



## **LISTED BUILDING APPRAISAL**

### **Introduction**

WYG has prepared the following Listed Building Appraisal in support of a planning and listed building consent application for the conversion and extension of the former Mortuary building at Hayes Point, Sully into a 3no. bed residential bungalow (Class C3).

The building the subject of this application is curtilage listed, sitting within the curtilage of the Grade II\* listed Hayes Point apartment building (former Sully Hospital Building). Accordingly, the appraisal aims to:

1. Describe the nature and character of the existing building/use and its listing;
2. Detail the proposed changes and how these works will be carried out;
3. Explain why the proposed works are necessary; and
4. Explain how the building's special interest has been preserved/ enhanced.

### **Policy Context**

The listed building application is submitted under the Planning (Listed Buildings and Conservation Areas) Act 1990 (England and Wales), as updated in the Planning (Listed Buildings and Conservation Areas (Wales) Regulations 2012.

Listed building applications are also subject to Welsh Office Circular 61/96 'Planning and the Historic Environment: Directions by the Secretary of State for Wales'.

The appraisal has been prepared having particular regard to the following guidance and is considered proportionate to the scale and nature of the proposed development:

- Planning Policy Wales Edition 6 – Welsh Government;
- Technical Advice Note (TAN) 12 Design – Welsh Government;
- Conservation in the Vale – Making a Listed Building Consent Application – VOGC;
- Listed Buildings in Wales – Listed Building Consent – CADW; and
- Circular 61/96 – Welsh Office.

Local planning policy of particular relevance is contained within the adopted Unitary Development Plan (UDP) and the emerging Local Development Plan (LDP).

Adopted policy ENV17 and draft policy MD9 relates to listed buildings. Policy ENV 17 of the UDP stipulates the environmental qualities of the built and historic environment will be protected.



Development which has a detrimental effect on the special character appearance or setting of, inter alia, listed buildings will not be permitted.

Draft policy MD9 of the LDP stipulates that for listed and locally listed buildings, development proposals must preserve or enhance its setting and any features of significance.

### Listed Building and Setting

Sully Hospital off Hayes Road	
CADW listed building reference: 13447	Grade: II*
Dated listed: 11 <sup>th</sup> June 1990	Co-ordinates: 214062, 167522

The former hospital is cited in the wooden grounds at Hayes Point Sully. The hospital was constructed during 1931-38 for the treatment of tuberculosis patients and opened by the Duke of Kent on the 6th November 1936.

The Grade II\* listed hospital forms one of the few exceptional inter-war public buildings in Wales and the finest designed in 'Modern Movement' style international influences (e.g. Dutch architects such as JJP Oud and Bijoret's Zonnestraal Sanatorium). The hospital forms one of the few surviving products of the Welsh National Memorial Association, a precursor of the NHS and in the vanguard of contemporary medical developments in the treatment of tuberculosis.

The statutory listed building description is attached at **Appendix A** for reference.

### Existing building

External and internal inspection of the building reveals it is in a poor state of disrepair. The internal areas throughout are in poor condition, with substantial detritus in various rooms. Paint is extensively peeling throughout. Plumbing fixtures remain in place as is some equipment associated with its historic use.

Flooring is a mixture of tiles, matching those under the porch and areas of resin with exposed stones. Ceilings throughout are understood to be concrete – those visible parts are most likely the direct underside of the flat roof. The height of the ceilings is generous and allows for new suspended (insulated) ceilings if work was to occur at the site. The internal space generally reflects the utilitarian nature of the original use. The state of disrepair means, internally, there is considered to be little in the way of interesting and/or original features.



Externally, all window spaces are boarded up and most window fittings have been removed. The external walls are understood to be concrete and/or render over brick, they have peeling paint to both the inside and outside faces which indicates waterproofing will likely be required and additional insulation to the inside face should works occur on site.

The roof is considered to be in poor condition. Its flat nature and the extensive signs of dampness on the walls and roof, including areas of staining on the ceiling, indicate significant leaking.

