

22, St Mary Street, Cardiff Heritage Impact Assessment and Impact on Setting



Report by: Trysor

For: Inspire Design Ltd

October 2022



22, St Mary Street, Cardiff Heritage Impact Assessment and Impact on Setting

By

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Trysor

Trysor Project No. 2022/856
HER Event Record PRN – GGAT E006959

For: Inspire Design Ltd

October 2022

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Cover photograph: 22, St Mary Street, Cardiff, covered in scaffolding, looking east-northeast

22, St Mary Street, Cardiff
Heritage Impact Assessment and Impact on Setting

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DYDDIAD 6^{ed} o Hydref 2022

DATE 6th October 2022

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

We welcome any comments on the content or structure of this report.

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Paul Sambrook (BA Joint Hons., Archaeology and Welsh, MCIfA, PGCE) has extensive experience as a fieldworker in Wales. He was involved with Cadw's pan-Wales Deserted Rural Settlements Project for 7 years. He has been an independent archaeologist since 2004 undertaking a variety of work including upland survey, desk-based appraisals and assessments, heritage impact assessments and watching briefs.

GGAT	Glamorgan Gwent Archaeological Trust
HER	Historic Environment Record
NPRN	National Primary Record Number in National Monument Record held by the RCAHMW
PRN	Primary Record Number in regional HER held by Glamorgan Gwent Archaeological Trust

Event Record PRN – GGAT HER

PRN	GGAT E006959
Name	22, St Mary Street, Cardiff, Heritage Impact Assessment and Impact on Setting
Type	HERITAGE ASSESSMENT
NGR	ST1826776225
Easting	318267
Northing	176225
Summary (English)	During September 2022 Trysor carried out an assessment of the impact on the St Mary Street Conservation Area, Cardiff, and nearby designated historic assets from proposed alterations to the elevation of 22, St Mary Street, Cardiff, CF10 1AA. © Trysor 2022
Crynodeb (Cymraeg)	Yn ystod mis Medi 2022 cynhaliodd Trysor asesiad o'r effaith ar Ardal Gadwraeth Heol Eglwys Fair, Caerdydd, ac asedau hanesyddol dynodedig gerllaw yn sgil newidiadau arfaethedig i ddrychiad 22, Heol Eglwys Fair, Caerdydd, CF10 1AA. © Trysor 2022
Description	During September 2022 Trysor carried out an assessment of the impact on the St Mary Street Conservation Area, Cardiff, and nearby designated historic assets from proposed alterations to the elevation of 22, St Mary Street, Cardiff, CF10 1AA. © Trysor 2022
Sources	Trysor, 2022, 22, St Mary Street, Cardiff, Heritage Impact Assessment and Impact on Setting
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Summary

This report has been prepared by Trysor, at the request of Inspire Design, 10 Ty-Nant Court, Morganstown, Cardiff CF15 8LW, to assess the impact of the proposed re-elevation of 22, St. Mary Street, Cardiff on the St. Mary Street Conservation Area through the four stages of the Heritage Impact Assessment in Wales process.

The proposed development would see the removal and replacement of the existing late 20th century cladding on the façade of the building. Parts of the existing cladding have fallen from the façade in recent months and its replacement is required to make the building safe.

The development offers an opportunity to use modern materials in the re-elevation to create a new façade for the building which will reflect the colours and styles of prominent buildings within the St. Mary Street Conservation Area. The impact of the proposed development will therefore make a positive contribution towards enhancing the character and appearance of the St Mary Street Conservation Area, improving significant views along and across St. Mary Street.

The history of 22, St Mary Street has been outlined in this report. It appears to have mid-19th century origins, with the earliest records showing that an auction firm were based at the address in the 1850s. By the late 19th century a timber yard was located to the rear and a coffee house at the front of the property. For a century from the 1890s onwards the ground floor of the building was used as a jewellers' showroom, with offices above. In 2011 the upper storeys were converted into residential flats, but the ground floor is still in use for commercial purposes.

The assessment finds that there would be no negative impacts on the setting of any listed buildings and there would be no change to the significance of any listed building. The conservation area would be enhanced.

1. Introduction

1.1 This document has been prepared by Trysor, at the request of Andrew Cook of Inspire Design, 10 Ty-Nant Court, Morganstown, Cardiff CF15 8LW to assess the impact on the St. Mary's Street Conservation Area, Cardiff and on nearby designated historic assets from the proposed re-elevation of 22, St. Mary's Street, Cardiff CF10 1AA, at NGR ST1826776225.

1.2 The proposed development would see the replacement of the existing late 20th century façade of the building. The façade has experienced the loss of some cladding which has fallen off, rendering the façade unsafe and in need of replacement.

1.2.1 The existing façade will be replaced with a new cladding which will update the appearance of the building and make it safe using modern materials. The replacement façade will be composed of quality materials and detailing and will be designed to respect the character and appearance of the surrounding area, to ensure that the building's appearance enhances the quality of the St. Mary's Street Conservation Area.

1.3 A site visit was made by Trysor on 14th September 2022 to examine the proposed development site and its environs.

1.4 The proposed development would be located at a site within the St. Mary's Street Conservation Area as defined in the 2006 Conservation Area Appraisal (Cardiff City Council, 2006). It is one of 27 such areas within Cardiff City Council.

1.4.1 The St. Mary's Street Conservation Area Conservation Area was defined to include the area of the medieval walled borough town to the south of Cardiff Castle and east of the medieval course of the River Taff.

1.4.2 The Conservation Area Appraisal document of 2006 includes information relating to the history, character and architecture of the Conservation Area as well as its chief vistas and landmarks.

1.4.3 The proposed development would take place within an area defined as being significant for the survival of probable medieval burgrave plot boundaries in the existing property boundaries to the eastern side of St. Mary's Street (Cardiff City Council, 2006, p.7).

1.6 A high percentage of the buildings within the St. Mary's Street Conservation Area are designated as listed buildings and could potentially experience some visual impact from the development. Given the generally positive nature of the proposed development, the nature of the Conservation Area and density of the listed buildings, these are

not assessed individually but are considered collectively as part of the Conservation Area.

