extension to the left)*

- 2.15 In addition, the applicant commissioned a ‘Visual Inspection’, prepared by Shear Design (**Appendix 6**), of the Eastern Extension to confirm the findings of the targeted investigatory works. This report demonstrates that there is no significant historic fabric remaining in this part of the listed building.
- 2.16 As a consequence, of the 1983 works, the previous extension was seemingly replaced and/or largely rebuilt with a new structure of a complementary scale and character to the main building. It is possible that the details were taken from the rear or a side elevation; however, this was not obvious from the archival information. This extensive work effectively removed the previously strong distinction between the two elements, eroding an understanding of the building’s historic development.

#### **Architectural Interest**

- 2.17 The architectural interest of the former Custom House is derived from the civic/institutional character and quality of the two remaining historic elevations (north (Figure 2.10) and west (Figure 2.11)). The remaining elevations of the listed building are late 20<sup>th</sup> century in date and of a plain, utilitarian character that do not form part of the building’s special interest (Figures 2.8 and 2.12).





*Figure 2.11: Western Elevation of the Listed Building*



*Figure 2.12: Eastern Elevation of the Listed Building*

- 2.18 The remaining original elements of the listed building are designed in a heavy classical style, reminiscent of an Italian palazzo (consistent with its original function); with a channelled rusticated ground floor and a smooth painted render finish above. The ground and first floor storeys are linked by quoins. The building is arranged over two storeys (with the later mansard roof extension above the heavy cornice and strong parapet, which undermines the legibility of the classical impression of a flat-roofed building) and is faced with painted stucco render with Bath stone dressings. The western elevation is symmetrical and arranged in five bays with an imposing ‘Mannerist’ door surround (Figure 2.13), perhaps reflecting its status as the principal elevation addressing the now infilled canal.



*Figure 2.13: Front entrance to the Former Custom House, facing onto St. Mary Street.*

- 2.19 The northern elevation is irregular and asymmetrical (Figure 2.10), reflecting its iterative process of adaptation and extension and has the character of a secondary elevation, given the building's original focus on the interaction with the former canal and locks. The later 19<sup>th</sup> century additions, to the east are of a complementary character and illustrate the rapid growth of Cardiff and its expanding commercial activity. In those terms, the later 19<sup>th</sup> century extension contributes to the special interest of the listed building.
- 2.20 To the rear of the Site, the extensive late 20<sup>th</sup> century interventions are readily apparent in the utilitarian and unattractive elevations addressing an open area of hardstanding. These elevations are of no architectural value and do not relate to any significant phases of the building's development. Accordingly, they do not contribute positively to the special interest of the listed building. Moreover, the current vacant condition of the rear yard is, historically, atypical and inconsistent with the dense pattern of development that previously characterised this part of the Site.
- 2.21 There have been a range of incremental works to the listed building i.e. inappropriate replacement of windows, which cumulatively have an adverse impact on its special interest.
- 2.22 An internal inspection of the listed building has confirmed that the late 20<sup>th</sup> century works of demolition and rebuilding behind the retained façade, as well as its later uses, means that there is no historic fabric or plan form of heritage significance remaining. The interior now provides no indication of the original use of the building and does not form part of the building's special interest.
- 2.23 In overall terms, it is now only the northern and western elevations that are of architectural interest in illustrating the original function of the building as a high-quality mid-19<sup>th</sup> century, classically designed public building.

### **Historic Interest**

- 2.24 The historic interest of the former Custom House is strongly linked to the development of Cardiff as a commercial centre for trade during the 19<sup>th</sup> century. It formed an integral element of the movement of trade and goods into and through Cardiff, and the associated governmental/civic functions in the control of this trade. This historic interest is strongly linked to the remaining architectural interest of the building (see earlier).

### **Setting of the Listed Building**

- 2.25 The setting of the listed building has been transformed during from the mid-20<sup>th</sup> century onwards. Whereas the building originally formed part of an extensive and impressive contemporaneous network of transport infrastructure, commercial uses and industrial complexes, it is now located in a varied urban townscape, with a mixture of uses, building types and character. The original function connection and reciprocal relationship to the canal network has been irrevocably altered with its infilling, although the remnants incorporated in the later road system provide a legacy of this former relationship and contribute, to a minor degree, to the significance of the listed building.
- 2.26 The railway viaduct, located to the south of the Site, is part of the contemporaneous 19<sup>th</sup> century townscape. Whilst not associated with the original function of the listed building, it provides some link to the rapid 19<sup>th</sup> century expansion of Cardiff and indicates the need to span the pre-existing canal network. In that way, this element of setting contributes positively to the special interest of the listed building.
- 2.27 The St Mary Conservation Area, located in close proximity to the north of the Site, and the varied commercial townscape contained therein, contributes positively to the special interest of the listed building.
- 2.28 The wider townscape context of the listed building is variable in quality, character and age and does not generally contribute positively to the special interest of the listed building. As identified earlier in this Section, the road network and traditional townscape context has undergone extensive change during the course of the 20<sup>th</sup> century, partly in place of the earlier canal system associated with the listed building. The current busy roads do not assist with understanding the significance of the listed building and impair an understanding of its historic function. There are also significant contrasts in form, scale, mass, height and character between the Site and the existing and emerging context of Cardiff city centre. Whilst these contrasts illustrates the Site's position in a dynamic and thriving urban centre they do not relate or assist in an understanding of the building's significance and are not elements of setting that help to better understand or reveal the particular significance of the listed building.
- 2.29 The area of public realm around the listed building allows an appreciation of the northern façade of the listed building in particular. It is, however, a recent intervention and historically atypical of its original bustling commercial and industrial context.

### 3. Photographic Record

- 3.1 The Photographic Record (Volume 2) is provided as a separate, stand-alone volume to accompany the Building Survey: Written Record (Volume 1).
- 3.2 As noted within Section 1 of this report, the Photographic Record (Volume 2) consists of:
- General photographs of the accessible external elevations;
  - The relationship of the building to its context; and
  - A record of relevant architectural details<sup>7</sup>.
- 3.3 The selected images have been chosen on the basis of ensuring the best possible representation of the building and/or its architectural features.
- 3.4 The photos have been linked back to the accompanying plans, with appropriate nomenclature, to identify the location of the photographer and the direction of view. All the photographs have been referenced and numbered accordingly.
- 3.5 As noted above, the applicant commissioned a 'Visual Inspection', prepared by Shear Design of the Eastern Extension. This report is attached at **Appendix 6** and provides supplementary photographs of the building's interior. It demonstrates that there is no significant historic fabric remaining in this part of the listed building.

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<sup>7</sup> In those instances where the same detail is reproduced in more than one location, a representative example will be captured as part of the photographic survey

## **Appendix 1: Written Scheme of Investigation**

# **Written Scheme of Investigation**

Eastern Extension to Former Custom House,  
Custom House Street, Cardiff

July 2018

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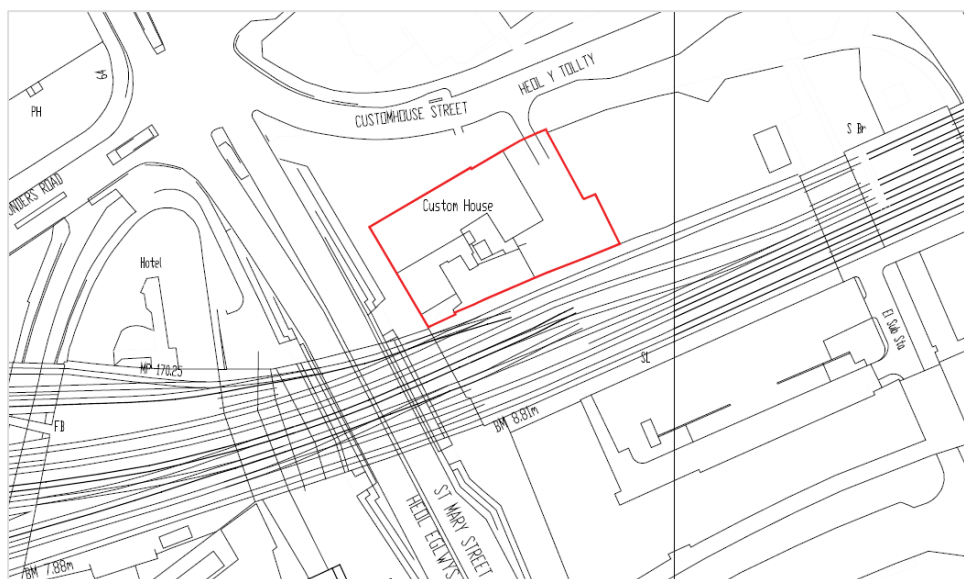
**Client**  
LEOM LLP (Cardiff)

**Our reference**  
BART3001

July 2018

# 1. Introduction

- 1.1 This Written Scheme of Investigation (WSI) has been prepared by Turley Heritage on behalf of LEOM LLP (Cardiff) (hereafter referred to as the 'applicant'), with regard to the eastern extension of the former Custom House, Custom House Street, Cardiff (Figure 1.1) – a Grade II listed building.