### **Rationale for conversion to residential use (Class C3)**

Paragraph 6.5.8 of PPW relates to the preservation of listed buildings and stipulates; "The continuation or reinstatement of the original use should generally be the first option when the future of a listed building is considered". However PPW also notes "not all original uses will now be viable or necessarily appropriate".

The principal listed building's original use as a hospital has long since ceased. In May 2005 the building's long term future was secured by virtue of a comprehensive conversion and extension to provide residential apartments.

The mortuary building's original use has long ceased and reinstatement to this use is neither viable nor appropriate. It has stood vacant for a longstanding period and it is evident it has been subject to a prolonged period of slow deterioration. To ensure its long-term future an appropriate alternative use for the building must be found; one which preserves its existing character whilst providing useable, viable space.

PPW advises (Para 6.5.8) that with respect to listed buildings, controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival with the aim to identify the optimum viable use that is compatible with the character and setting of a historic building.

As set out above, it is pertinent to note that reuse of the former hospital building for residential use was established in 2005, followed by completion of the permitted apartment redevelopment in November 2009.

WYG note permission was previously granted to change the use of the mortuary building to non-residential use (i.e. café/shop) in 2006 (pp ref: 2005/00893/FUL). This permission established the



acceptability of reusing the building for non-residential use. WYG understand the permitted use was ultimately not viable and the permission has since expired.

Notwithstanding this, in much the same vein as the principal listed building, in order to arrest the mortuary building's deterioration and secure its future, conversion of the building for residential purposes is sought. The proposed reuse is harmonious to the wider site's now established residential character and the future use will benefit from existing services – use of the building for residential purposes is not considered to give rise to any potential conflict in this regard.

### Proposed alterations

Whilst changes to the mortuary building have been minimized, a number of alterations are required to facilitate the conversion to residential use and provide adequate habitable and navigable space. The proposed changes are set out in the following schedule. Drawing ref A02 existing floor plan and a photo-sheet referencing the proposed alterations are provided at **Appendix B** for reference:

**Table 1.0 Proposed alterations**

No.	Feature	Proposed alteration	Reason for alteration
<b>External</b>			
1	North elevation: New doorway opening to provide access into new hallway in extension.	Demolish part of wall to establish doorway.	Enable access into proposed extension.
2	North elevation: Existing window frame (currently blocked)	Existing window frame to be removed and new insulated block constructed to create internal alcove.	Enable privacy in living space and alcove as design feature.
3	South elevation: Former primary entrance in dwelling.	Doorway to be removed and new glazed window fitted.	To ensure suitable level of light into living space.
4	West elevation: New window to match existing.	Penetrate wall to create new opening for window to match existing further south on western elevation.	To ensure suitable level of light into bedroom 1.
5	The entry porch.	The existing entry porch will be made good and glazed.	To create a functional shelter for future occupants prior to entrance into the dwelling
<b>Internal</b>			
6		Remove door and frame to create new access.	To enable create new access into bedroom 1.
7		Block existing entrance.	To create functional space for studio/bedroom 3.



8		Remove existing internal partition walls	To create functional space for studio/bedroom 3.
9		Install internal partition walls.	To create en-suite bathroom and laundry room.
10		Install new double glazed roof light.	To ensure suitable level of light into the hallway and to provide access to the roof space.

In addition the following alterations and works are proposed to provide a functional habitable unit which, inter alia, meets modern day building and living standards:

- Render to be made good and painted in neutral colours complementary to existing palette;
- Repairs to roof and additional insulation installed in line with Approved Document L1B.[a1] of the Building and Approved Inspectors (Amendment) Regulations 2010 No.719;
- External walls to be lined with insulated plasterboard;
- All boarded windows to be replaced with double glazing; and
- New flooring to be laid.

All of the above alterations are intended to be agreed with the Conservation Officer prior to any works taking place. Details of materials and a method statement can be secured via planning condition prior to the commencement of works.