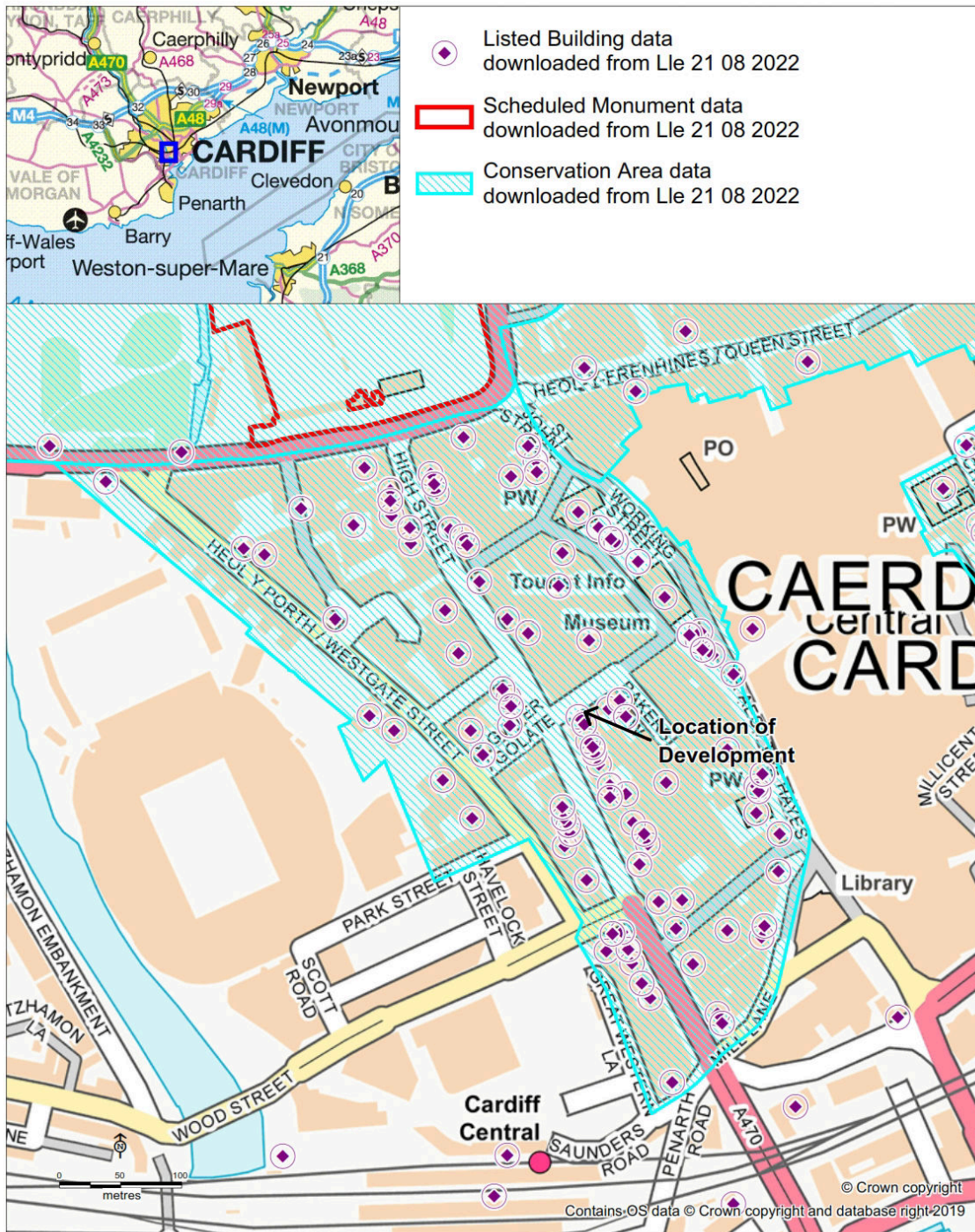


Figure 1: Location of the proposed development site of 22, St. Mary's Street, Cardiff (arrowed). The Conservation Area is shown (blue shading) with listed buildings also marked.

2. Methodology

2.1 The process outlined in "*Heritage Impact Assessment in Wales*" has been followed (Cadw, 2017a). This process applies to Conservation Areas as well as individual historic assets and has four stages;

Stage 1: Explain the objective and why changes are desirable or necessary

Stage 2: Understand the significance of the historic asset

Stage 3: Assess the impact of the proposals.

Stage 4: Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process

2.2 In addition, Cadw's guidance "*Managing Conservation Areas in Wales*" (Cadw, 2017c) has been used to inform this assessment.

2.3 Levels of impact are recorded using the terms None, Very Low, Low, Medium, High or Very High. An impact can be negative or positive.

2.3.1 Where impacts have equivalent positive and negative values, the term Neutral is used.

3. Heritage Impact Assessment Stage 1: *Explain the objective and why changes are desirable or necessary*

3.1 The proposed development would consist of the removal of the existing cladding on the façade of 22, St. Mary's Street, Cardiff and its replacement with new cladding.

3.2 Parts of the existing modern cladding have recently become loose and unsafe and require replacement. This has provided an opportunity to improve both the appearance of the facade and upgrade the insulation of the building.

4. Heritage Impact Assessment Stage 2: Understand the significance of the Conservation Area

4.1 Evidential & Historical Value

4.1.1 The St. Mary Street Conservation Area is one of 27 Conservation Areas within the Cardiff City Council area. It was defined in 1975 to include the area of the walled medieval borough to the south of Cardiff Castle.

4.1.2 Little trace of the medieval town now survives within the Conservation Area, the character of which is now dominated by Victorian or early-20th century buildings (Cardiff City Council, 2006, p.5). It is one of the busiest areas at the heart of the city and includes many shops, cafes, public houses and restaurants alongside offices and financial institutions (Cardiff City Council, 2006, pp.7-8).

4.1.3 The chief evidence of medieval influence is thought to be seen in the street layout, which reflects the street pattern of the medieval town to some extent, particularly around the surviving medieval church of St. John the Baptist, which became the parish church by the late 17th century, before the original parish church of St. Mary's was destroyed by flooding.

4.1.4 St. Mary Street itself may follow the line of the main southward medieval road from the castle through the walled borough town. Some properties to the eastern side of St. Mary Street, including No.22, stand in narrow, linear plots, which are thought to reflect the boundaries of medieval burgage plots.

4.1.5 The post-medieval redevelopment of the area has seen substantial commercial buildings appear which now dominate. There is no distinctive architectural style, but rather "the area demonstrates a diverse range of styles, materials and building techniques." (Cardiff City Council, 2006, 10). Styles present within the area include fine examples of Gothic Revival, Classical Revival, Georgian Revival and Dutch Style buildings with Victorian and Art Deco details. Some buildings, including No.22, have undergone modification in more recent times and present modern façades. Although the finest buildings are generally listed, there are also a large number of unlisted buildings in the area which have architectural merit.

4.1.6 The origins of Cardiff lie in the walled borough town which was located to the south of Cardiff Castle. The castle was founded in 1081 by William I, when a motte was built within an enclosure which was based on the foundations of a much earlier Roman fort. The castle was strengthened for military purposes throughout the medieval period. During the post-medieval period its use changed gradually and more domestic elements were introduced, with the castle being transformed into a Gothic Revival masterpiece at the behest of the third Marquess of Bute from 1868 onwards.

4.1.7 The St. Mary Street Conservation Area encapsulates the heart of the medieval walled borough town which had developed to the south of the castle during the 12th century. The early town would have been protected by a wooden palisade fence, but was replaced by stone walls during the 13th century. These walls were largely destroyed by Owain Glyndwr's forces in 1404 but were rebuilt during the first half of the 15th century. The walls fell into dereliction by the 17th century and were increasingly robbed to provide building stone within the town. The final standing section of the wall was demolished at The Hayes in 1901.