**Figure 1.1: Site plan of the Cardiff Custom House and Former York Hotel (the latter is circled in blue)**

- 1.2 Planning permission (ref.:17/01907/MJR) and listed building consent (ref.:17/01907/MJR) were granted by Cardiff Council on 19/11/2017 for the re-development of the Cardiff Custom House Site (Figure 1.1).
- 1.3 This WSI has been prepared to establish an agreed basis to undertake a proportionate programme of Building Recording. This process has been agreed in correspondence with Cardiff City Council, in light of targeted site investigations (**Appendix 1**), which have confirmed that the eastern extension dates from the late 20<sup>th</sup> century rebuilding of the Site and does not contain and legible and significant elements of historic fabric.
- 1.4 The Building Record will be prepared to satisfy the requirements of Condition 3, of the listed building consent, which states:

*"No demolition works to the eastern extension shall commence until an appropriate programme of historic building recording and analysis of the eastern extension to the former Custom House, undertaken in accordance with Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016), has been secured and implemented in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the local planning authority."*



- 1.5 The scope and content of the WSI is consistent with the relative contribution of the eastern extension to the significance of the former Custom House. It also reflects the heavily altered condition of the building, a consequence of a programme of comprehensive late 20<sup>th</sup> century works.
- 1.6 This WSI sets out the structure and content of the Building Record that will be required to satisfy the requirements of Condition 3 of the extant listed building consent (ref.:17/01907/MJR).

## 2. Background of the Written Scheme of Investigation

- 2.1 The historic development of the Site, is set out in the Heritage Impact Assessment (July 2017) and Heritage Impact Statement: Addendum (October 2017) that accompanied the applications for planning permission (17/01907/MJR) and listed building consent (17/01907/MJR). The findings are provided as context for the WSI.

### Historic Development of the Site and Local Context

- 2.2 A Cardiff Custom House was first constructed on Site in 1798, and was located on the East Canal Wharf, on the bank of the Glamorganshire Canal, at the junction of Mill Lane and St Mary Street. Its development is historically linked to the construction of the canal and the industrialisation of Cardiff from the late 18<sup>th</sup> century through to the late-19<sup>th</sup> century. The Glamorganshire Canal was constructed in 1794, as a transport link to reach the valleys of south Wales, and allowed the movement of iron and coal for export and trade<sup>1</sup>. The former Custom House, and the development of other large scale buildings along the East and West Canal wharfs, were constructed to support the burgeoning commercial and industrial processes of 19<sup>th</sup> century Cardiff and its economic hinterland (Figure 2.1)



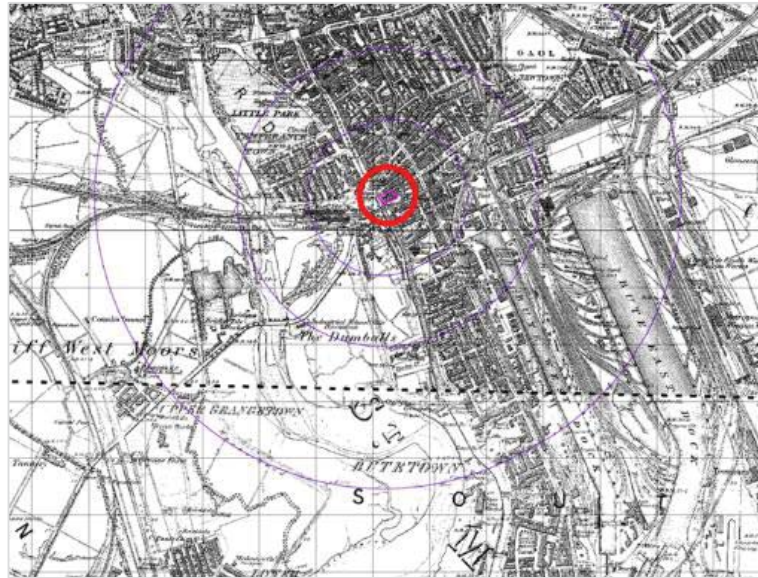
Figure 2.1: Cardiff Custom House and the Glamorganshire Canal

- 2.3 The former Custom House was rebuilt in 1845, and extended again, along Custom House Street, in 1865.<sup>2</sup> The architect was, perhaps, Sidney Smirke, although these associations have not, as yet, been substantiated. At this time, the coal and iron trades in Wales had rapidly expanded and were the catalyst for the increased construction of transport links into Cardiff, such as the Taff Vale Railway, which opened in 1840. Similarly, more docks were created at this time, to further support the increasing

<sup>1</sup> Cardiff Bay history: <http://www.cardiffbay.co.uk/history/>

<sup>2</sup> Coflein: <http://coflein.gov.uk/en/site/31776/details/custom-house-custom-house-street-east-canal-wharf-cardiff>

industrial development of the city. These docks allowed large ships to collect cargo from the centre of the city and included; Bute West Dock, 1839; Bute East Dock, 1855; Roath Basin, 1874; Roath Dock, 1887; and, the Queen Alexandra Dock in 1907<sup>3</sup>. Bute West Dock and Bute East Dock are two large docks situated to the south east of the Site (Figure 2.2).



*Figure 2.2: 1885 Ordnance Survey (OS) Map*

- 2.4 Ordnance Survey maps (OS) show the development of the surrounding area and the Site during the course of the 19<sup>th</sup> century. A map from 1880 (Figure 2.3), shows that at this time, the former Custom House had been developed and was part of a group of industrial buildings and sheds that lined the East Canal Wharf. The Site comprised the former Custom House and smaller works and sheds. Its context was largely industrial and included timber yards, a saw mill and areas of residential development. The Site was situated at the end of the Glamorganshire Canal, near the Custom House Bridge. The Great Western Station was located near the Site, emphasising the importance of historic links to trade and transport infrastructure.
- 2.5 In the surrounding area to the north of the Site, there was a dense urban context, predominantly comprised of housing, hotels, schools and some industrial buildings, such as the gas works. To the south of the Site, the area was predominantly occupied by industrial buildings with some residential development. This pattern of development reflects the rapid growth of Cardiff as a centre for commerce and trade. To the south west of the Site is a small section of industrial development and the salt marsh.

<sup>3</sup> Cardiff Bay History: <http://www.cardiffbay.co.uk/history/>

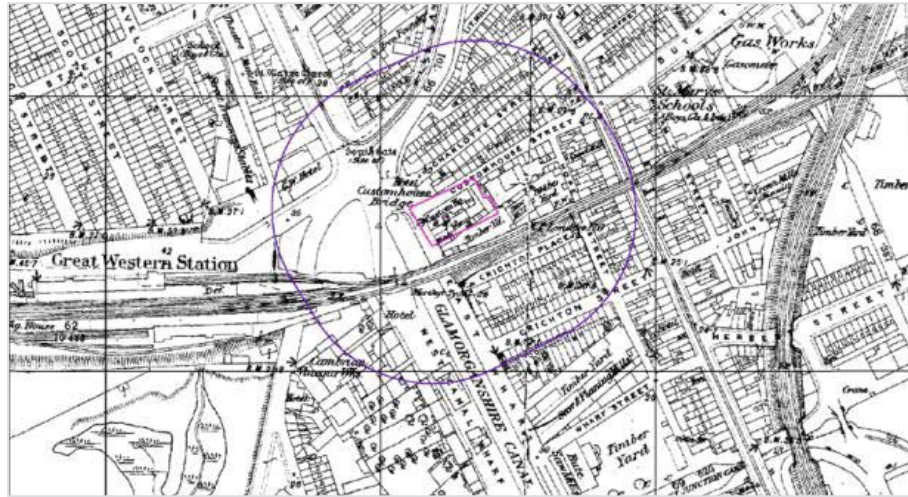


Figure 2.3: 1880 OS Map

- 2.6 The building's use as a Custom House continued throughout the 19<sup>th</sup> century, however, in the period 1901-1920, it was converted for use as a labour exchange. The building was subdivided internally into three floors, with one main and two secondary staircases on the ground floor, with stores and public and private offices found through the building. As seen from a 1920 auction particular (Figure 2.4), the Site, at that time, comprised the former Custom House; the former York Hotel PH; an open yard; and, the Ashcroft & Sons Warehouse.

