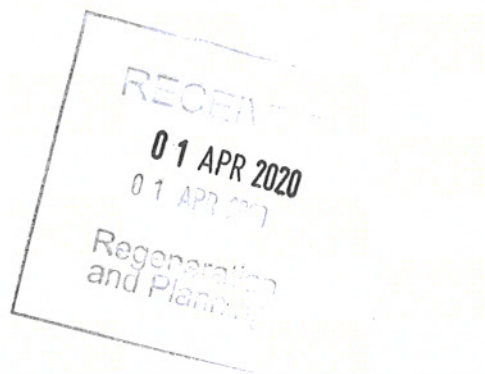




2020

Heritage Impact Statement.



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Heritage Impact Statement.

Demolition of Cowbridge Sheep Market, The Butts, Cowbridge, CF71 7AP:

Inclusive of Pens & Auction area, Livestock Sheds, Market Office & Former Café plus redundant Public Conveniences.

Overview.

The Cowbridge livestock market will cease to operate after the 31st March 2020.

The current operators, Glamorgan Marts, will not be extending the licence to operate nor renewing the lease of the site from The Vale of Glamorgan Council.

The existing site buildings are in very poor repair & would require significant investment to bring the site up to modern standards.

Proposed Change.

The Vale of Glamorgan Council proposes to demolish the Livestock Shed & sales pens, the market office & former café, plus the redundant public toilets on The Butts.

The concrete bases to be broken up & removed with the main site area to be graded, laid with crushed concrete arising from demolition & clean stone to provide an area for public parking.

Objective of the Proposed Change.

The Livestock Sheds, Pens & Auction area proposed for demolition comprises of 2 steel framed agricultural buildings.

The first bay, the main auction area, is partly open with corrugated Asbestos Cement sheeted roof & timber clad sides, Concrete bay's laid to falls with run-off channels, steel fenced livestock pens. The cladding & rainwater goods are in poor repair & dangerous in parts.

The second bay, livestock shed, is steel frame in-filled with solid concrete block constructed walls with corrugated asbestos cement clad roof & concrete base. The cladding & rainwater goods are in poor repair & dangerous in parts.

The concrete floors are uneven, with various steps & channels & would pose hazardous if left in situ.

The Market Office is a traditional build single storey office, store & café. The office remains in use whilst the market operates but the café is no longer functional.

Conservation Area Impact – Demolition.

The market buildings & public conveniences are not listed.

The buildings earmarked for demolition have no period features or character inside or out and are of very plain & dilapidated appearance.

Therefore, the Council believe that the proposed demolition will not have any negative impact upon the Conservation Area, both from an architectural heritage or ecological perspective.

The Council is keen to minimise the impact of proposed alterations on the immediate wild/plant life at the site. No Trees or existing grassed areas will be impacted by the proposed changes.

Conservation Area Impact – Addition.

The demolition of the redundant site buildings would enable the Council to provide increased parking spaces to an already heavily congested town centre to encourage further visitors.

The increased capacity in parking & visitor numbers would benefit local businesses.

The remediation of the demolished site would bring the space back into beneficial use so that it is no longer a risk.

Justification for Demolition.

The demolition & reinstatement work is necessary in the long-term interest of the site & it's value to the town.

The opinion is offered because demolition & the proposed reinstatement means that legacy issues due to the existing structure's poor condition will be eliminated.

Demolition is deemed necessary both for safety reasons and as the most cost-effective measure to ensure the site is safe, prevents exposing the public to risk & provides for a meaningful & practical use that would be beneficial to the town.

For the above reasons the Council is requesting permission to proceed with the demolition as outlined in this Impact Statement.