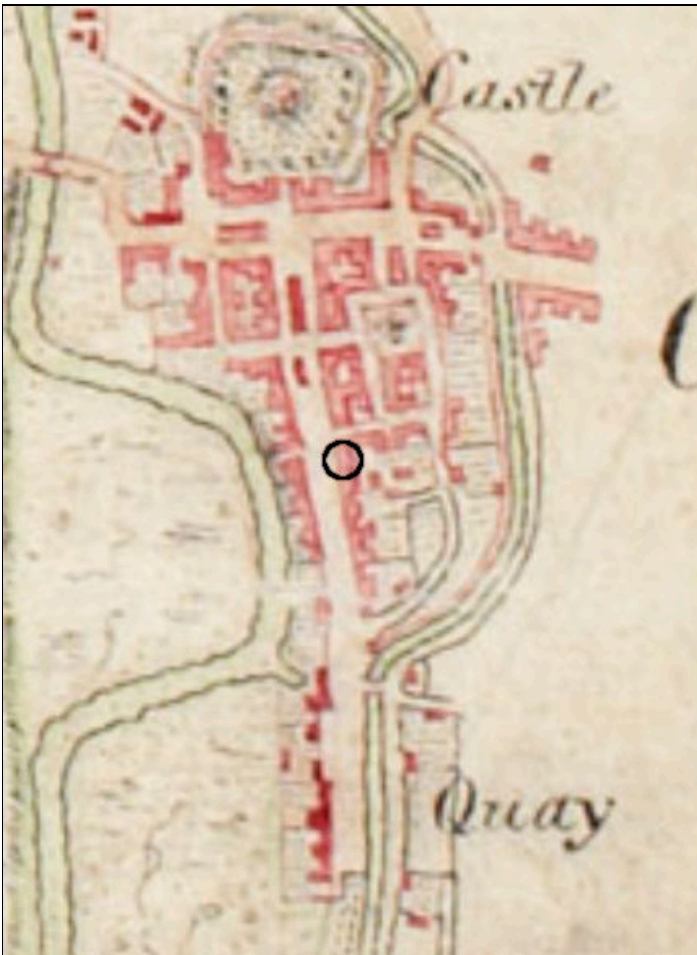


Figure 2: The Original Surveyors Drawings produced by the Ordnance Survey in 1811 show that Cardiff town lay to the south of the castle in the area of the medieval borough. The St Mary Street Conservation Area covers much of this area. Note that the River Taff, to the left, once flowed close to the western side of St. Mary Street. The approximate location of No.22 St Mary Street is ringed in black.

and the sale of his whole estate to Messrs. T.W. Long & Co., Jeweller and Diamond Merchant, of 2 St. Mary Street, Cardiff. By the 1920s, 22 St Mary Street was occupied by another firm of jewellers, The Goldsmiths (Western Mail (24 November, 1916).

4.1.12 During the middle part of the of the 20th century, 22 St. Mary Street had The Goldsmiths shop on the ground floor and offices above. Goad's later Fire Insurance Map of the area (1938) shows the jewellers' shop to be located at the front of the ground floor. The internal yard shown at the centre of 22 St. Mary Street on the 1888 Goad map is absent on the 1938 map, suggesting that significant changes had been made to the building in the intervening 50 years. The Western Mail Trade Directory of 1937 also lists the property as being occupied by Goldsmiths Company (Cardiff).

4.1.13 A closing down sale in an advert in the Western Mail in December 1952 shows that the Goldsmiths Company closed at the end of that year. Later newspaper adverts indicate that the property was occupied by L.R. Crouch (Cardiff) jewellers. Crouch owned the building until they relocated their store to the St. David's Arcade, Cardiff and the property was sold to the present owners.

4.1.14 No clear photograph has been found of the original façade of the building, but partial views show that a traditional shop front existed on the ground floor, with three long windows in the first and second floors. The façade of the third storey overhung the lower storeys and included long central window flanked by two smaller windows, with mock Tudor beams beneath these side windows. It is evident that the façade was completely replaced post-1960s with the existing cladding, leaving no trace of the earlier arrangement. A modern shop front now exists at ground floor level, with no trace of the original frontage remaining.



Figure 4: A mid-20th century postcard of St. Mary Street shows No.22 beyond the Sandringham Hotel. The original façade of No.22 is visible (arrowed). Note the varied architectural styles of the buildings in the row. Most of the buildings saw significant modifications during the second half of the 20th century.

4.2 Aesthetic Value

4.2.1 The aesthetic value of the St. Mary Street Conservation Area is characterised by its rich and varied architecture. This is defined in the Conservation Area Appraisal (Cardiff City Council, 2006, 9) as

"the variety and juxtaposition of styles and materials within a reasonably consistent building height, and a continuous built frontage, particularly in St. Mary Street and High Street. Variety is also seen in building materials with terracotta brickwork providing a contrast to Portland, Pennant and Bathstone. The introduction of features in contrasting stone, reflects the range of international materials being brought in as ballast to the City at the turn of the 19th Century.

In addition, the area also contains examples of modern and contemporary architecture dating from the 1960's all of which differ in shape, height and materials. They display a diverse range of architectural styles from gothic to postmodernism. The scale of the St. Mary Street properties, some up to six storeys, emphasizes the street's grandeur and, in relation to the street's width, results in an elegantly proportioned street."

4.2.2 There are also important views or vistas within the St. Mary Street Conservation Area which contribute to its aesthetic quality. These include the vista northwards along the length of St. Mary Street towards High Street and Cardiff Castle as well as views down the side streets which run off either side of St. Mary Street. The section of the street where No.22 is located falls within this significant view or vista towards the castle. No.22 is also peripheral to a second significant view northeastwards from St. Mary Street down Wharton Street (Cardiff City Council, 2006, p.15).

4.3 Communal Value

4.3.1 The communal value of the St. Mary Conservation Area is Very High. It defines the core of the historic town, an area which has changed considerably in character since it was established. Even during the later 20th century this was one of the main shopping streets of Cardiff, but increasingly the focus for high street shopping has moved northeastwards towards Queen Street.

4.3.2 Nevertheless, the St. Mary Street, High Street and the adjacent side streets, retain their commercial and retail importance. The Central Market is found within the area as well as a number of historic shopping arcades where many specialist shops are found. There are also many food outlets within the area, which contribute to a dynamic street scene, especially during the summer months.

5. Heritage Impact Assessment Stage 3: Assess the impact of the proposals on the Conservation Area.

5.1 The proposed changes relate to a commercial building of 19th century origin, which stands at the eastern side of St. Mary Street. It is a four-storey building which had its historic façade replaced with modern cladding and windows during the later 20th century.

5.2 The existing cladding has an incongruous appearance in comparison with the facades of most other buildings along St. Mary's Street due to its modern character. It does not blend well with the architecture and materials of adjacent buildings and does not make a positive contribution to the character of the Conservation Area.

5.3 The need to replace the cladding of No.22 offers an opportunity to positively improve the appearance of the building and enhance the Conservation Area. The design of the replacement cladding will apply low-maintenance, modern materials which will reflect the scale, colour, texture and appearance of adjacent buildings, using modern UPVC window frames which match the general appearance of traditional joinery.

5.4 The proposed development would not include any groundworks. Therefore, there would be no impact on any buried archaeological deposits associated with the medieval borough town.

5.5 The proposed new building would also not involve any loss of fabric inside the building; hence any post-medieval fabric would be unaffected.

5.6 The recladding of No.22 will improve views of the row of commercial and retail buildings to the eastern side of St. Mary Street, which are themselves of varied architectural character, and also improve views along and across the street.

5.7 The proposed development would therefore represent a High Positive impact on the St. Mary Street Conservation Area. It would not detract from the present architectural quality of the area or impact negatively on views within the area.

5.8 The enhancement of the appearance of the façade of No.22 means that the proposed development would also have a positive impact on the setting of listed buildings along St. Mary Street, which themselves would not experience any physical impact or loss of significance.