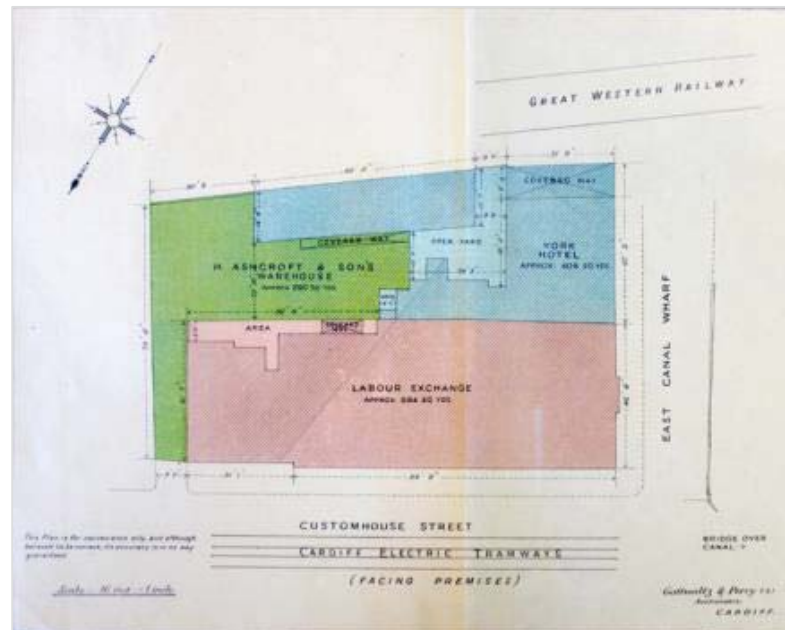
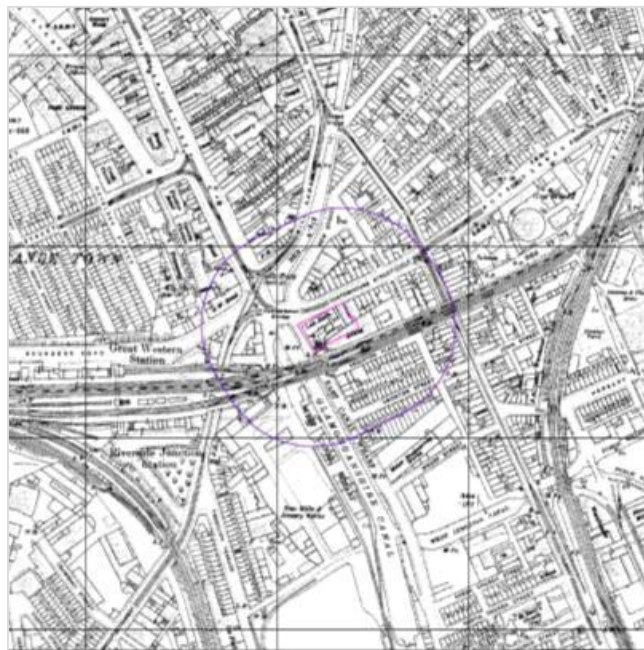


Figure 2.4: 1920 Auction Particular, showing the layout of the Site

- 2.7 The conversion of the former Custom House into a labour exchange also reflected the decline in the use of the Glamorganshire Canal from its heyday in the mid-19<sup>th</sup> century. The introduction of the Taff Vale Railway in 1840, a faster transport link, became the

catalyst for the steady decline in the use of the Glamorganshire Canal. The closure of the Merthyr Ironworks exacerbated this decline.<sup>4</sup> It seems likely that amongst other factors, the decline in the use of the canal influenced the changing functions of buildings along the East Canal, as illustrated by the construction of the former York Hotel PH.

- 2.8 In the surrounding area, the 1920's OS map (Figure 2.5) illustrates the introduction of the Riverside Junction Railway, to the west of the Site. The new station is also in close proximity to the Glamorganshire Canal and is located in the area formerly identified as salt marsh. The area to the south west to the Site, near the railway tracks, had been developed by this date, including a substantial industrial complex, identified as the 'Coach and Wheel Works'. There was, in addition, residential development as part of the southwards expansion of Cardiff.



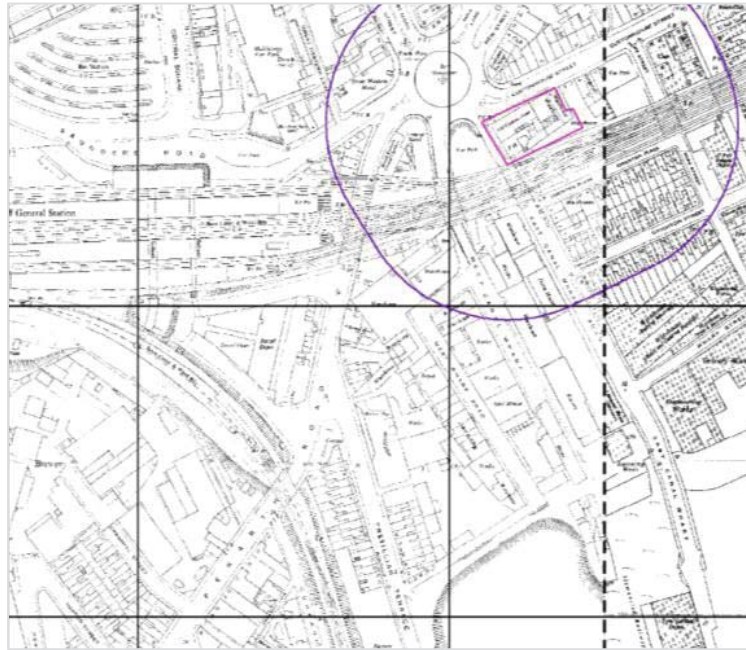
*Figure 2.5: 1920 OS Map*

- 2.9 In 1942, the Site remained unchanged. The largest development in the surrounding area was the construction of Cardiff General Station, which replaced the former Great Western Station. By this point, the railway had expanded and that the land directly north of the railway was cleared. Development also took place along the West Canal Wharf of the Glamorganshire Canal, with the Sow Mills & Joinery Works being replaced with smaller buildings plots and housing.
- 2.10 In the period 1942 to 1970 (Figure 2.6), the Site underwent very little change. During this period, to the south and south east of the Site, industrial buildings, complexes, warehouses and sheds remain. The Glamorganshire Canal was infilled and built over to facilitate further development in the period 1955-65, which reflected the decline in the

---

<sup>4</sup> <http://www.cardiffwalkingtours.com/cardiff-walking-tours-news/187-glamorganshire-canal.html>

importance and function of the canals. By 1970, the Custom House was in office use, with the exterior of the building being relatively unaltered (Figure 2.7).



*Figure 2.6: 1963 OS Map*



*Figure 2.7: 1978 Photograph of the Site from the West*

- 2.11 The late 20<sup>th</sup> century saw significant, authorised changes to the Site, which had major and irreversible impacts on the particular significance of the listed building. Most significantly, the former Custom House was gutted, altered and extended by Lock-Newcrews, Hill & Partners c.1983-5. The works were so extensive; they effectively amounted to façade retention, with a new structure inserted behind the retained

northern and western facades and incorporated a metal clad mansard roof. This has been confirmed by an inspection of the listed building in 2017, as outlined later in this Section (Figure 2.8).



Figure 2.8: Rear façade of the Former Custom House showing late 20<sup>th</sup> century structure

### Development of the Eastern Extension

- 2.12 The extensive late 20<sup>th</sup> century works to the former Custom House had a significant impact and resulted in the rebuilding of the eastern bay of the existing building, identified as the 1865 extension in the List Entry. In its current form, it bears little resemblance to its original character (Figures 2.9 and 2.10).



Figure 2.9: c.1950s Photograph of the Site (original building to the right and 1865 extension to the left)



Figure 2.10: Northern Elevation of the Former Custom House (original building to the right and rebuilt extension to the left)

- 2.13 In addition, the applicant commissioned a 'Visual Inspection', prepared by Shear Design (**Appendix 1**), of the Eastern Extension to confirm the findings of the targeted investigatory works. This report demonstrates that there is no significant historic fabric remaining in this part of the listed building.
- 2.14 As a consequence, of the 1983 works, the previous extension was seemingly replaced and/or largely rebuilt with a new structure of a complementary scale and character to the main building. It is possible that the details were taken from the rear or a side elevation; however, this was not obvious from the archival information. This extensive work effectively removed the previously strong distinction between the two elements, eroding an understanding of the building's historic development.

### Policy and Guidance

- 2.15 In preparing this WSI, regard has been had to the guidance set out within *Planning Policy Wales (Edition 9, November 2016)*, and *Technical Advice Note (TAN) 24: The Historic Environment (2017)*, as the relevant policy and guidance basis for undertaking a historic building survey and photographic record in Wales. These policies specifically relate to the recording of listed buildings, but can be used to give an indication of the correct approach for undertaking survey or photographic recording in other circumstances.
- 2.16 Paragraphs 6.5.16, and 6.5.17 of '*Planning Policy Wales (Edition 9)*' state that:

*"6.5.16 The Royal Commission on the Ancient and Historical Monuments of Wales must be notified of all applications to demolish listed buildings that have been granted consent and be allowed access for at least a month to buildings which it wishes to record before demolition takes place.*

*6.5.17 In all applications for alteration or demolition local planning authorities should consider, whether to make the archaeological recording, analysis and publication of*



*features that would be destroyed, obscured or temporarily revealed by the works a condition of listed building or planning consent. This archaeological programme should be proportionate to the scale of the works being undertaken.”*

- 2.17 Paragraph 5.27 ‘Building Recording’ of ‘*Technical Advice Note (TAN) 24: The Historic Environment (2017)*’ states:

*“5.27 Works undertaken as the result of a listed building consent will often present the opportunity to make a record of features of the building that are to be removed or altered, or which may be revealed during the course of works. Works associated with a listed building consent may also reveal archaeological remains of earlier phases of the building or items that are associated with the building. When considering a listed building consent application, the local planning authority must decide whether a programme of building recording and/or archaeological investigation is required to record the features that might be revealed or destroyed. They may seek the advice of their archaeological advisors and impose a suitable condition relating to recording (see 4.13). Applicants should contact the local planning authority when unexpected discoveries are made during the course of works. The Royal Commission on the Ancient and Historical Monuments of Wales must be given an opportunity to record a listed building proposed for demolition.”*

- 2.18 Further specific guidance has also been referred to, in particular Historic England’s best practice guidance; ‘*Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016)*’.
- 2.19 The Building Record will be undertaken by Turley Heritage.

