



DS Properties Ltd

The Pump House, Hood Road, Barry

Historic Building Photographic Survey

1 Introduction

- 1.1 In August 2015 full planning permission and listed building consent applications were submitted for the conversion of the existing pumphouse at Hood Road, Barry to provide a mix of uses including a restaurant, cafe bar and bistro (A1), fitness club (Class D2)/health salon (sui generis) and 15 live/work units (Class C3). The application was submitted on behalf DS Properties Ltd.
- 1.2 The planning permission (ref: 2014/00920/FUL) and listed building consent (2014/00926/LBC) were subsequently granted on 27 October 2014.
- 1.3 Condition 3 and condition 4 of the planning permission and associated listed building consents respectively, requires the submission of a photographic survey of the former pump house. The full wording of the condition(s) is as follows:

No development approved by this permission shall commence until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The resulting photographs shall be deposited with the Local Planning Authority prior to first beneficial use of the development hereby approved in order that they may be forwarded to the Historic Environment Record, operated by the Glamorgan Gwent Archaeological Trust (Heathfield House, Heathfield, Swansea SA1 6EL Tel: 01792 655208).

2 Background

2.1 The Site

2.1.1 The Pump House is a Grade II Listed Building built in the 1880s and previously formed part of Barry's historic dock complex providing hydraulic power to operate coal drops, lock gates, swing bridges and other equipment around the docks. Listed in 1992 it has been disused for many years but remains an important local landmark with its imposing 42 meter high chimney, and is one of the few hydraulic Pump house buildings which remain in Wales.

2.1.2 As recently as 2009 the pump house was still included on the Buildings at Risk register. Subsequently the building has been the subject of a £1.4m refurbishment paid for by the Authority and Welsh Government (WG). This project has consisted of re-roofing the building in Welsh slate, refurbishing the cast iron trusses and re-pointing the brickwork.

2.2 The Surroundings

2.2.1 The building is well located at the west end of Barry Waterfront. The Barry Waterfront site is located to the south-west of Barry town centre and is strategically positioned between the town centre, Barry Island and the Old Harbour.

2.2.2 The site is bordered by the Cardiff-Barry Island railway line to the north and a mix of residential, commercial and industrial properties. The existing waterfront development comprises some 700 residential units together with a retail area incorporating a Morrisons food store and non-food retail units as well as a medical centre which are within a safe walking distance of the site. The site also benefits from access to a number of bus stops along Ffordd Y Mileniwm and the Wales Coastal Path.

2.2.3 The pump house is situated in the heart of the Innovation Quarter, a 19 acre mixed use development site being overseen by the Authority and in partnership with the WG. This mixed-use development area comprises of a mix of learning, employment, tourism and leisure, to complement and enhance the wider Waterfront. Within the vicinity of the site there is an 80 bed Premier Inn hotel and Brewers Fayre restaurant on the adjacent triangle site.

2.2.4 In addition the wider docks area is set for a major redevelopment with the Authority resolving to grant outline planning permission in 2011 for a large scale mixed use redevelopment comprising in the region of 2000 new homes, office, education, retail and leisure uses.

3 Assessment

- 3.1 The aim of the survey was to provide a general photographic record. The photograph numbers correspond to the numeric direction arrows used on the enclosed drawings.
- 3.2 The survey establishes the character, history, dating and form of the development. This has been achieved by recording the exterior elevations of the building and the interior areas which despite the state of disrepair is considered to have captured the essence of the building.



