



PLANNING & DEVELOPMENT COMMITTEE

16 AUGUST 2018

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/0574/12
(BJW)
APPLICANT: JR Group
DEVELOPMENT: Listed Building Consent for change of use and alterations to provide office units and storage/distribution units.
LOCATION: TREForest TEXTILES PRINTERS LTD, UNIT E6, MAIN AVENUE, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UR
DATE REGISTERED: 23/05/2018
ELECTORAL DIVISION: Hawthorn

RECOMMENDATION: Approve

REASONS:

The principle of the restoration and refurbishment of the premises and its productive alternative re-use are considered to be acceptable.

It is considered that the scheme which has been proposed seeks a faithful refurbishment of the property that would provide a sustainable and profitable use that would also assist in maintaining the property for the future.

Subject to conditions it is considered that the current application would respect the historic and architectural importance of the listed building while also providing improved longevity and utility to the property.

Consequently, the application is considered to represent an acceptable balance between faithful historic renovation and appropriate re-development and is, on balance, acceptable.

APPLICATION DETAILS

Listed Building Consent is sought for the refurbishment, alterations and redevelopment of Treforest Textiles Printers Limited, Unit E6, Main Avenue, Treforest Industrial Estate, Pontypridd.

The application seeks consent to convert this large former factory building (9270 sq m) into 32 storage/distribution units with attached office space and 22 small discreet office units.

Specifically, the proposed works would consist of the following elements:

External

Front Elevation

- Replacement of steel windows, where required, in a like-for-like manner including the replacement of UPVC windows with steel windows.
- Replacement of the steel windows in the right-hand side (north) of the rubble stone tower from steel to alitherm architectural aluminium windows. This is to ensure that the opening vent on the existing steel windows which is at an inaccessible high level can be made more commodious.
- Removal of the external lean-to loading bay/storage area.
- Lowering of the existing parapet wall to ensure that water does not build up behind the parapet and cause internal damp, form new eaves and gutters.
- Where necessary the existing glazed roof lights would be replaced with “twin-fix” plastic glazing.
- 6 No. new roller shutter entrance doors to allow greater access to internal spaces.
- 4 No. new pedestrian and roller shutter doors are proposed in the front elevation.
- Repainting of the right-hand side of the ground floor single storey element from red to grey.

Side Elevation (facing South)

- Four of the middle pane windows have already been changed from steel to aluminium. It is proposed to replace the existing aluminium panes with alitherm architectural aluminium surrounds.
- Removal of 2 No. external lean-to loading bay/storage areas.
- 10 No. new roller shutter entrance doors to allow greater access to internal spaces.
- 8 No. new pedestrian and roller shutter doors are proposed to allow greater access to internal spaces.
- Black box profiled sheet cladding on the northern light gables to cover the existing painted red bricks.
- The bricks on the ground floor elevation that already have been painted red would be painted grey.

Side Elevation (facing North)

- Removal of external lean-to loading bay/storage area.
- 5 No. new roller shutter entrance doors to allow greater access to internal spaces.
- 5 No. new pedestrian and roller shutter doors are proposed to allow greater access to internal spaces.
- Black box profiled sheet cladding is proposed on the northern light gables.

Rear Elevation

- 9 No. new roller shutter entrance doors to allow greater access to internal spaces.
- 6 No. new pedestrian and roller shutter doors are proposed to allow greater access to internal spaces.
- Removal of external lean-to loading bay/storage area.
- Lowering of the existing parapet wall to ensure that water does not build up behind the parapet and cause internal damp, form new eaves and gutters.
- Cladding to be taken down to new gutter line.

Roofscape

- Replacement of the existing asbestos roof sheeting which has deteriorated and is a health and safety liability with J1 roofing insulated panel.
- Broken rooflights are to be repaired using the 'Twinfix' glazing bar system with Sunlite Polycarbonate sheet.