### 3. Content and Structure of Photographic Record

#### Introduction

3.1 The purpose of a building record is to provide an understanding of the building and to document parts of the building at a particular point in time, particularly prior to demolition. Most records will incorporate a written description and analysis, drawing on an investigation of the building's fabric, research of documentary sources and a visual record including photography and/or drawings.

3.2 In this instance, as evidence has demonstrated that the eastern extension to the Former Custom House is of late 20<sup>th</sup> century date and the building fabric is of no particular, a building record for this structure, which conforms to a Level 1 Survey<sup>5</sup>, is appropriate. This approach has been confirmed in conjunction with pre-application dialogue with the Council.

3.3 As established in the guidance:

*"Level 1 is essentially a basic visual record, supplemented by the minimum information needed to identify the building's location, age and type. This is the simplest record and will not normally be an end in itself, but will be contributory to a wider study."*<sup>6</sup>

3.4 This best practice guidance also provides clarity on the extent of a Level 1 Building Record:

*"Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features. Only if circumstances and objectives allow will any drawings be produced, and these are likely to take the form of sketches."*

3.5 This overall approach is consistent with the requirements of Condition 3 of the planning permission (ref: 17/01907/MJR).

#### Drawings

3.6 Historic England best practice guidance<sup>7</sup> suggests that for a Level 1 Building Survey, a sketched plan, section, elevation or detail drawings (when no more thorough drawn record is made) may, sometimes, be appropriate. It also notes that sketches may be roughly dimensioned.

3.7 In this instance, the applicant has prepared a measured set of existing elevations, plans and sections of the former Custom House. On that basis, it is proposed to include relevant existing drawings as part of the Building Record, for the sake of completeness. These drawings will be included as an appendix to the Building Record.

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<sup>5</sup> Historic England: Understanding Historic Buildings: A guide to Good Recording Practice 2016

<sup>6</sup> Historic England: Understanding Historic Buildings: A guide to Good Recording Practice 2016

<sup>7</sup> Historic England: Understanding Historic Buildings: A guide to Good Recording Practice 2016

### **Photography**

- 3.8 Within Historic England's best practice guidance<sup>8</sup>, information is provided, in section 4, on the types of photographs required to meet the expectations of the various levels of building records. In relation to a Level 1 Building Records it states:
1. *"A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted.*
  2. *The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also include complex historical information it may also be appropriate to take views at right angles to the plane of the elevation."*
- 3.9 In this instance, given that the eastern extension was rebuilt in the late 20<sup>th</sup> century, this level of photography, in conjunction with the 'Visual Inspection', prepared by Shear Design (**Appendix 1**), is sufficient to satisfy the requirements of the condition.
- 3.10 The photographic record will be an A3 document, containing a site plan of the building with the various viewpoints marked, which correspond to the photographs.
- 3.11 The photographic survey of the eastern extension will be undertaken using an appropriate digital camera, capable of capturing high-resolution digital images. The external photographic survey will be undertaken during good weather conditions when visibility is not impaired. The survey will not be undertaken during early morning or late afternoon to minimise the impact of glare.
- 3.12 The photographic survey will comprise:
- General photographs of the accessible external elevations;
  - The relationship of the building to its context; and
  - A record of relevant architectural details<sup>9</sup>.
- 3.13 This approach is consistent with the requirements of a Level 1 Record, as specified by relevant Historic England guidance<sup>10</sup>.
- 3.14 A summary of the date, time and recording conditions will be provided. The photographs will either be RAW or JPEG format.
- ### **Written Account**
- 3.15 In accordance with Historic England's best practice guidance<sup>11</sup>, the written account will comprise a standalone report, arranged in A4 portrait format and contain the following information:

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<sup>8</sup> Historic England: Understanding Historic Buildings: A guide to Good Recording Practice 2016

<sup>9</sup> In those instances where the same detail is reproduced in more than one location, a representative example will be captured as part of the photographic survey

<sup>10</sup> Historic England: Understanding Historic Buildings: A guide to Good Recording Practice 2016

<sup>11</sup> Historic England: Understanding Historic Buildings: A guide to Good Recording Practice 2016

- The precise location of the building as an address and in the form of a National Grid reference;
- A note of any statutory designation i.e. listing, scheduling, Register of Historic Parks and Gardens, conservation area;
- The date when the record was made, the name(s) of the recorder(s) and the location of any archive material; and
- A summary statement describing the building's type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.

**Publication and Archive Submission**

- 3.16 The completed building record will be submitted to Cardiff Council to confirm that it is an acceptable basis upon which to apply to discharge of Condition 3 of listed building consent (ref.:17/01907/MJR).
- 3.17 In accordance with best practice guidance, once the building record has been approved, one PDF version on a memory stick/flash drive will be submitted to the National Monuments Record held by the Royal Commission on Ancient and Historical Monuments of Wales (RCAHMW). Confirmation of receipt by the RCAHMW will be provided to the Council in order to discharge the condition.

**Known Limitations**

- 3.18 There no known limitations that affect the preparation of the Level 1 Building Record.

**Appendix 1: Visual Inspection, prepared by  
Shear Design (21<sup>st</sup> May 2018)**

**VISUAL INSPECTION  
AT  
CUSTOM HOUSE  
CARDIFF**



## INDEX

1.0	INTRODUCTION
2.0	OBSERVATIONS
3.0	CONCLUSIONS

## APPENDIX

*i) Photographs*

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Issue	Prepared by	Checked by	Date
-	DARREN BADHAM	DARREN BADHAM	21/05/18
A	DARREN BADHAM	DARREN BADHAM	11/06/18



1.0 **INTRODUCTION**

- 1.1 The former Custom House is a grade II listed building, dating to the mid-19th century. The former York Hotel PH, which until recently adjoined the listed building, dates to the late 19th century, but is not statutorily listed or formally identified by Cardiff Council as a Local Historic Asset. The Site is located in close proximity to the St. Mary Conservation Area Accordingly, there is a statutory duty to have special regard to the desirability of preserving the listed building, or its setting, or any features of special architectural or historic interest which it possesses. There is no statutory duty regarding the setting of a conservation area. (Heritage Impact Statement, May 2017, BART3001)
- 1.2 Shear Design have been commissioned to undertake a visual inspection and production of associated report with reference to assisting with discharge of listed building consent, LPA Ref 17/01907/MJR; conditions 3 and 6. And should be read in conjunction with all project relevant Architectural and Planning documents and drawings; in particular the Heritage Impact Statement, May 2017, Ref BART3001.
- 1.3 The structure of the building is formed of a pseudo construction due to previous developments. The structure is a combination of steel frame and loadbearing masonry, with the façade retained.
- 1.4 The inspection undertaken on 13<sup>th</sup> April 2018 and was a visual inspection with some localised finishes removed, but no intrusive investigations were carried out during this inspection. A selection of Photographs are included in [Appendix i](#)
- 1.5 Guidance from the following publications have been utilised in the preparation of this report;  
*“Appraisal of Existing Structures – by Institution of Structural Engineers”*
- 1.6 We have not inspected all areas of the building or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part is free from defect. Foundations were not inspected. We cannot be held responsible for unforeseen conditions which may exist that are covered. Conditions may exist beneath the structure that are not detectable from our visual inspection.

