

PETITIONS

COMMITTEE DATE: 16/12/2020

APPLICATION No. **19/02508/MNR** APPLICATION DATE: 12/09/2019

ED: **BUTETOWN**

APP: TYPE: Listed Building Consent

APPLICANT: Museum of Military Medicine Trust

LOCATION: LOCKYS COTTAGE, HARBOUR DRIVE, CARDIFF BAY,
CARDIFF, CF10 4PA

PROPOSAL: DECONSTRUCTION AND RELOCATION OF THE LOCK
KEEPERS COTTAGE TO AN ALTERNATIVE LOCATION
WITHIN BRITANNIA PARK

RECOMMENDATION 1 : That **subject to Cadw** not wishing to call in the application for determination by the Welsh Ministers, that Listed Building Consent be **GRANTED** subject to the following conditions

1. TIME LIMIT

The works permitted shall be begun before the expiration of five years from the date of this consent.

Reason: In accordance with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. APPROVED PLANS

The Works approved are those indicated on drawing references:

TP(00) 101 Site Location 1:1250
TP(00) 102 Existing Site location plan 1:500
TP(00) 103 Relocation Plan 1:500
TP(10) 101 Existing Plans and Elevations 1:50

and in the following documents

DAS LOCK KEEPERS COTTAGE SEPT 2019 REV
HIA LOCK KEEPERS COTTAGE SEPT 2019 REV 2

Reason: For the avoidance of doubt.

3. HISTORIC ENVIRONMENT MITIGATION

No development shall take place until the applicant, or their agents or successors in title, has secured agreement from the Local Planning Authority for a written scheme of historic

environment mitigation; the scheme shall comprise of four parts which will provide for:

- (i) An archaeological watching brief relating to all ground works and the submission of a report to the National Archive.
- (ii) A drawn, written, and photographic record of the building described in the application as the 'Lock keepers cottage' together with an interpretation of the historic use of the building as suggested by that record; together with a detailed methodology of how it is intended to relocate the structure.
- (iii) A photographic record of the undertaking of the works,
- (iv) A photographic and written account of the reconstruction of the building.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, and to preserve by record the history, location and building technology of the lock keepers cottage at a point in time before it is moved; to mitigate against any risk to the building during the course of the works; and to record the exercise of reconstruction for the benefit of future research into the evolution of the docks as a historical asset.

4. REBUILDING OF THE LOCK KEEPERS COTTAGE

Notwithstanding submitted drawings and intentions indicated in the submitted Heritage Impact Assessment, the Lock Keeper's Cottage shall be rebuilt exactly as existing before deconstruction in accordance with the methodology approved under condition 3 and in the location indicated on approved drawings, before the opening of the development approved by Planning Permission 19/02506 to the public.

Reason: To ensure for the timely reconstruction of the building and prevention of damage to as might otherwise result from storage or disinclination to rebuild it for whatever reason.

5. RESTRICTION ON DEMOLITION

No works of deconstruction of any sort related to the relocation of the building shall take place until such time as a principal contract for the undertaking of the building of the Museum of Military Medicine (approved under planning permission 19/02506 has been signed and a copy submitted to and acknowledged by the Local Planning Authority in writing.

Reason: The deconstruction of the cottage is only accepted on the basis of the public benefit derived from the construction of the military museum and would not otherwise be supported in isolation.