Internal

- The location of the entrance door, stairs and general ground floor lobby arrangement would be respected in the proposed plans.
- A new white aluminium front door is proposed.
- 'Parquette' flooring in the ground floor front offices will be retained where practically possible.
- Where internal masonry walls need to be demolished these would be carefully removed. All internal dividing walls are proposed as 150mm thick concrete block walls, built off the existing floor slab and taken up to the underside of the gutters.
- All new internal gable end walls are proposed as finished in a 'firemaster' wall panel system 100mm thick.
- Internal partitions would be installed to create 32 No. storage/distribution units with attached offices.
- 22 No. office units would also be created within the first and second floor of the existing office block at the front of the building.

The application is accompanied by a Design and Access Statement (DAS) and a Heritage Impact Assessment (HIA) as well photographs in support of the application.

SITE APPRAISAL

The site is a grade II listed building situated within the Trefforest Industrial Estate along Main Avenue, the main highway through the estate. The building is listed for its architectural interest as an accomplished, well-detailed and well-preserved industrial building in the mid-C20 manner of Sir Percy Thomas and partners.

The key features of the building are the 'fashionably modern' 2-storey L-shaped entrance and administration wing in front of a wider 10-bay factory of asymmetrical bays. Both the front wing and factory are of brick, the front wing with concrete detailing, its roof concealed by plain parapets, and metal-framed windows incorporating pivoting lights. The main entrance is on the left side of the front and has replaced doors, and is within a single-storey projection wrapped around the angle and with full-height glazing. The upper storey also has a band of windows wrapped around the angle.

In the left return wall is a porthole window below a plain stair light, beyond which are banded windows in both storeys. Projecting on the right side of the entrance is a narrow and higher rubble stone tower with window in its right side wall, further right of which is a 1-storey wing with banded windows. The right return wall has a similar window.

The site is situated within the Trefforest Industrial Estate and surrounded by large industrial and office buildings. Some others buildings nearby are built in a similar style and are also listed.

The listing details for the site provide the following information (from 2001):

Location

Set back from Main Avenue SE of the junction with Powys Road.

History

The South Wales and Monmouthshire Trading Estate at Treforest was established in 1936, the first such estate in Wales, and by 1939 sixty-six firms employed 2500 people. Its honorary architect from 1936-70 was Sir Percy Thomas. Most of the early factories were built as standard units. The Treforest Textile Printers is shown as a standardised unit on the 1948 Ordnance Survey, but the present front block was added in the early 1950s.

Exterior

A small factory comprising a fashionably modern L-shaped 2-storey entrance and administration wing in front of a wider 10-bay factory of asymmetrical bays. Both the front wing and factory are of brick, the front wing with concrete detailing, its roof concealed by plain parapets, and metal-framed windows incorporating pivoting lights. The main entrance is on the L side of the front and has replaced doors, and is within a single-storey projection wrapped around the angle and with full-height glazing. The upper storey also has a band of windows wrapped around the angle. In the left return wall is a porthole window below a plain stair light, beyond which are banded windows in both storeys. Projecting on the right side of the entrance is a narrow and higher rubble stone tower with window in its right side wall, further right

of which is a 1-storey wing with banded windows. The right return wall has a similar window.

On the right side of the front wing the factory range is wider, the first 5 bays having banded windows, then the rear 5 bays, which are a late addition, are further stepped out.

Listed

Listed for its architectural interest as an accomplished, well-detailed and well-preserved industrial building in the mid-C20 manner of Sir Percy Thomas and partners.

PLANNING HISTORY

18/0512	Treforest Textiles Printers Limited, Unit E6, Main Avenue, Treforest Industrial Estate, Pontypridd	Change of use and alterations to provide office units and storage/distribution units.	No yet decided
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PUBLICITY

The application has been advertised by neighbour notification letters, site notices and a press notice. No responses have been received.

CONSULTATION

Consultation was undertaken with the following conservation bodies: The Georgian Group; Royal Commission for Ancient and Historic Monuments in Wales; The Society for the Protection of Ancient Buildings; The Victorian Society; The Twentieth Century Society and The Council for British Archaeology Wales/Cymru. A response was received from the Georgian Group who made no observations due to the age of the building. The other heritage groups have made no representations in respect of the application at the time of preparing the report.

Glamorgan Gwent Archaeological Trust (GGAT) – GGAT have identified a potential historic environment impact for these applications, consequently we have reviewed the detailed information contained on your website.