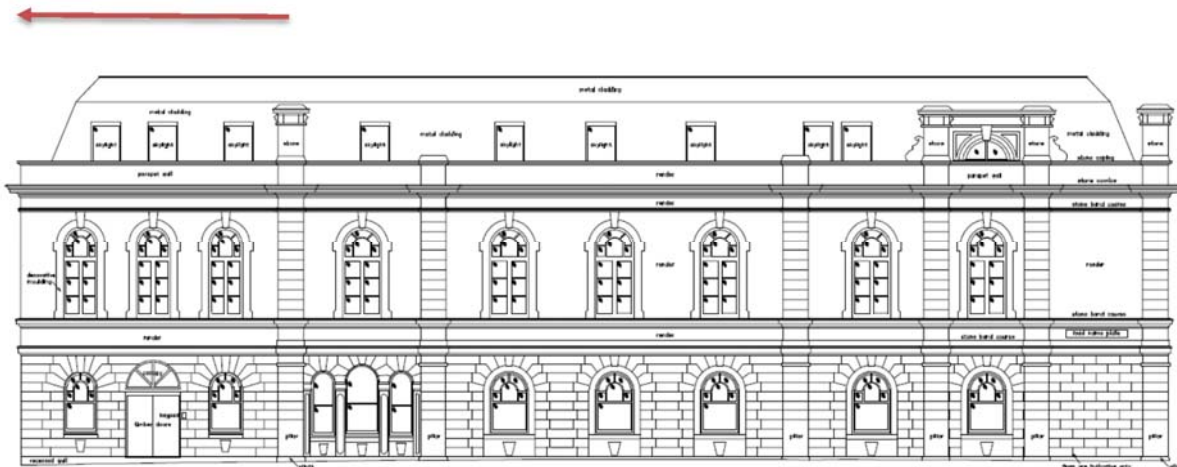
- 1.7 This report is personal to Leom LLP, is confidential and non-assignable unless noted otherwise in the Appointment Documents. Shear Design accepts no liability for losses suffered by any third parties as a result of reliance on this report.

---

## 2.0 OBSERVATIONS

2.1 Comments below pertain to the internal of the building but are in reference to the elevation below.

Eastern Phase



### 2.2 *Eastern Phase*

2.2.1 Within the eastern aspect of the building, the floor construction is formed of precast concrete planks, though not able to validate if hollow or solid. (Please refer to [Photograph 01](#)).

2.2.2 Beams supporting the planks are either reinforced concrete beams, or more likely to be structural steelwork encased in concrete, when consideration is given to the slender form of the beam. (Please refer to [Photograph 02](#))

2.2.3 Masonry (Blockwork and Brickwork) walls within this phase form non-load bearing elements. (Please refer to [Photographs 03](#) and [04](#))

2.3. Within the remaining areas of the building the floor construction is formed of composite metal decking. (Please refer to [Photograph 05](#)).

- 2.4 The decking is supported off existing masonry walls and new steel beams. (Please refer to [Photographs 06](#) and [07](#)).
- 2.5 Where decking is supported off existing masonry walls, an angle is provide to support the decking, which is fixed to the masonry wall. (Please refer to [Photograph 08](#)).
- 2.6 The steel beams are supported off both load bearing walls, via insitu concrete padstones and steelwork columns. (Please refer to [Photographs 09](#) and [10](#)).
- 2.7 Internal/Buttressing walls are formed of existing stonework/brickwork and patch repaired with new brickwork and blockwork. (Please refer to [Photographs 11](#) and [12](#)).
- 2.8 The front façade is formed of existing stonework/brickwork and as internal walls is patch repaired with new brickwork and blockwork. (Please refer to [Photographs 13](#) and [14](#)). The patch repairs are more prevalent above and around the window openings. (Please refer to [Photograph 15](#)).
- 2.9 The patch repairs to the front façade is carried up through the floor levels.
- 2.10 To support the steelwork forming the mansard at third floor, a concrete ring beam has been cast to the perimeter of the building. To facilitate this, further patch repairs to the masonry have been undertaken.
- 2.11 Due to the provision of the concrete ring beam, the parapet has been built of the ring beam. (Please refer to [Photograph 16](#)).

**3.0 CONCLUSIONS**

- 3.1 The eastern phase of the building is constructed wholly of modern construction materials.
- 3.2 With reference to all the remaining areas of the building inspected, modern floors are supported of existing and new modern forms of construction.
- 3.3 To facilitate the provision of the concrete ring beam and adjustments around openings, significant patch repairs have been made to the existing walls utilising modern masonry materials.
- 3.4 It is difficult to quantify the ratio of existing masonry, modern masonry and insitu concrete (ring beam and padstones). However, the combination of modern masonry and insitu concrete is substantial as a percentage.

**REPORT PREPARED AND APPROVED BY**



.....  
**DARREN BADHAM BSc (Hons) CEng MICE  
ASSOCIATE  
ON BEHALF OF SHEAR DESIGN LTD**

**APPENDIX i**

**PHOTOGRAPHS**



**PHOTOGRAPH 01**



**PHOTOGRAPH 02**



**PHOTOGRAPH 03**



**PHOTOGRAPH 04**



**PHOTOGRAPH 05**



**PHOTOGRAPH 06**



**PHOTOGRAPH 07**



**PHOTOGRAPH 08**



**PHOTOGRAPH 09**



**PHOTOGRAPH 10**



**PHOTOGRAPH 11**



**PHOTOGRAPH 12**





PHOTOGRAPH 13



PHOTOGRAPH 14



PHOTOGRAPH 15



PHOTOGRAPH 16



**Turley Office**  
8th Floor  
Lacon House  
84 Theobald's Road  
London  
WC1X 8NL

T 020 7851 4010

## **Appendix 2: Former Customs House: List Description**

Summary Description of a Listed Building

Reference Number

14064

Building Number

Grade

II

Status

Designated

Date of Designation

19/05/1975

Date of Amendment

30/04/1999

Name of Property

Old Custom House

Address

Location

Unitary Authority

Cardiff

Community

Castle

Town

Locality

Easting

318448

Northing

175923

Street Side

E

#### Location

On corner of East Canal Wharf and Customhouse Street, on wharf of former Glamorganshire Canal.

#### Description

#### Broad Class

#### Commercial

#### Period

#### History

Custom House on this site since opening of canal in 1790's. Present Building probably built c. 1845, extended along Custm House Street 1865. Possibly by Sidney Smirke, architect of London. Alterations and extension to E circa 1983-5 by Lock-Newcrews, Hill & Partners, architects, of Cardiff.

#### Exterior

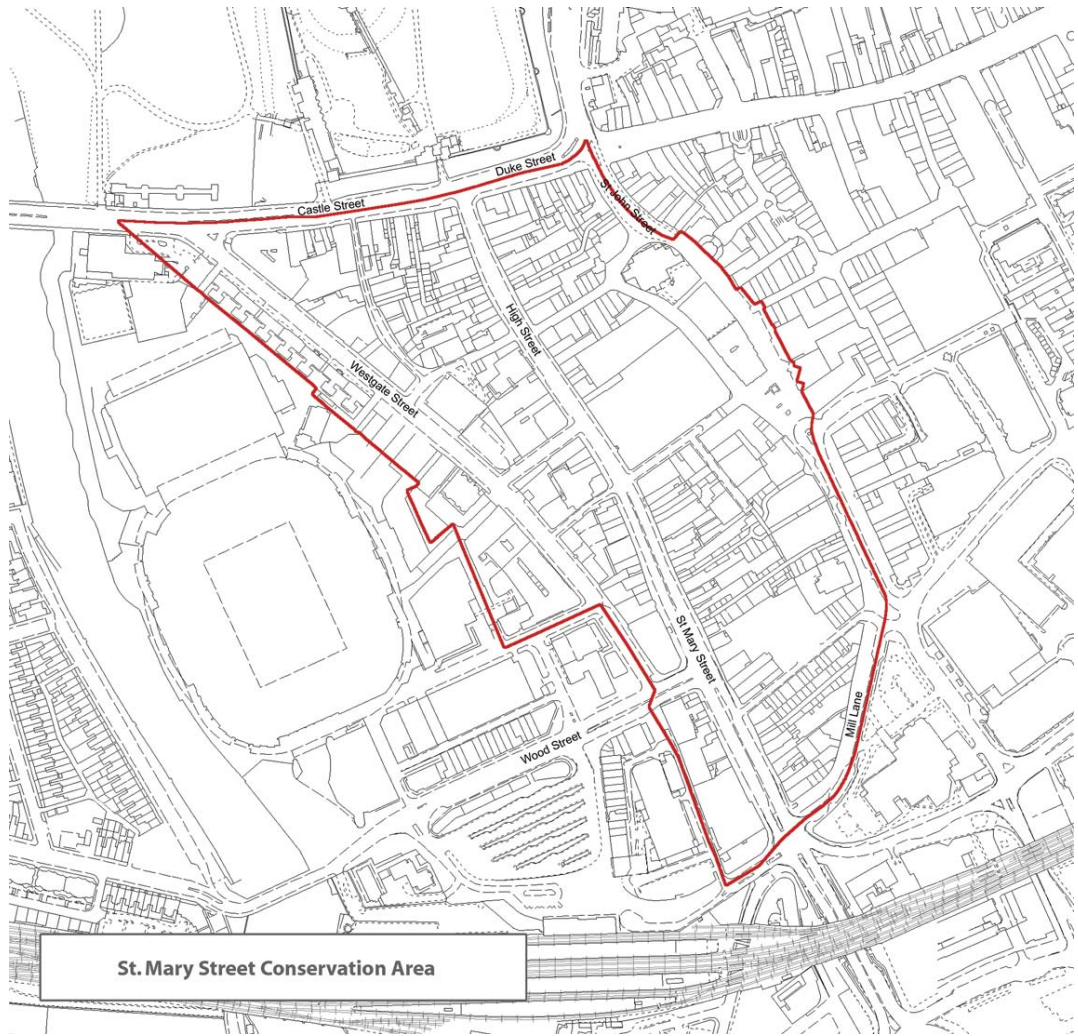
Facade facing W of two storeys (plus attic), five bays. Stucco with some bathstone dressings. Rusticated ground floor and corner pilasters. Modern hipped Mansard roof. Corner chimneys, square with cornice. Stone cornice and parapet with inscription 'Custom House'. First floor windows with square-headed sashes but round-headed shouldered surrounds with keystones. Cornice at sill level. Ground floor windows camber-headed with tall keystones. Central doorway with segmental pediment supported by paired tall brackets o tall plinths; round headed entrance doorway with keystone. Asymmetrical N front articulated by banded pilasters into six bays, with windows grouped 3+1+3+1+1+blank. Square classicising chimneys and to R, attic lunette framed by squat pilasters with scrolls, and low entablature. First floor with round-headed windows with horned and keystone surrounds. Cornice at sill level. On rusticated ground floor, round-headed windows with keystones. To L, doorway under modern canopy flanked by round-headed windows. In second bay, Venetian window. Remaining windows round-headed with keystones. All ground floor windows have aprons below sills with keystone-like decoration. Return to E has storeys articulated by channelling in render. Five round-headed windows on each floor, to R, single windows, to L groups of 4 with simplified treatment.