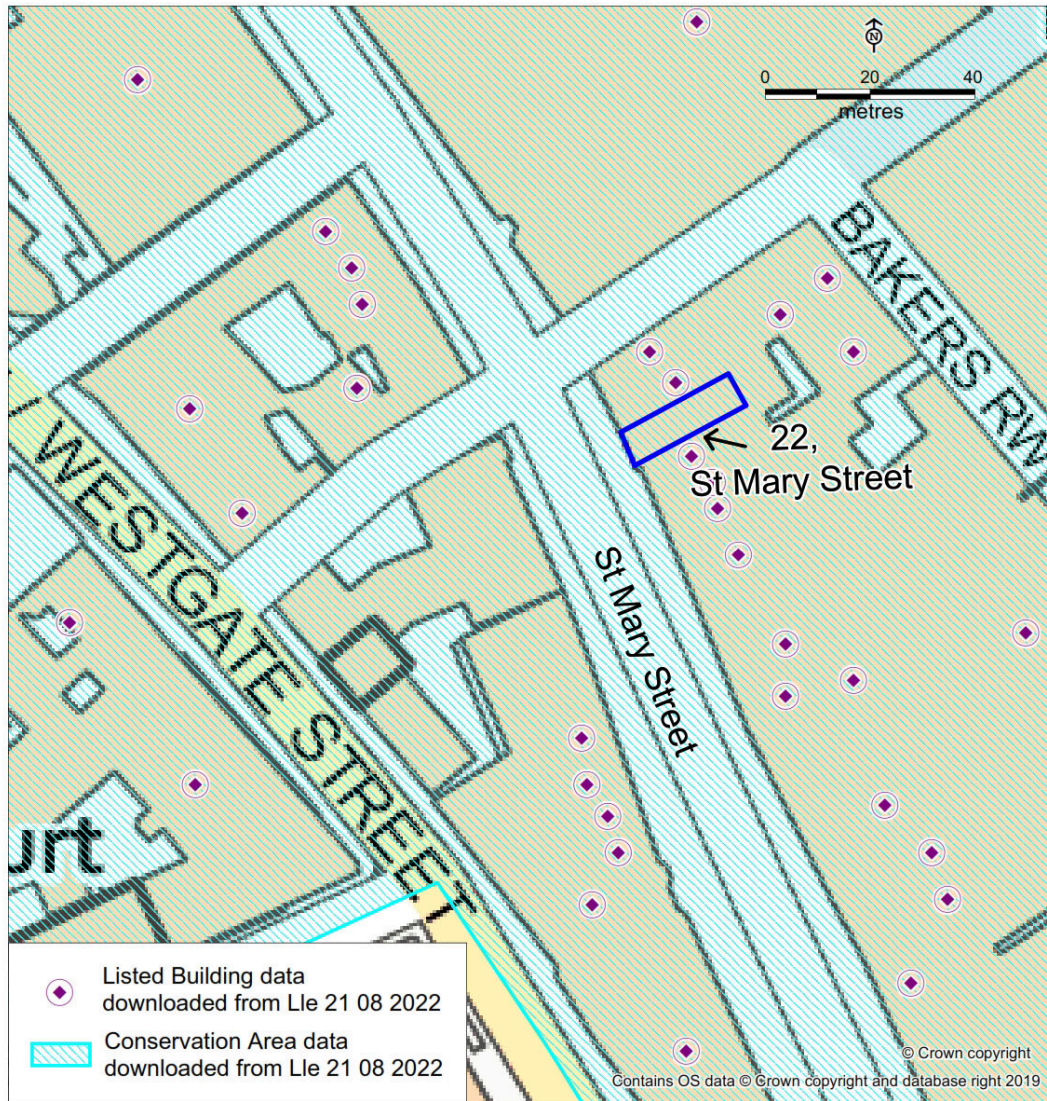


Figure 5: A detailed map of the section of the St. Mary Street Conservation Area around No.22 St. Mary Street. This demonstrates the high number of Listed Buildings within the Conservation Area, including buildings adjacent to No.22.

6. Heritage Impact Assessment Stage 4: *Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process.*

6.1 The reason that the proposed development would take place is that the current façade of the building has lost some cladding, requiring action to make the building safe.

6.2 The proposed development would see the removal of the existing cladding and its replacement, using modern materials to ensure that it is made safe. Modern silicone render will be used to replicate a stucco render appearance. Modern UPVC window frames will also be used, matching the general appearance of traditional joinery.

6.2.1 The render will be matched to the colour of the Portland Stone, which is used in a number of prominent buildings within the St. Mary Street Conservation Area. White UPVC window frames will also be used, designed to match traditional styles commonly found within the Conservation Area.

6.2.2 The replacement façade will therefore be composed of quality materials and detailing and will be designed to respect the character and appearance of the surrounding area, enhancing the appearance of the St. Mary's Street Conservation Area. The proposal *"takes the scale, colour, texture and appearance of materiality from the adjacent buildings and re-interprets it in a modern material."* (Inspire Design, 2022, 14) (See Appendix B).

6.2.3 The fenestration will be changed from the bands of square windows to more upright, individual windows, more in keeping with other fenestration in St Mary Street. The horizontal effects will be enhanced blending with other visual elements in the street.

6.2.4 The choice of long-lasting, low-maintenance materials is intended to allow for longer periods between maintenance, retaining higher visual appeal and reduced disruption to the general public in future.

7. Conclusion

7.1 The proposed development would take place on St. Mary Street, at the heart of Cardiff's St. Mary Street Conservation Area (Cardiff City Council, 2006).

7.2 The Heritage Impact Assessment has considered potential impacts on the St. Mary Street Conservation Area.

7.2.1 The proposed development site, 22, St. Mary Street, Cardiff is a commercial building which has Victorian origins but had a modern façade attached post-1960s. This modern façade is incongruous in a row of buildings which have retained their traditional facades and detracts from the appearance of the St. Mary Street Conservation Area.

7.2.2 The modern façade now become unsafe and requires replacement. The proposed development would therefore see the removal of the modern facade and its replacement with a new facade

7.2.3 The design of the new façade would use modern materials but reflect the traditional appearance and colours found within the Conservation Area. The silicone render would replicate the colour of Portland Stone, with white UPVC windows designed to give appearance of traditional joinery. The fenestration will be changed from the bands of square windows to more upright, individual windows, more in keeping with other fenestration in St Mary Street. The horizontal effects will be enhanced blending with other visual elements in the street.

7.2.4 The proposed development would not cause the loss of any pre-late 20th century fabric and would not include any groundworks. There would not be any impact on buried archaeology within the Conservation Area.

7.2.5 The nature of the proposed development would enhance the appearance of the building. This would ensure that adjacent listed buildings would see an improvement to their settings, and they would not experience any physical impacts or loss of significance.

7.2.6 The proposed development would also improve that of the street view along St. Mary Street and have a positive impact on significant views and vistas within the Conservation Area.

7.2.7 The Heritage Impact Assessment therefore finds that the proposed development would therefore have a High Positive impact on the St. Mary Street Conservation Area.

8. Bibliography

Cadw, 2011, *Conservation Principles*.

Cadw, 2017a, *Managing Heritage Impact Assessment in Wales*

Cadw, 2017b, *Managing Setting of Historic Assets in Wales*.

Cadw, 2017c, *Managing Conservation Areas in Wales*.

Cardiff Council, 2006, *St. Mary Street Conservation Area Appraisal*

Cardiff Council, 2007, *Conservation Areas: An advisory leaflet for householders. Updated July 2007*.

Chas E Goad Limited, 1888, Insurance Map of Cardiff (Sheet 4).

Chas E Goad Limited, 1938, Fire Insurance Map of Cardiff (Sheet 6).

Inspire Design, 2022, Design and Access Statement: Proposed Re-elevation, 22 St. Mary Street, Cardiff CF10 1AA.

Ordnance Survey, 1811, Scale 2 inches: 1 Mile. Original Surveyors Drawings, Llantrisant (Sheet 177).

Western Mail, 1937, Directory of Cardiff.