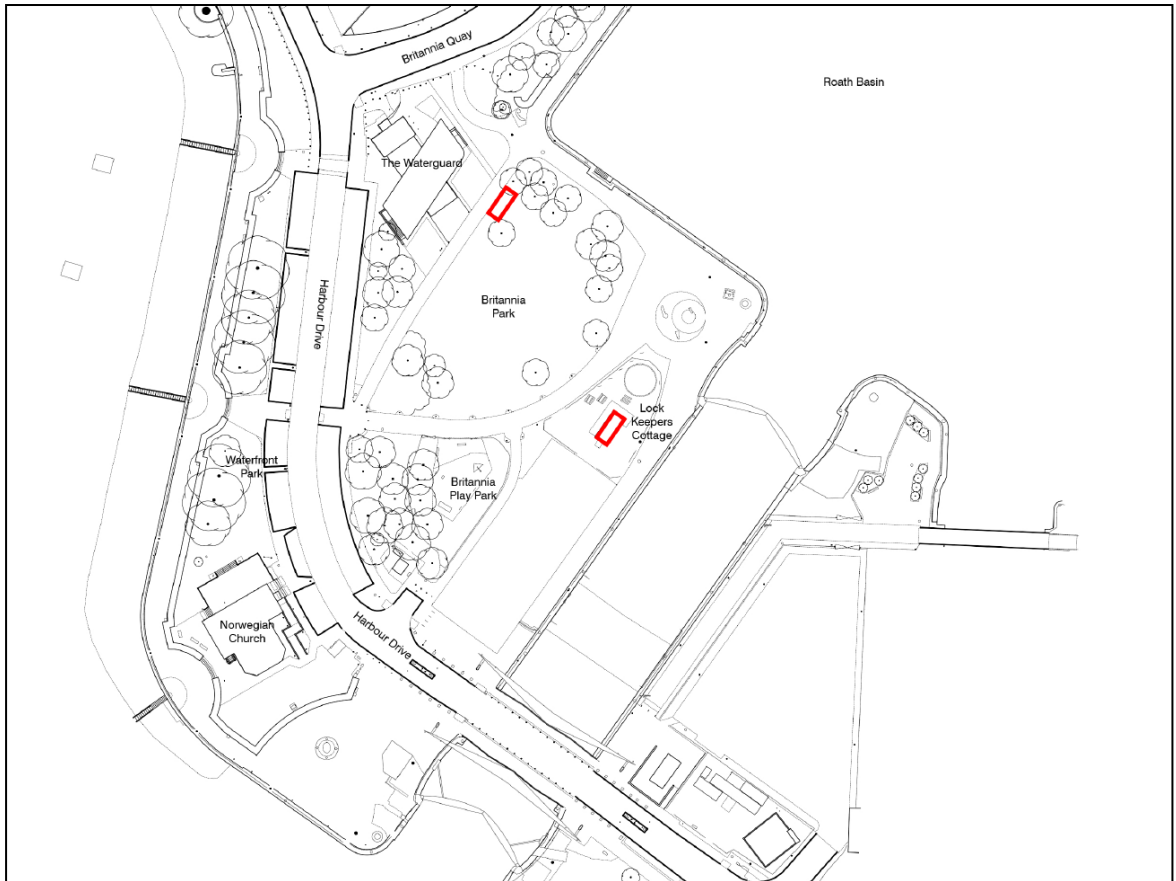
6. The methodology of moving and rebuilding the lock keeper cottage shall include for an analysis of existing mortars, bonding and coursing detail and for the careful deconstruction to allow reuse of as much original fabric as possible.
Reason: To enable for the reuse of as much original fabric, and appropriate use of original building technologies as is practically possible to maintain the authenticity of the building.

1. **DESCRIPTION OF PROPOSED WORKS**

- 1.1 Listed building consent is sought for the de-construction and rebuilding of a small stone and slate roofed workers shelter located adjacent to the outer lock crossing at Britannia park and for its re-erection in a position some 30-40m away in a location to the SW of the Waterguard pub.
- 1.2 As originally submitted, the proposal was to deconstruct the building and to re-erect it using a stone/building fabric numbering system but with the intent of omitting the central dividing fire breast in the building upon reconstruction. The agent has subsequently amended the proposal to rebuild the building exactly as deconstructed.
- 1.3 This would not prevent any future application to modify the building if desired with appropriate justification, but such works were not supported on a speculative basis and so are no longer proposed or included within this application.
- 1.4 The building is Listed as being of historic and architectural interest, Grade II (Two) as an interesting survival from the port and for its group value with Roath Basin sea lock.

2. **DESCRIPTION OF BUILDING / SITE**

- 2.1 The building is located in a roughly central position paralleling the outer Roath Basin Lock (Originally a sea lock but now plugged and made redundant as a consequence of the Cardiff Bay Barrage). The surrounding area which was once part of the historic operational docks is now a hard and soft landscaped area of open space which includes a grassed area, a children's play area; an area of gravel chippings, a hardscaped area of paviers; Public art (the 'Beastie Benches') and the Listed workman's building.
- 2.2 The workman's hut is currently located approximately 60m distant of the Grade II (two) Listed Waterguard Public House, approximately 70m distant of the non-designated Norwegian Church, and approximately 60m from the Origami bridge lock crossing.
- 2.3 For a number of years the workman's building has been used as a kiosk facility serving refreshments to users of the adjacent recreational space; however that use has ceased and the hut is now vacant.