#### Interior

#### Reason for designation

Listed for importance in commercial history of Cardiff, despite extensive alterations and extension.

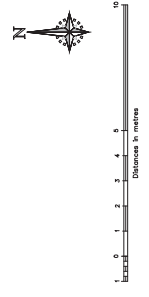
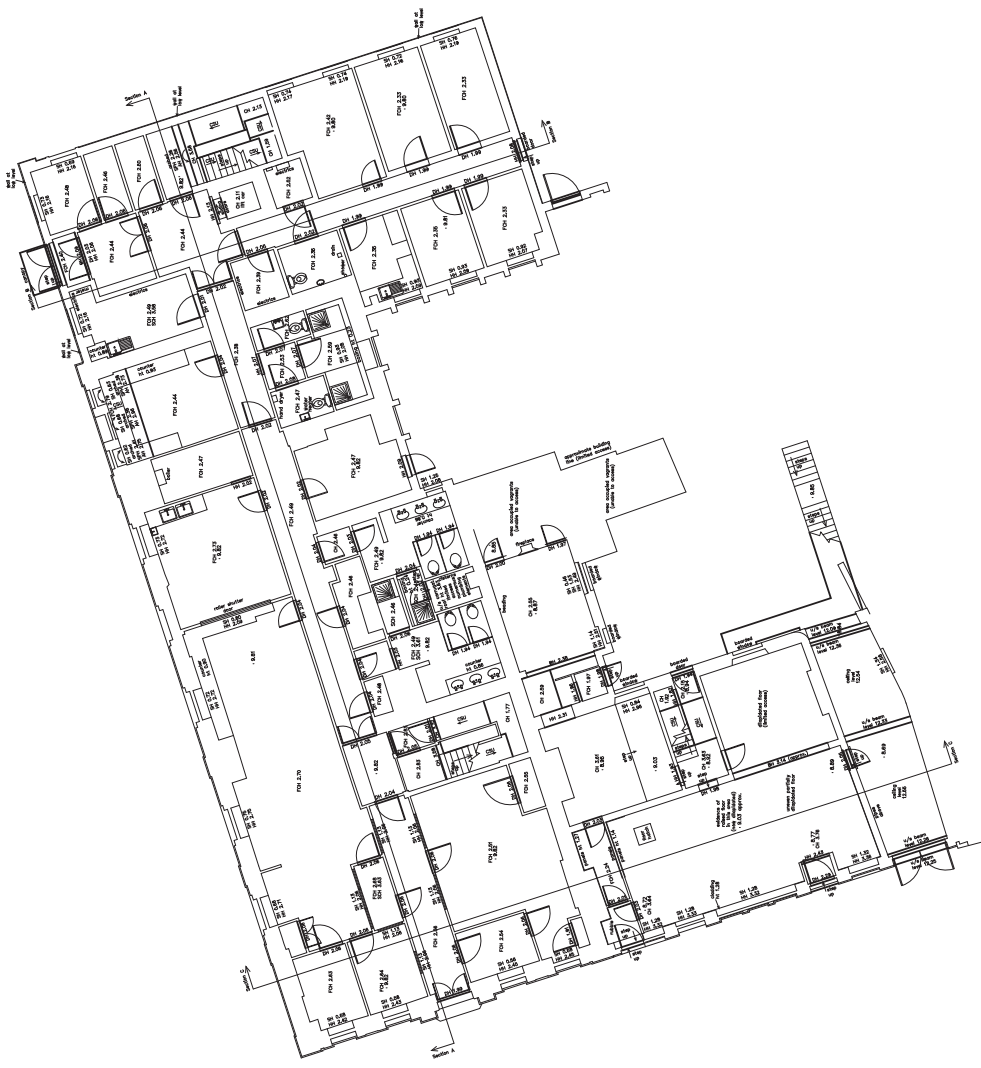
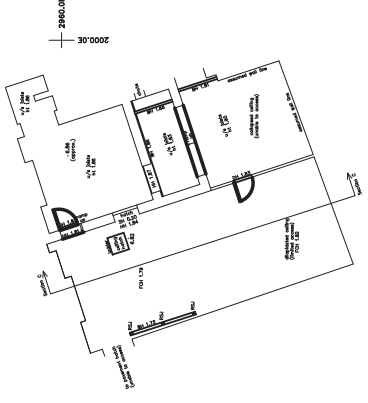
**Appendix 3: Map of St Mary Street  
Conservation Area**



St. Mary Street Conservation Area



## **Appendix 4: Survey Drawings**



Rev	Date	Check	Description
A	31/05/2017	AGW	PAC ISSUE
-	12/05/17	AGW	FIRST ISSUE

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 www.holdermathias.com  
 London Cardiff Munich

Project  
**Custom House**  
**Cardiff**  
 Leom LLP

Title  
**Existing Basement and Ground Floor Plan**

Status  
 Scale at A3  
**Planning**  
 1:200

Job No	Zone	Sheet No	Rev
<b>4286</b>		<b>A-90-200</b>	<b>A</b>

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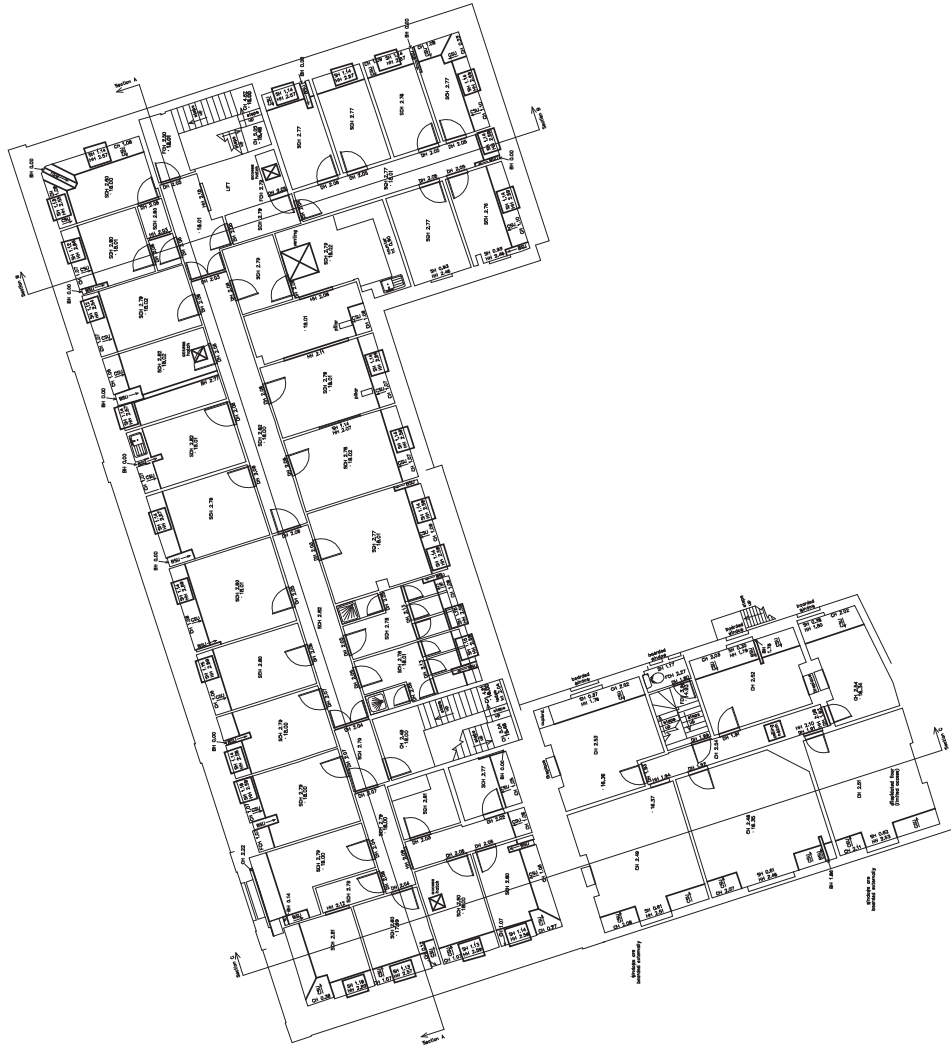
Project  
 Custom House  
 Cardiff  
 Leom LLP