8.1 Online sources

Côf Cymru, <https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>

Historic Wales, <https://historic-wales-rcahmw.hub.arcgis.com/>

British Newspaper Archive www.britishnewspaperarchive.co.uk

Appendix A: Photographs

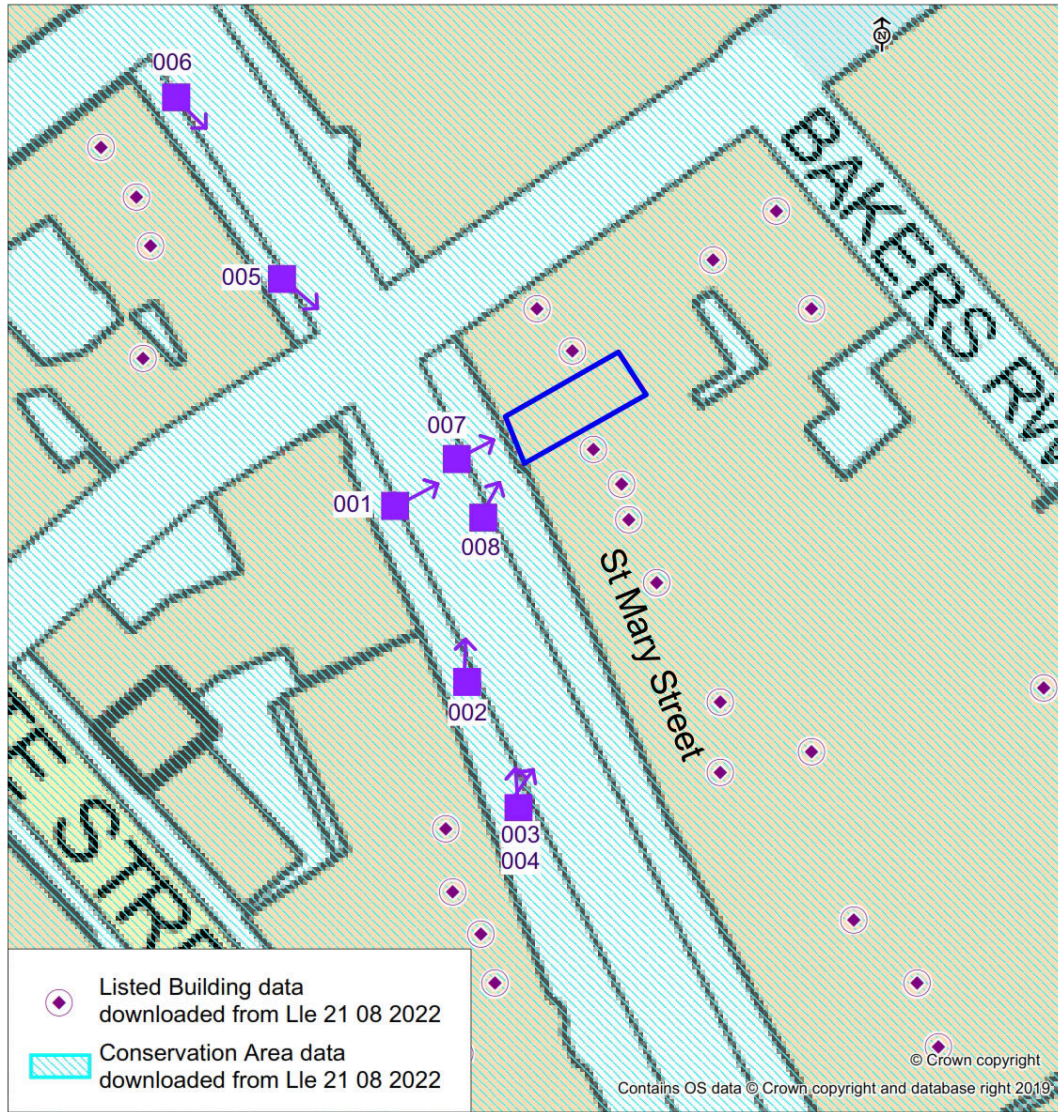


Figure 6: Location of photographs 1 to 8



Plate 1: A view of the front of No.22 St. Mary Street, Cardiff. Scaffolding has been erected following the loss of some parts of the existing façade.



Plate 2: A view northwards along St. Mary Street. The scaffolding in front of No.22 is seen at the centre of the image. The large grey building left of centre is the Grade II* listed Howells Department Store (Listed Building Number 14109), which is built in Portland Stone. The proposed new façade on No.22 will include a render matched to the colour of Portland Stone.



Plate 3: A view northwards along St. Mary Street. The scaffolding in front of No.22 is seen left of centre of the image. Note the variety of architectural styles in the buildings along the row to the right of No.22, which are all listed.



Plate 4: A view northwards along St. Mary Street. The scaffolding in front of No.22 is seen at the left edge of the image. Again, note the variety of architectural styles in the buildings along the row to the right of No.22., which are all listed.



Plate 5: A view southeastwards towards No.22 St. Mary Street at the centre of the image. The listed Sandringham Hotel stands to its left, extending as far as the corner where Wharton Street meets St. Mary Street.



Plate 6: A view south-southeastwards towards No.22 St. Mary Street, seen right of centre. The impressive Howells store is seen to the left of centre. No.22 is not highly visible from this location, 75 metres to the north-northwest.



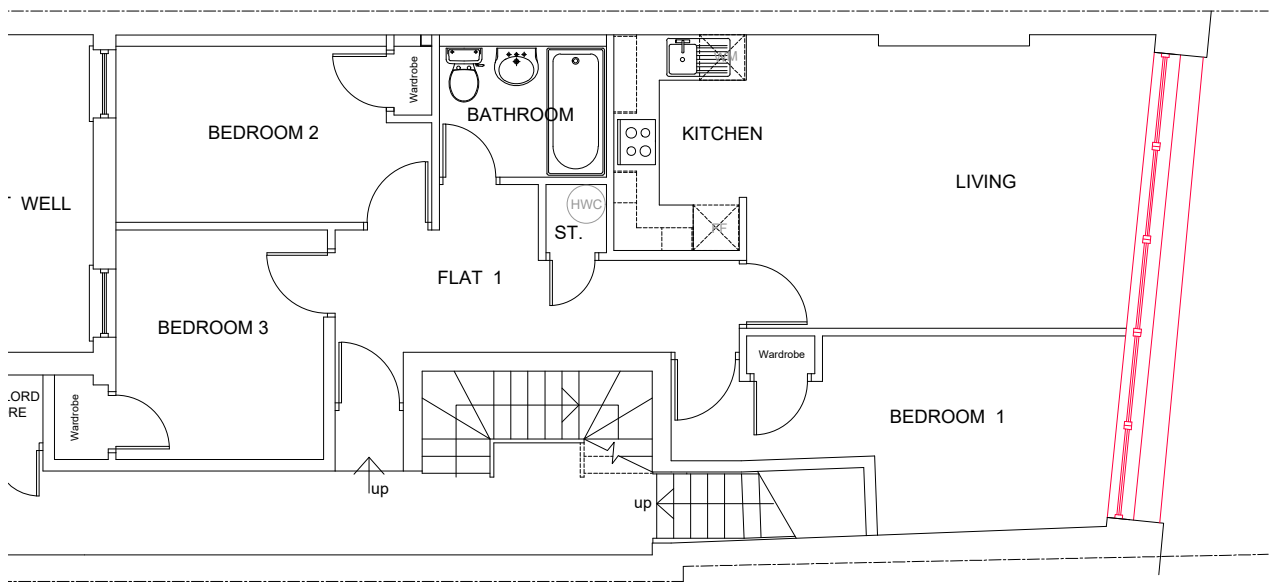
Plate 7: A view of the doorway into No.22, which still bears the name plate of Crouch the Goldsmiths. Note that the marble façade above the doorway and to the right of the door has fallen off the wall.