PH1 – the Pump House from the south east



PH2 – the North Range from the south



PH3 – the South Range from the east



PH4 – the South Range from the south



PH5 – the North Range from the south



PH 6 – the North Range from the west



PH7 – the internal wall in the North Range from east



PH8 – north wall of the North Range



PH9 – base of chimney in North Range



PH10 – east wall of North Range



PH11 - east wall of North Range



PH12 – south wall of North Range



PH13 – north wall of North Range



DH14 – north wall of North Range



DH15 – internal wall of North Range from west



PH16 – crane support in North Range



PF17 – north wall and machine bases in South Range



PH18 – machine bases in South Range



PH19 – machine bases in South Range



PH20 – east wall of South Range



PH21 – west wall of South Range



PH22 – east wall of South Range

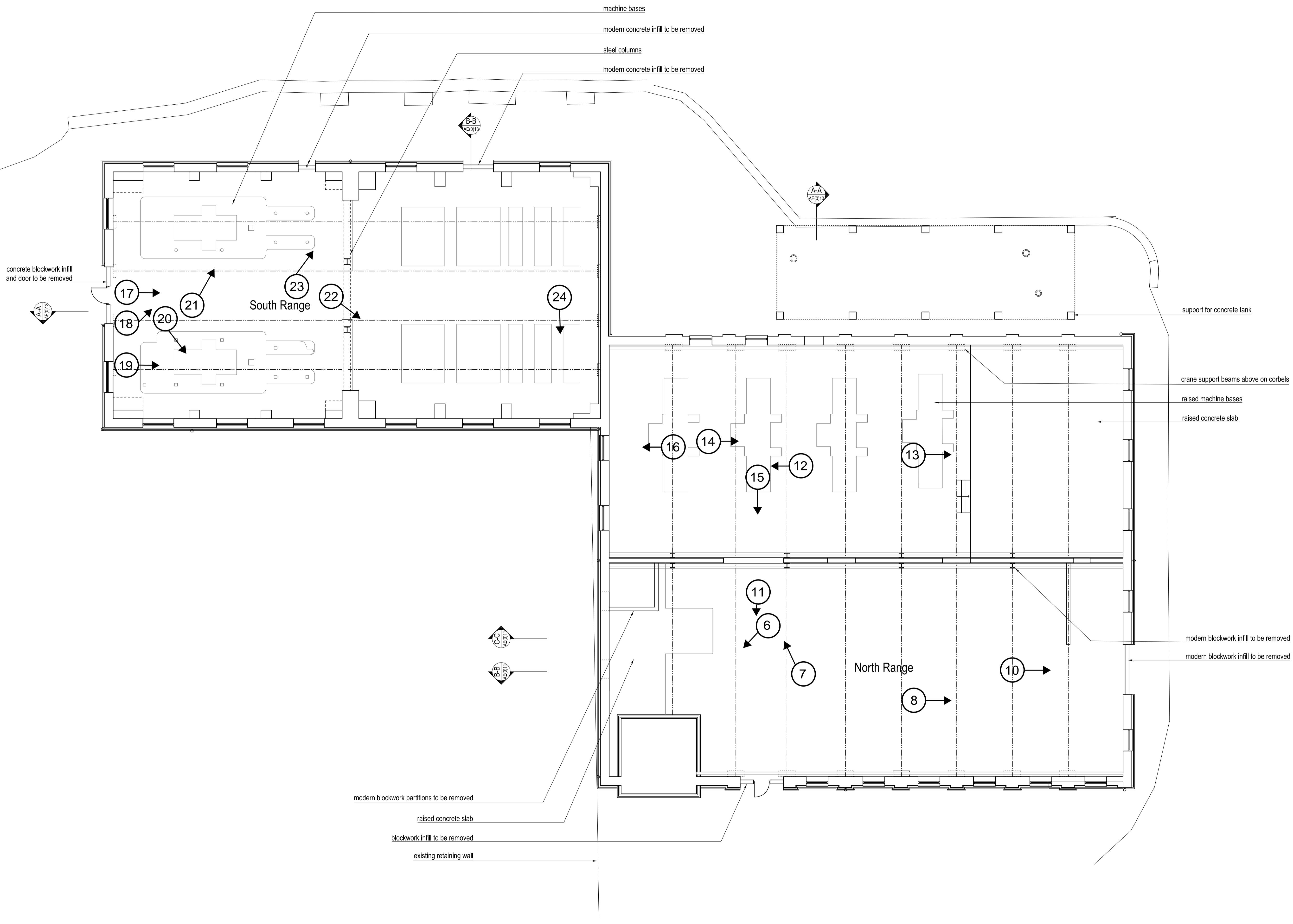


PH23 – machine base in South Range



PH24 – east wall of South Range

Notes
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Rev	Date	Revision Note	By	Check

EWI™
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Job title		Barry Pumhouse	
Drawing title		Existing Ground Floor Plan	
Drawn by	date	checked by	date
EWA	10/06/14	RF	
Scale at A1	Scale at A3		
100	200		
Job No.	CPI cat.	Draw No.	Revision
1899		AE(0)03	
Contractors Drawing No.			