### **Design appraisal**

This section considers how the proposed design of the extension and conversion preserves and enhances the character of the mortuary building.

To facilitate the creation of a habitable living space the existing building will require a modest extension and minor internal and external alterations. A sensitive approach to these proposed works has been adopted throughout.

Redevelopment of the listed apartment building was completed 2009. It incorporates a contemporary design, with modern use of colours and materials. In granting planning permission and listed building consent the LPA accepted the principles of this design concept. Full regard has been paid to both the existing form of the mortuary building and the adjacent listed apartment building in formulating the design concept.

The most significant external alteration will be the proposed extension which is sited to the rear of the building so as to maintain the building's south, east and west facades. This ensures the building's main features and character is preserved e.g. the curved nature of the east elevation. It is important the original building is still clearly recognizable post-development whilst being capable of sustained



future use. The proposed design achieves this whilst ensuring sufficient habitable space is provided to future occupants.

The proposed extension is modest in scale, measuring approximately 4.7 metres by 13.4 metres. It is single storey with a flat roof in keeping with the existing building and the built form of the principal listed building adjacent. The extension will be largely obscured by the existing building and surrounding landscaping from long distance views. A sedum roof is proposed on the extension providing an ecological and sustainable benefit.

The design of the extension reflects pre-application discussions whereby it was advised that a “minimally framed contemporary extension, with substantial glazing providing a clear break from contemporary and historic form” is considered appropriate. A full height glazed transition window is proposed to denote the shift between the historic and contemporary. This provides a visual separation between the new and old. Different materials and finish are proposed to the extension (e.g. grey brick and mortar) to ensure the extension does not replicate existing and further defines a distinction between the two spaces.

Some of the principal features of the existing mortuary building are the distinctive curvature of the eastern elevation and narrow, elongated windows. The majority of existing windows are proposed to remain in situ. It is proposed to reposition the front door in order to provide a more functional residential entrance. The former entrance will be retained as a window to provide views and enhance natural light. This will maintain the visual integrity of main façade.

Utilizing the existing canopy, a new glazed entry porch is proposed to the south eastern elevation, incorporating a new front entrance door. A porch will benefit future occupants by providing a sheltered transitory area. It will maximize the functional space and protect from adverse weather and is considered appropriate in modestly reflecting the building’s new residential use.

The original boundary wall to the rear of the building is to be retained in situ and made good. It is proposed to develop a new dwarf stone wall around the perimeter of the building in keeping with the existing wall. This will help demarcate private curtilage from semi-private areas of the Hayes Point grounds and enhance safety with respect to the adjacent access road. Trees are proposed to be preserved in situ where practicable. These further enhance enclosure and privacy and maintain the character of the surrounds. Some tree removal is required as detailed in the accompanying Tree Assessment and Landscaping Scheme.

A modest landscaping scheme is proposed so as not to detract from the open park character of the Hayes Point grounds. Dedicated parking is proposed adjacent to the building for the convenience and



safety of future residents. This has been off-set so as not to inhibit views approaching the building's front façade.

## **Conclusion**

In light of the above we make the following conclusions:

- A listed building appraisal has been prepared in support of a planning and listed building consent application for the residential conversion of the former Mortuary building at Hayes Point;
- The appraisal has been prepared having particular regard to the relevant local and national guidance and is considered proportionate to the scale and nature of the proposed development;
- It describes the nature and character of the existing building and details the proposed changes. It explains why the proposed works are necessary and considers how the building's special interest has been preserved/ enhanced;
- In order to arrest the mortuary building's decline and secure its future, conversion of the building for residential purposes is sought. The proposed reuse is harmonious to the wider site's now established residential character and existing services;
- Changes to the mortuary building have been minimized. A number of alterations are required to facilitate the conversion to residential use and provide adequate habitable and navigable space;
- It is proposed to develop a minimally framed contemporary extension, providing a clear break from contemporary and historic form in accordance with pre-application discussions;
- These sensitive alterations ensure the building's main features and character is preserved. The original building will still be clearly recognizable post-development whilst fit for future use;
- Details of materials and method of works can be secured in consultation with the conservation officer and via suitably worded planning condition(s).