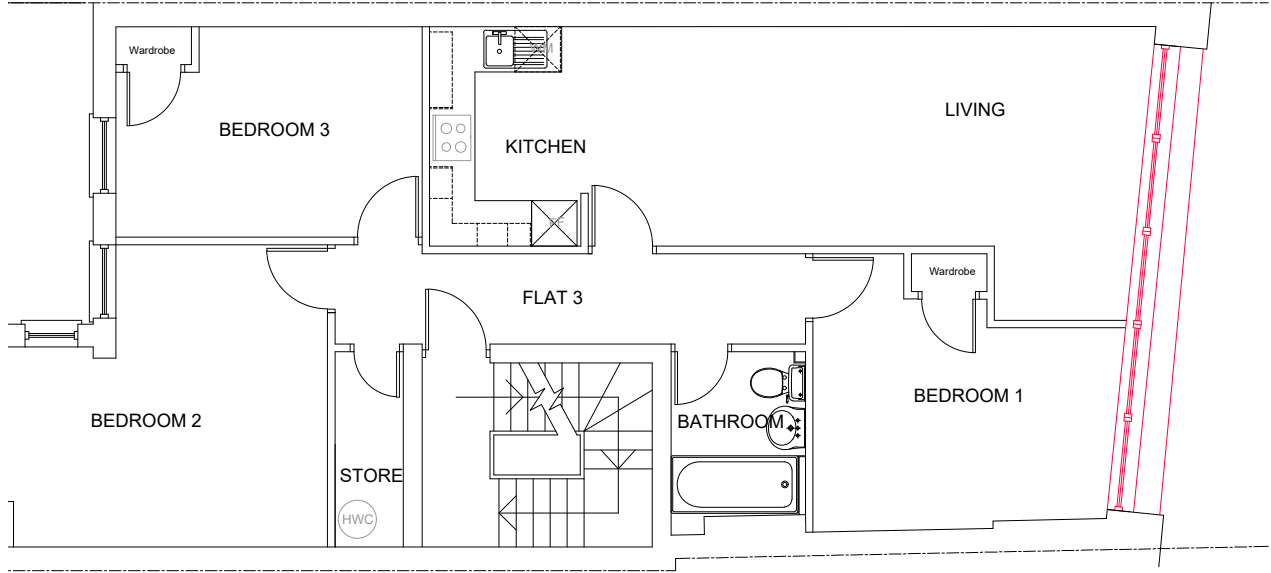
Plate 8: A view up the joint between No.22 and the property to its southern side. The marble attached to the façade has fallen away higher up the wall, revealing modern brickwork. There appears to be a narrow gap between the facades of the two buildings.

APPENDIX B

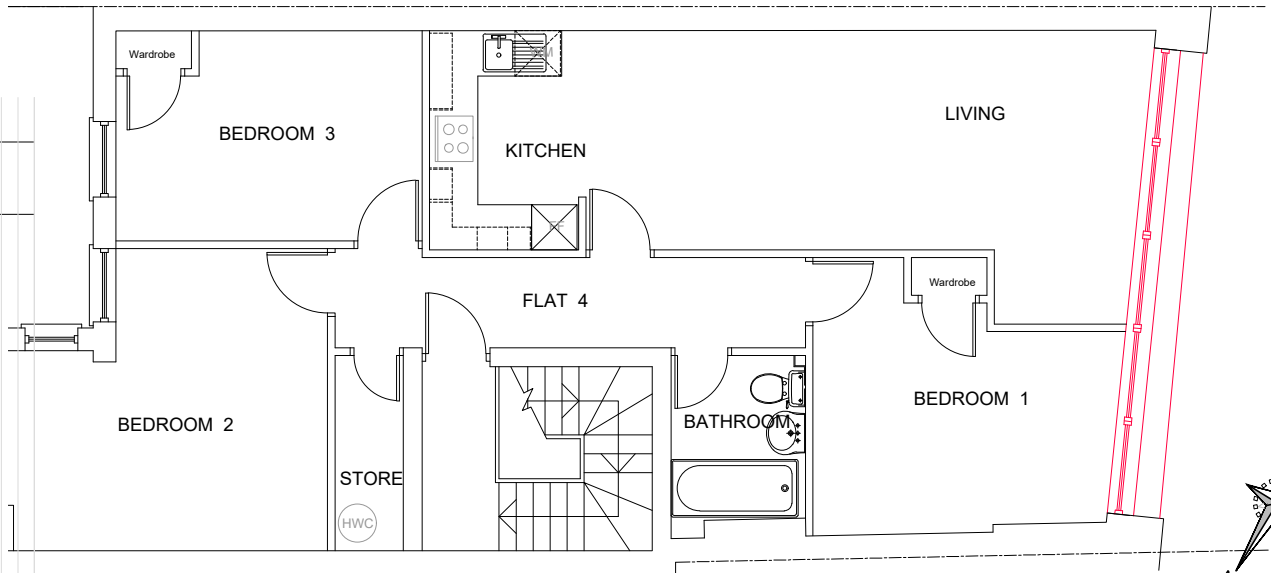
Clients' Drawings



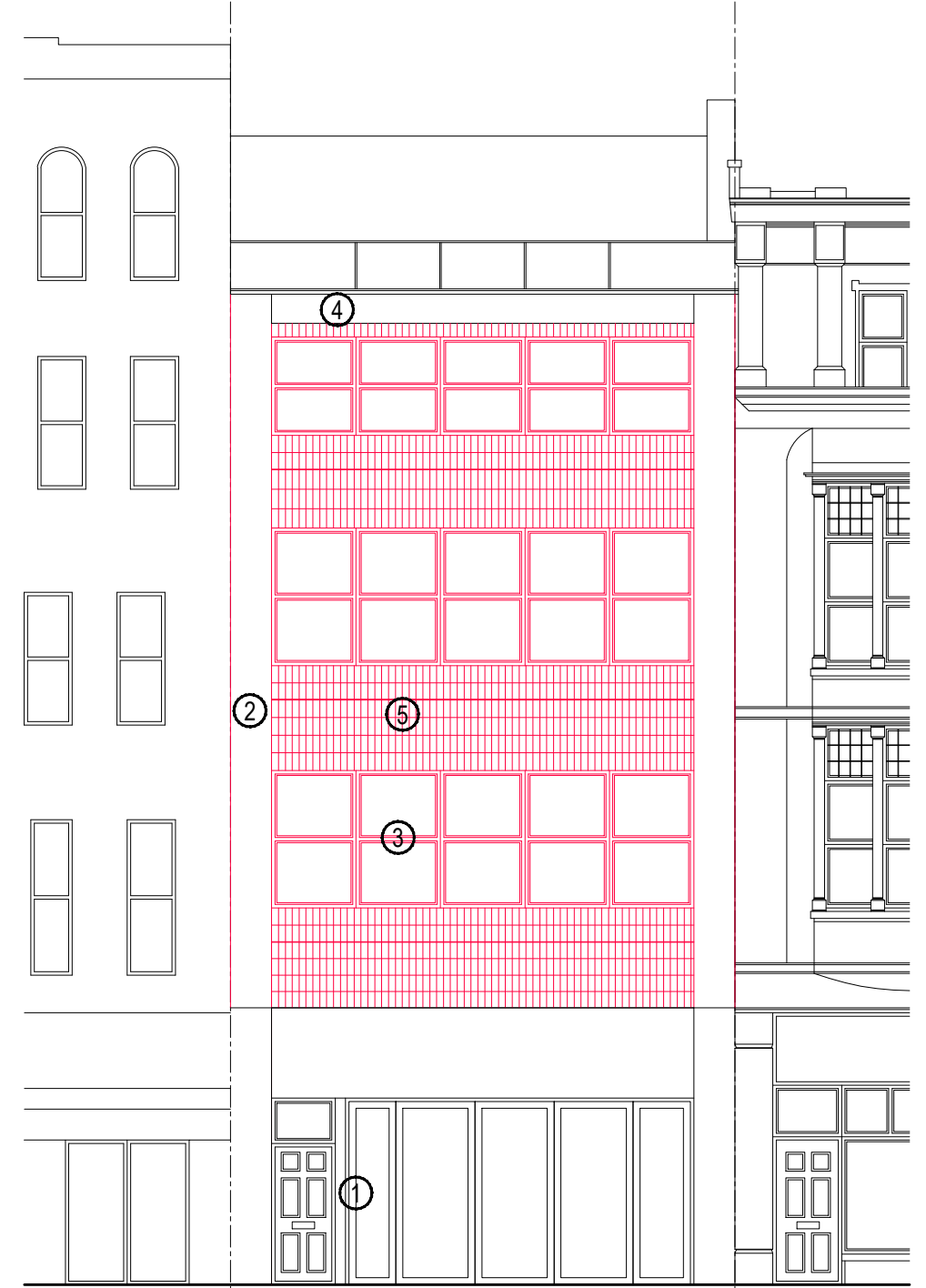
EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