Title  
 Existing First Floor Plan

Status  
 Planning  
 Scale at A3  
 1:200

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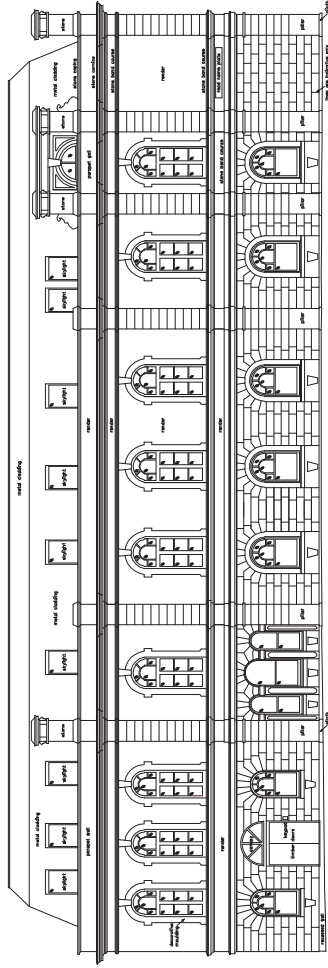
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 Custom House  
 Cardiff  
 Leom LLP

Title  
 Existing Second Floor Plan

Status  
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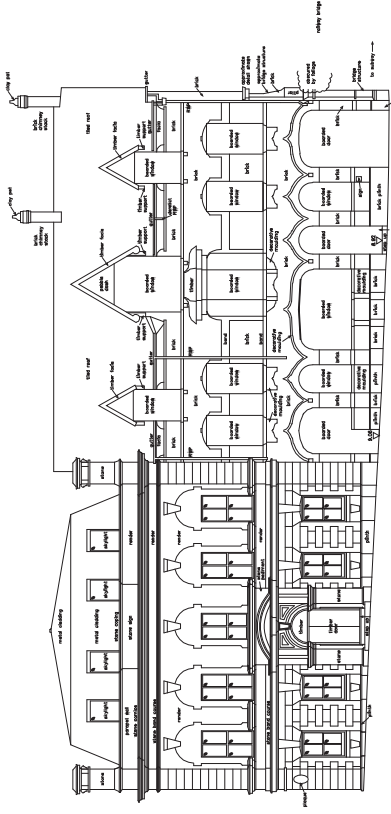
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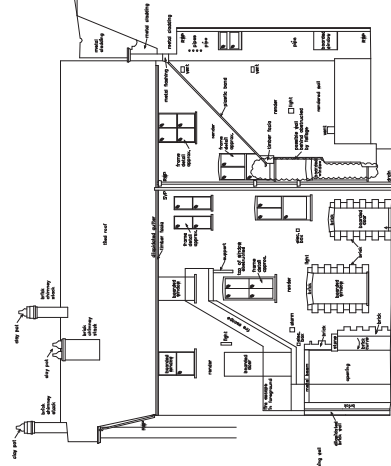
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Existing North Elevation



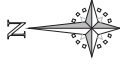
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Existing West Elevation



▽ Datum 0.00m

Existing Rear Elevation to York Hotel



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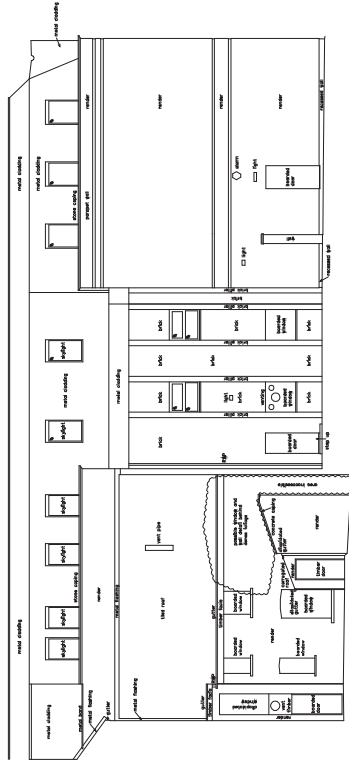
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Custom House  
Cardiff  
Leom LLP

Title  
Existing North and West Elevations

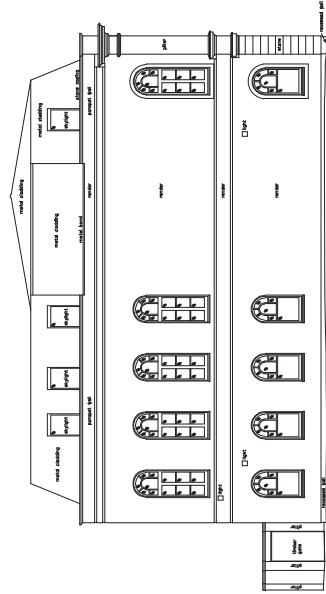
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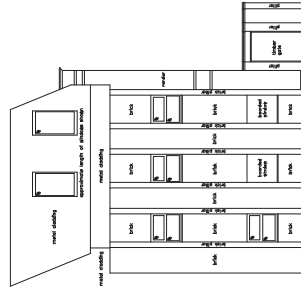
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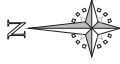
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Existing South Elevation



▽ Datum 0.00m  
Existing East Elevation



▽ Datum 0.00m  
Existing Rear Elevation to Custom House



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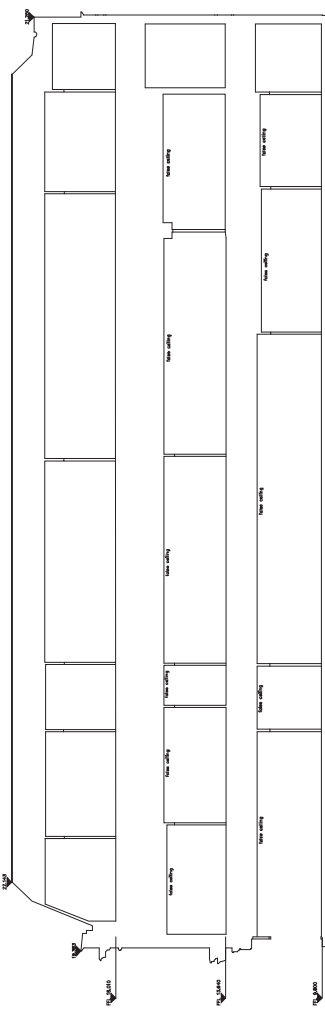
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Custom House  
Cardiff  
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Title  
Existing South and East Elevations

Status  
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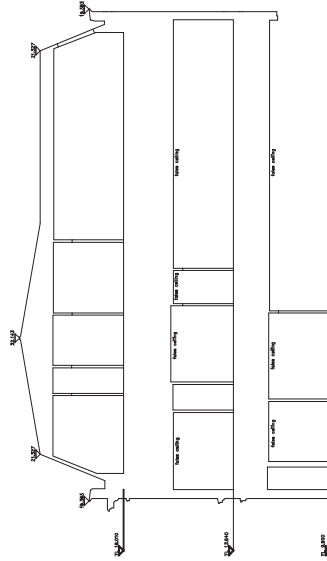
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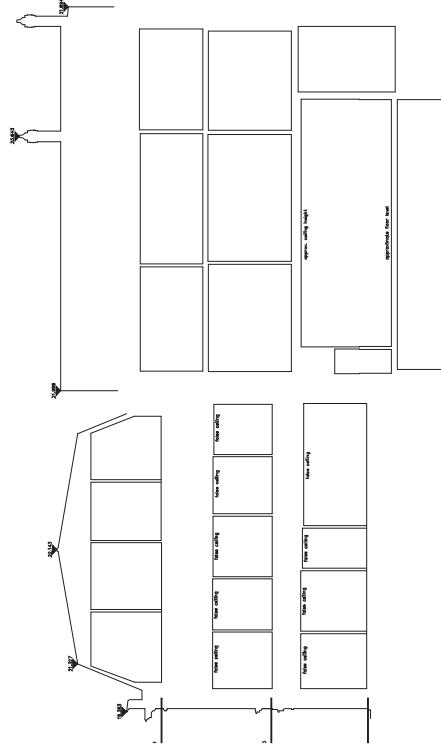
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Section A



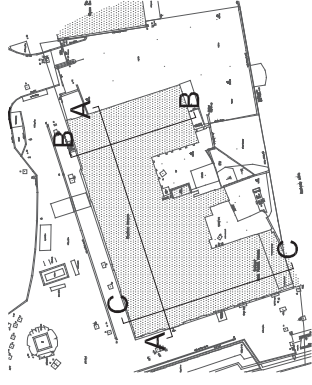
Custom House

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Section B



Custom House

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Section C



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## **Appendix 5: Relevant Sources**



- Design and Access Statement 2017 by Holder Mathias Architects.
- Heritage Impact Statement Addendum for the Former Custom House and Former York Hotel PH, Custom House Street and St Mary Street, Cardiff, October 2017 .
- Cardiff Council Image Collection - <http://ishare.cardiff.gov.uk/mycardiff.aspx>.
- Coflein: <http://coflein.gov.uk/en/site/31776/details/custom-house-custom-house-street-east-canal-wharf-cardiff>.
- Cardiff Bay History: <http://www.cardiffbay.co.uk/history/>.
- Cardiff Yesterday Series.