The proposed development is considered to preserve and enhance the existing building's special interest and the setting of the principal listed building in accordance with prevailing policy guidance, namely policy ENV17 of the adopted UDP and draft LDP Policy MD9.



## **Appendix A – Statutory listed building description**





## Listed Building Database Record

For more information about records from Cadw:

[philip.hobson@wales.nsi.gov.uk](mailto:philip.hobson@wales.nsi.gov.uk)  
[www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)

Plas Carew  
Unit 5/7 Cefn Coed  
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Cardiff  
CF15 7QQ

In compliance with the Welsh Assembly's Government's Welsh Language Scheme, the full textual information contained in the listed building descriptions are currently only available on the portal in English. However, it may be viewed in a [version with Welsh labels and headings](#).

### Sully Hospital

**Street Name and Number:** off Hayes Road,

**Listed Building Reference:** 13447  
**Grade:** II\*  
**Date Listed:** 11/06/1990  
**Date Amended:** 25/09/2002

**Co-ordinates:** 314062,167522  
**Locality:** Sully  
**Community:** Sully  
**Council:** Vale of Glamorgan  
**National Park:** No

#### Location

Reached along a byroad one-and-a-half kms SW from B4267 near W outskirts of Sully. The hospital is sited in extensive, wooded grounds at Hayes Point overlooking the Bristol Channel.

#### History

Constructed 1931-8; opened by the Duke of Kent on 6th November 1936, for the treatment of tuberculosis patients. Sully Hospital with 300 beds was the last institute established for the treatment and abolition of tuberculosis by the King Edward VII National Memorial Association whose president was Lord Davies of Llandinam. Taken over by the Welsh Hospital Board in 1948, Sully subsequently developed as a general hospital; the hospital had already played a significant part in treating wartime casualties including evacuees from Dunkirk. Designed by W A Pite, Son and Fairweather, an architectural practice of London which devised the S ward block with traps to provide shelter and 'sun heated air'. Modern Movement in style; design revised after competition to eliminate Neo-Georgianisms. The following description of the plan comes from the Vale of Glamorgan Buildings Preservation Trust report of 2002. 'A single building with internal corridors contains all the functions of the hospital. It is divided into four blocks. Facing the main entrance drive is the Nurses' and Maids' home on four floors containing 132 bedrooms. This block houses the main entrance that marks the beginning of a spinal corridor leading to the Administration Block with kitchens on the ground floor and medical staff quarters on the first floor. Next is the Special Block with social suites on the ground floor, the X-Ray department on the first floor and the operating theatre on the second. Finally the Ward Block stretches east and west on three floors so that every ward faces out to sea. It was planned for 300 beds in six 50-bed units - three for men and three for women. Each ward is divided into single rooms and rooms with 4 and 8 beds. The most interesting rooms are those with fully opening windows on two sides so that balconies are unnecessary. Other rooms were given outside balconies but these have since been enclosed. The ward block is not straight on plan. Instead it is cranked to give projection and recession to provide the shelter required by the brief. The Power Station, Boiler House, Incinerator and Garage lie to the east of the spine and the Medical Superintendent's House and Lodge are separate buildings in the landscaped grounds. The woodland belts that were already planted on the site shelter the whole hospital....The staircases were (revised design of 1932) in circular towers and the principal stairs were in elegantly curved reinforced concrete with stained glass windows. The interiors of the hospital were easy to clean with coved skirtings and flush surfaces. Electrical and mechanical equipment - specified by Plevin and Jenkins of Cardiff - was comprehensive with separate lifts for different types of traffic. Contemporary photos show that rooms and corridors were spacious and generously lit. The architects designed much of the furniture. Some was made by the Brynmawr furniture factory that was set up by the university settlement in the town.'