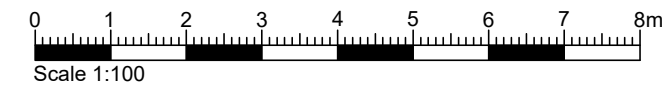
EXISTING THIRD FLOOR



NUMBER 22
EXISTING FRONT ELEVATIONS
NUMBER 23

MATERIAL SCHEDULE

- ① EXISTING SHOPFRONT AND SIGNAGE TO REMAIN, EXISTING GRANITE FACINGS TO BE MADE GOOD.
- ② EXISTING MARBLE PILASTER FACINGS TO BE REMOVED
- ③ EXISTING ALUMINIUM FRAMED WINDOWS TO BE REMOVED
- ④ EXISTING CORNICE TO REMAIN
- ⑤ EXISTING CERAMIC TILE FACINGS TO BE REMOVED



Rev.No.	Revision Description	Date	Chk'd
P01	FIRST ISSUE	05.09.22	AC

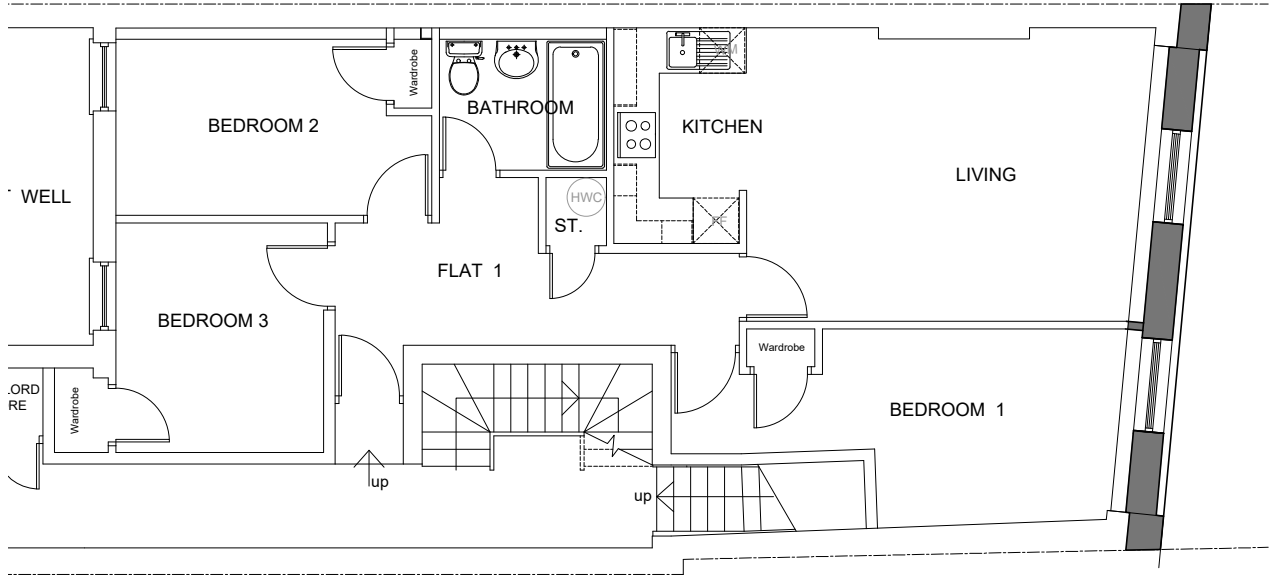
No 22 ST MARYS STREET,
CARDIFF. CF10 1AA