**Appendix 6: Visual Inspection, prepared by  
Shear Design (21<sup>st</sup> May 2018)**

**VISUAL INSPECTION  
AT  
CUSTOM HOUSE  
CARDIFF**



## INDEX

1.0	INTRODUCTION
2.0	OBSERVATIONS
3.0	CONCLUSIONS

## APPENDIX

*i) Photographs*

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Issue	Prepared by	Checked by	Date
-	DARREN BADHAM	DARREN BADHAM	21/05/18
A	DARREN BADHAM	DARREN BADHAM	11/06/18

1.0 **INTRODUCTION**

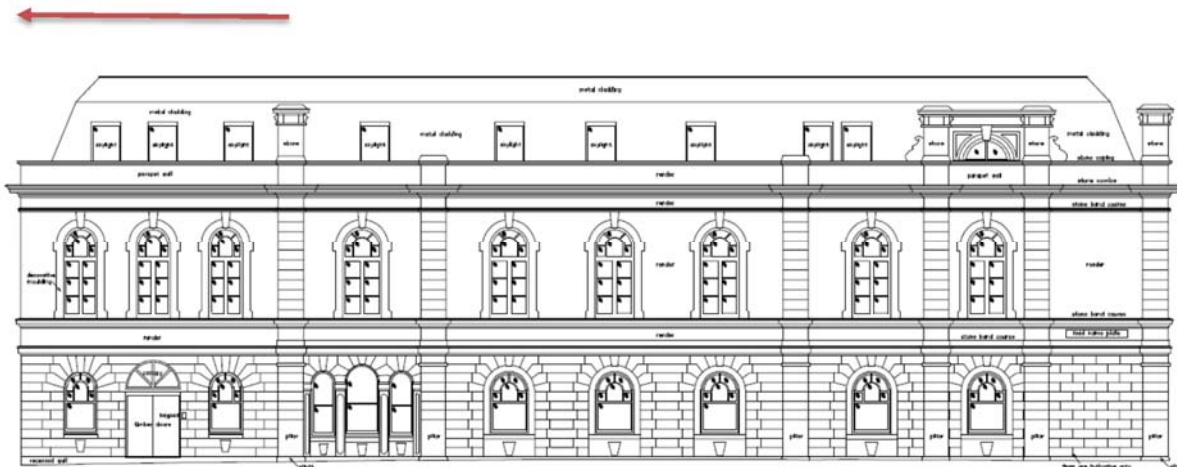
- 1.1 The former Custom House is a grade II listed building, dating to the mid-19th century. The former York Hotel PH, which until recently adjoined the listed building, dates to the late 19th century, but is not statutorily listed or formally identified by Cardiff Council as a Local Historic Asset. The Site is located in close proximity to the St. Mary Conservation Area Accordingly, there is a statutory duty to have special regard to the desirability of preserving the listed building, or its setting, or any features of special architectural or historic interest which it possesses. There is no statutory duty regarding the setting of a conservation area. (Heritage Impact Statement, May 2017, BART3001)
- 1.2 Shear Design have been commissioned to undertake a visual inspection and production of associated report with reference to assisting with discharge of listed building consent, LPA Ref 17/01907/MJR; conditions 3 and 6. And should be read in conjunction with all project relevant Architectural and Planning documents and drawings; in particular the Heritage Impact Statement, May 2017, Ref BART3001.
- 1.3 The structure of the building is formed of a pseudo construction due to previous developments. The structure is a combination of steel frame and loadbearing masonry, with the façade retained.
- 1.4 The inspection undertaken on 13<sup>th</sup> April 2018 and was a visual inspection with some localised finishes removed, but no intrusive investigations were carried out during this inspection. A selection of Photographs are included in [Appendix i](#)
- 1.5 Guidance from the following publications have been utilised in the preparation of this report;  
*“Appraisal of Existing Structures – by Institution of Structural Engineers”*
- 1.6 We have not inspected all areas of the building or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part is free from defect. Foundations were not inspected. We cannot be held responsible for unforeseen conditions which may exist that are covered. Conditions may exist beneath the structure that are not detectable from our visual inspection.

- 1.7 This report is personal to Leom LLP, is confidential and non-assignable unless noted otherwise in the Appointment Documents. Shear Design accepts no liability for losses suffered by any third parties as a result of reliance on this report.

## 2.0 OBSERVATIONS

2.1 Comments below pertain to the internal of the building but are in reference to the elevation below.

Eastern Phase



### 2.2 *Eastern Phase*

2.2.1 Within the eastern aspect of the building, the floor construction is formed of precast concrete planks, though not able to validate if hollow or solid. (Please refer to [Photograph 01](#)).

2.2.2 Beams supporting the planks are either reinforced concrete beams, or more likely to be structural steelwork encased in concrete, when consideration is given to the slender form of the beam. (Please refer to [Photograph 02](#))

2.2.3 Masonry (Blockwork and Brickwork) walls within this phase form non-load bearing elements. (Please refer to [Photographs 03](#) and [04](#))

2.3. Within the remaining areas of the building the floor construction is formed of composite metal decking. (Please refer to [Photograph 05](#)).



- 2.4 The decking is supported off existing masonry walls and new steel beams. (Please refer to [Photographs 06](#) and [07](#)).
- 2.5 Where decking is supported off existing masonry walls, an angle is provide to support the decking, which is fixed to the masonry wall. (Please refer to [Photograph 08](#)).
- 2.6 The steel beams are supported off both load bearing walls, via insitu concrete padstones and steelwork columns. (Please refer to [Photographs 09](#) and [10](#)).
- 2.7 Internal/Buttressing walls are formed of existing stonework/brickwork and patch repaired with new brickwork and blockwork. (Please refer to [Photographs 11](#) and [12](#)).
- 2.8 The front façade is formed of existing stonework/brickwork and as internal walls is patch repaired with new brickwork and blockwork. (Please refer to [Photographs 13](#) and [14](#)). The patch repairs are more prevalent above and around the window openings. (Please refer to [Photograph 15](#)).
- 2.9 The patch repairs to the front façade is carried up through the floor levels.
- 2.10 To support the steelwork forming the mansard at third floor, a concrete ring beam has been cast to the perimeter of the building. To facilitate this, further patch repairs to the masonry have been undertaken.
- 2.11 Due to the provision of the concrete ring beam, the parapet has been built of the ring beam. (Please refer to [Photograph 16](#)).

**3.0 CONCLUSIONS**

- 3.1 The eastern phase of the building is constructed wholly of modern construction materials.
- 3.2 With reference to all the remaining areas of the building inspected, modern floors are supported of existing and new modern forms of construction.
- 3.3 To facilitate the provision of the concrete ring beam and adjustments around openings, significant patch repairs have been made to the existing walls utilising modern masonry materials.
- 3.4 It is difficult to quantify the ratio of existing masonry, modern masonry and insitu concrete (ring beam and padstones). However, the combination of modern masonry and insitu concrete is substantial as a percentage.

**REPORT PREPARED AND APPROVED BY**



.....  
**DARREN BADHAM BSc (Hons) CEng MICE  
ASSOCIATE  
ON BEHALF OF SHEAR DESIGN LTD**

**APPENDIX i**

**PHOTOGRAPHS**



**PHOTOGRAPH 01**



**PHOTOGRAPH 02**



**PHOTOGRAPH 03**



**PHOTOGRAPH 04**



**PHOTOGRAPH 05**



**PHOTOGRAPH 06**



**PHOTOGRAPH 07**



**PHOTOGRAPH 08**



**PHOTOGRAPH 09**



**PHOTOGRAPH 10**



**PHOTOGRAPH 11**



**PHOTOGRAPH 12**



PHOTOGRAPH 13



PHOTOGRAPH 14



PHOTOGRAPH 15



PHOTOGRAPH 16

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