#### Interior

Well-proportioned interior with careful detailing such as wardrobes, rubber edging to doors (mostly replaced), curved corners to eliminate dust traps, floors of terrace and rubberised composition. Fireplaces, oak skirtings and dado rails to some public rooms including library. Original metal handrails to stairs including the exceptional open-well; circular staircases in N block with cantilevered flights. Round columns in N entrance hall.

#### Exterior

Hospital complex in Modern Movement style. Plan of ward block to S with main frontage facing sea; nurses home block to N, spinal corridor with doctors' and administration block at centre and service court to rear. Constructed of brick rendered and reinforced concrete, painted, with metal-frame windows, balconies. Exceptionally wide 3 storey (plus basement to right wing) main front, terraced to S, with ward wings stepping forward and then from central entrance block. Pale colour-washed walls with flat roofs and distinctive projecting eaves (removed to centre). Set-back attic storey flanked by chimneys coming forward; tall service and entrance tower to rear, projecting eaves and clerestory glazing. Long bands of glazing, linked by cornices and sills and interruption by internal dividing walls, to main block which splay forward to meet wings; original large-pane metal-frames to most of 1st floor and ground floor (casements and top pivot-frames.) Dropped sill to centre first-floor window leading on to splayed metalwork balcony over doorway with stepped orders and original fittings to glazed double doors. Stepped wings similarly treated, plus linked concrete balconies with metal handrails to longer inner bays, French windows to southern ends; original glazing to ground floor left and 1st floor right only. Outer wings step back as before to join long 9-window ranges with linked concrete balconies with French windows plus 1-window and pavilions with metal handrails to roof and terraces. Simpler rear elevations of wings have outer stair towers with diagonally rising glazing and curved angles to main ranges; inner angle to E wing with double doors under bowed balconies. Large double panelled doors to main (ambulance) entrance under canopy at base of main staircase tower with diagonally-rising glazing. One and 2 storey ranges in matching style along spinal corridor linking ward block through quadrangular service block to north entrance block. N entrance front of 4 storeys 9 windows with wings splayed forward. Plain projecting parapets, clourwashed walls, individual windows with hoods, sills and original metal casements; lower windows linked horizontally in brickwork bands. International-style, circular stair-towers with full-height faceted glazing at outer angles pilasters grouping windows and recessed central doorway; original panelled double doors, fanlight under bowed balcony with metal handrail. Distinctive E end to one-storey service block. International-style, overall concrete canopy with bowed angle and single metal column; below is bowed end to office, double wooden doors to right and in angle to left.

#### Reason for Listing

Graded II\* as one of the few exceptional inter-War public buildings in Wales and the finest designed in Modern Movement style with international influences (eg the public works of such Dutch architects as JJP Oud and Duiker and Bijoret's Zonnestraal Sanatorium of 1926-8). One of the few surviving products of the Welsh National Memorial Association, a precursor of the NHS, and in the vanguard of contemporary medical developments in the treatment of tuberculosis.

#### References

50th Anniversary Booklet; Knobel L, Faber Guide to 20th Century Architecture, 1985, plates 272,4; Obituary of WA Pite, RIBA Journal, Sept 1949, p 507; Newman J, Glamorgan, Buildings of Wales series, 1995, p 575-6 Information from Professor Dennis Harper, when listed 1990; Architects' Journals for 25.11.1931,11.5.1932,16.11.1932,22.11.1936, 24.6.1937; Vale of Glamorgan Buildings Preservation Trust, Report on the Architectural and Historic Importance of Sully Hospital, 2002.