Project Dwg Title

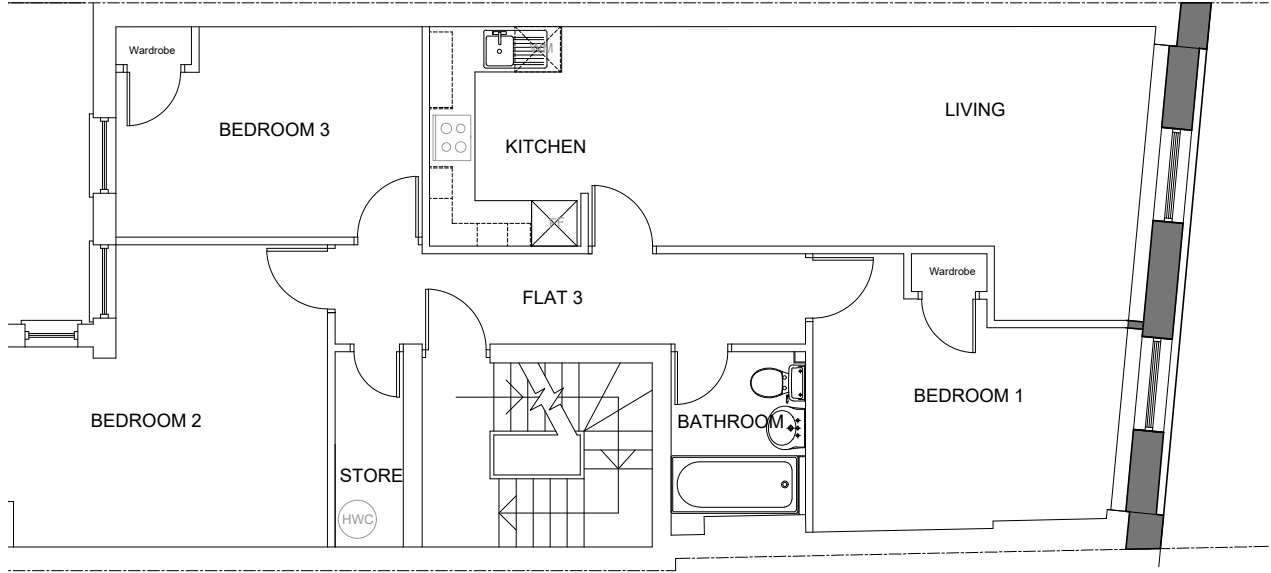
EXISTING
PLANS & ELEVATIONS

Inspire No.	Originator	Volume	Level	Type	Role	Number	Stage	Revision
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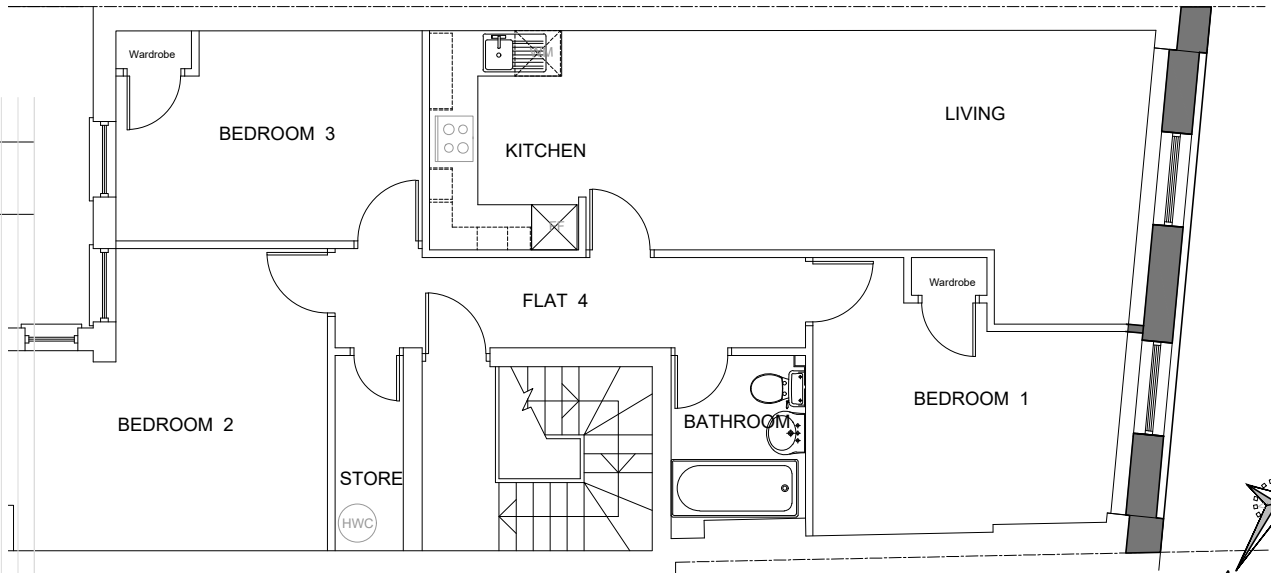
Scale 1:100@A3 Date 23.08.22



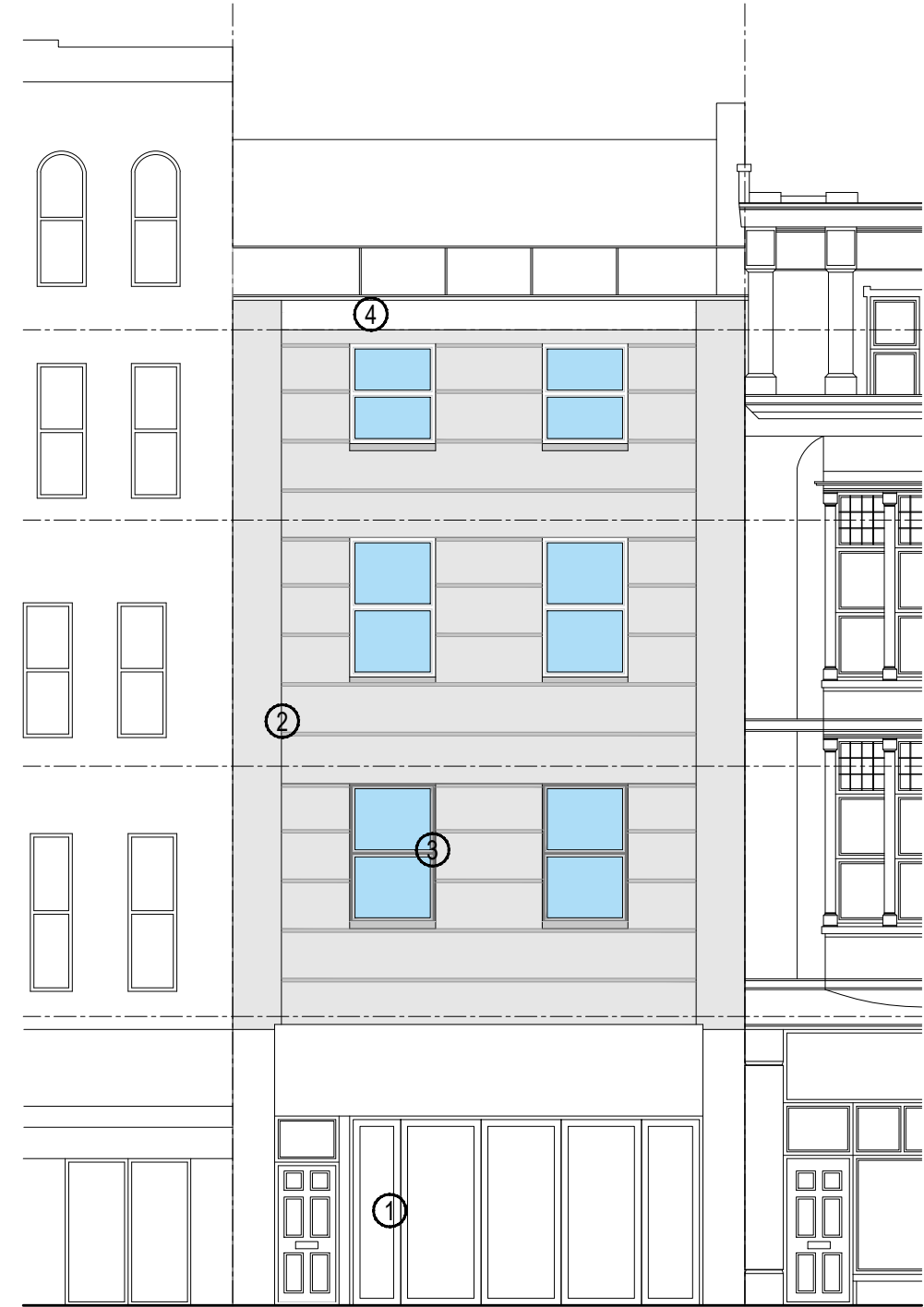
PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

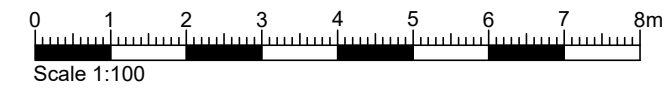


PROPOSED THIRD FLOOR



NUMBER 22 NUMBER 23
PROPOSED FRONT ELEVATIONS

- MATERIAL SCHEDULE
- ① EXISTING SHOPFRONT AND SIGNAGE
 - ② PROPOSED STUCCO RENDER - COLOUR PORTLAND STONE
 - ③ PROPOSED HERITAGE UPVC WINDOWS COLOUR WHITE
 - ④ EXISTING CORNICE TO REMAIN



Rev.No.	Revision Description	Date	Chk'd
P01	FIRST ISSUE	05.09.22	AC

No 22 ST MARYS STREET,
CARDIFF. CF10 1AA

Project Dwg Title

PROPOSED
PLANS & ELEVATIONS

Inspire No.	Originator	Volume	Level	Type	Role	Number	Stage	Revision
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Scale 1:100@A3
Date 23.08.22