The information in the Historic Environment Record, curated by this Trust, shows that the proposed application building is listed Grade II as a well preserved and well detailed industrial building. The supporting information with the application includes a Heritage Impact Statement which acknowledges the external and internal architectural features, and assesses the importance of the whole structure in its industrial setting.

The proposals will ensure the survival of the building and also will preserve and enhance the existing external aspect as well as contemporary internal features. Changes will be sympathetic to the original form of the building. It is our opinion that

it is unlikely that any significant buried archaeological remains would be adversely affected by the work.

The HER is not definitive however; should previously unrecorded archaeological remains be encountered there is the potential that they may require mitigation. As the archaeological advisors to your Members, we have no archaeological objection to this application.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is within the settlement boundary of Treforest, is within an allocated industrial estate (Policy SSA27 - Treforest refers) and is a Grade II Listed Building.

Policy CS1 – sets out criteria for achieving strong sustainable communities including: promoting residential and commercial development in locations which support and reinforce the role of principal towns and settlements.

Policy AW2 - advises that development proposals on non-allocated sites will only be supported in sustainable locations.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW7 - development proposals which impact on sites of architectural/or historic merit and sites of archaeological importance will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

LDP Supplementary Planning Guidance (SPG): The Historic Built Environment (March 2011)

National Guidance

Planning Policy Wales

Chapter 6 (Conserving the Historic Environment),

Welsh Office Circular 61/96 (98)

Welsh Office Circular 1/98

PPW Technical Advice Note (TAN) 12 – Design (2016)

PPW Technical Advice Note (TAN) 24 – The Historic Environment (2017)

REASONS FOR REACHING THE RECOMMENDATION

Section 16(2) Planning (Listed Buildings and Conservation Areas) Act 1990 states that

Main Issue:

Acceptability of the proposed development on the special architectural and historic merit of the Listed Building

The principle consideration in the determination of an application for Listed Building Consent (LBC) is whether or not the impact of the works are acceptable in terms of the special architectural and historic merit of the Listed Building.

It is considered that the current proposal, which seeks consent to renovate, repair and refurbish the property represents a sympathetic scheme which would respect, conserve and enhance its special historic and architectural importance.

The proposal shows a good appreciation of the existing heritage asset and its many qualities and is a proportionate and sympathetic response to the need to find an acceptable and appropriate alternative use.

The interventions proposed are considered to be in keeping with the special architectural and historic importance of the premises and would maintain, preserve and enhance the building in the immediate and long-term future.

Consequently, it is considered that the proposal would be acceptable and, subject to conditions to appropriate ensure detailing, is recommended for approval.

Conclusion

The application seeks the renovation, refurbishment and repair through an amendment to a similar previously approved scheme at the site.

The wider principle of the works has already been assessed in planning terms and is considered to be acceptable. The alterations and amendments are similarly considered to be acceptable in this regard such that were they the details that had initially been submitted they would have been recommended for approval.

Consequently, it is considered that the wider scheme along with the proposed alterations and amendments are acceptable.

RECOMMENDATION: APPROVE, SUBJECT TO FAVOURABLE REFERRAL TO CADW.

1. The development hereby granted consent shall be begun not later than the expiration of five years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)

Site Location Plan

Proposed Elevations, Drawing No. hdw/ph.jr/004, Revision B

Proposed Factory Layout, Drawing No. hdw/ph.jr/003, Revision A

unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis 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.

Reason: As the building is of architectural and cultural significance the specified records are required to mitigate the potential impact in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

4. Building operations shall not be commenced until details of the works to the parapet walls have been submitted to and approved in writing by the Local Planning Authority and works all materials used shall conform to the samples so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW7 of the Rhondda Cynon Taf Local Development Plan.

5. Building operations shall not be commenced until samples of the proposed replacement windows have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the samples so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW7 of the Rhondda Cynon Taf Local Development Plan.

6. All disturbed fabric shall be made good to match the existing building.

Reason: To ensure that the appearance of the proposed works will be in keeping with the special architectural and historic character of the listed building in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

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