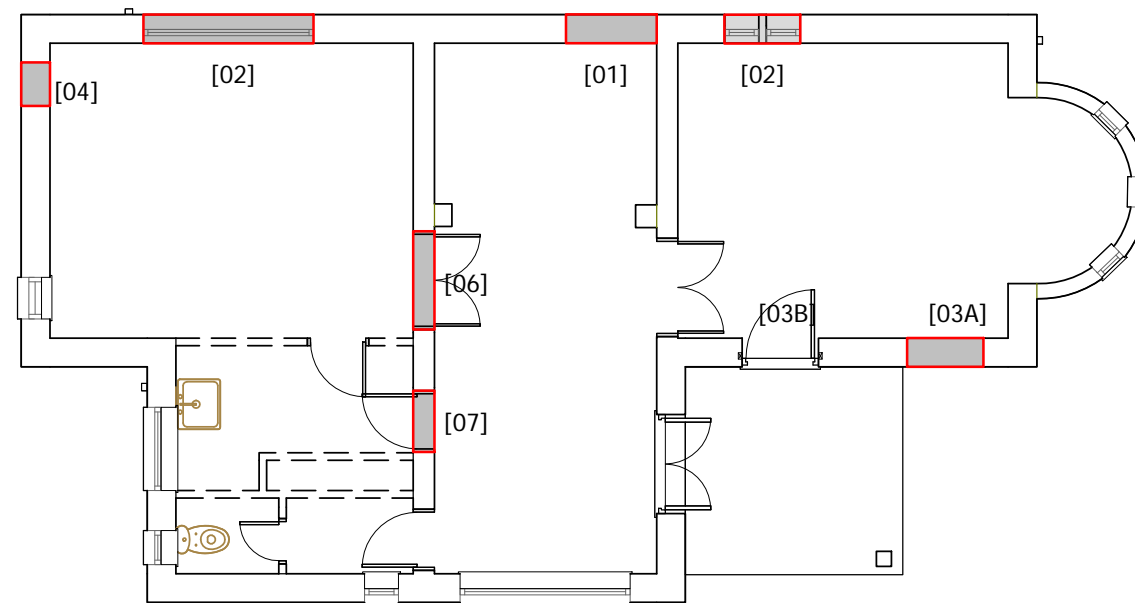


## **Appendix B – Existing floor plan ref: A02 and photo-sheet**

**Summary of proposed alterations**

1. New door opening
2. Remove existing windows and create new alcove
3. Create new window opening and remove existing door and install new windows
4. Create new window opening
5. New glazed entry porch
6. Remove internal door and door frame
7. Remove internal door and door frame
8. Remove internal partition walls and remove and cap plumbing fittings
9. Install new internal partition walls
10. Install new double glazed roof light

Refer to drawings and Listed Building Appraisal for additional information about the scope of works



**ISSUED FOR PLANNING**

Rev	Description	By/Chk/App	Date
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Project: A085825

Residential Conversion  
Hayes Point, Sully




Drawing Title:

Existing Floor Plan

Scale @ A3	Drawn	Date	Checked	Date	Approved	Date
1 : 100	SM		SM		PL	
Project No.	Type	Revision	Drawing No.			
A085825			A02			

**1** Floor Plan - Existing  
1 : 100

**APPENDIX 2 – Proposed Alterations Photo-sheet**

			
1	<p>North elevation:  New doorway opening to provide access into new hallway in extension.</p>	<p>Demolish part of wall to establish doorway.</p>	<p>Enable access into proposed extension.</p>
			
2	<p>North elevation:  Existing window frame (currently blocked)</p>	<p>Existing window frame to be removed and new insulated block constructed to create internal alcove.</p>	<p>Enable privacy in living space and alcove as design feature.</p>



3

South elevation:  
Former primary entrance  
in dwelling.

Doorway to be  
removed and  
new glazed  
window fitted.

To ensure suitable level of light into living space.






4

West elevation:  
New window to match  
existing.

Penetrate wall to  
create new  
opening for  
window to match  
existing further  
south on western  
elevation.

To ensure suitable level of light into bedroom 1.

			
5	The entry porch.	The existing entry porch will be made good and glazed.	To create a functional shelter for future occupants prior to entrance into the dwelling
No photo available			
6		Remove door and frame to create new access.	To enable create new access into bedroom 1.
			
7		Block existing entrance.	To create functional space for studio/bedroom 3.



8

Remove existing  
internal partition  
walls

To create functional space for  
studio/bedroom 3.