The hut has an historic exterior of coursed stone, with occasional larger stone 'jumpers' between courses (a non-formulaic snecked construction), a slate roof and timber windows. The interior of the hut has seen some modification of its central chimney breast dividing wall and has been fitted with modern tiles and stainless steel sinks.

- 2.4 The area of Britannia park experiences a relative and continuous passing of pedestrians and cyclists using the barrage access path and Porth Teigr as a route to and from Penarth and BBC Roath Lock Studios and Mermaid Quay as well as from other Office workers and residents of accommodation sited to the North of the Basin.
- 2.5 This particular hut is set back some distance from the Origami bridge in comparison with another Lock keepers cottage on the SE of the Lock (also listed) which is more prominent from the principal highway.

3. **SITE HISTORY**

- 3.1 17/01848/MJR – Outline hybrid planning application for redevelopment of the site to provide a new landmark building of up to 24 storeys in height, a revised park and additional bay edge buildings and re-location of the former workmen's hut - Withdrawn
- 3.2 17/01849/MJR – Listed building consent application for the lifting and relocation the Lock keeper's cottage. Withdrawn.

- 3.3 94/00305R - Renewal of Outline PP 90/00479R
- 3.4 90/00479R – [Development of Roath Basin, North Side] Outline Planning Permission for mixed uses: 800,000 sq ft office space plus retailing, residential, hotel, opera house, leisure uses, visitor centre and Public Open Space. - Granted

4. **POLICY FRAMEWORK**

4.1 National Policy

Planning Policy Wales (Edition 10) December 2018

Esp. Chapter 6 Distinctive and Natural Places - Historic Environment

4.2 Technical Advice Notes

Tan 24: The Historic Environment (May 2017)

4.3 Local Policy

Caselaw provides that development Plan Policies are not material to the determination of applications for Listed Building Consent, however Policies KP17 and EN9 of the Cardiff Local Development Plan 2006- 2026 (Adopted January 2016) sets out the Local Authority stance in respect of the Conservation and Preservation of Historic assets within the City.

KP17: Built Heritage

Cardiff's distinctive heritage assets will be protected, managed and enhanced, in particular the character and setting of its Scheduled Ancient Monuments; Listed Buildings; Registered Historic Landscapes, Parks and Gardens; Conservation Areas; Locally Listed Buildings and other features of local interest that positively contribute to the distinctiveness of the city.

EN9: Conservation of the Historic Environment

Development relating to any of the heritage assets listed below (or their settings) will only be permitted where it can be demonstrated that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.

- i. Scheduled Ancient Monuments;*
- ii. Listed Buildings and their curtilage structures;*
- iii. Conservation Areas;*
- iv. Archaeologically Sensitive Areas;*
- v. Registered Historic Landscapes, Parks and Gardens; or*
- vi. Locally Listed Buildings of Merit and other historic features of interest that positively contribute to the distinctiveness of the city.*

4.4 Other considerations

The Pierhead Conservation Area Appraisal 2009
The Mount Stuart Square Conservation Area Appraisal 2009

5. **INTERNAL CONSULTATIONS**

5.1 None undertaken

6. **EXTERNAL CONSULTATIONS**

6.1 The Joint Commission of National Amenity Societies has been consulted:

RCAHMW

Thank you for notifying us of this application for listed building consent for the controlled demolition and rebuilding of this building at an alternative location within Britannia Park.

The remit of the Royal Commission permits us to comment on the historical significance and context of a monument or structure and on the adequacy or otherwise of the record. Lockys Cottage was listed for its special interest as a late C19th lock-keeper's 'cottage'. It is at present empty. The proposal for moving the cottage relates to the proposed development of the area for as a museum of military medicine. Current advice is, of course, that listed building should remain in their historic setting. However, as the heritage impact assessment points out, Cardiff Bay has seen the relocation of several historic buildings, including the famous Norwegian Church. Nevertheless, if consent is granted, it is important that this low-key listed building remains close to its historic lock-side location.

If listed building consent for demolition is granted, we suggest that as a condition of consent the applicant is required to deposit a full drawn and photographic record of the building in the public archive of the Royal Commission (The National Monuments Record of Wales).

6.2 **Council for British Archaeology**

Thank you for consulting the Council for British Archaeology (CBA) regarding this application for deconstruction and relocation of the lock keeper's cottage to an alternative location within Britannia Park.

We have reviewed this application and would like to register our objection.

The lock keeper's cottage is a Grade II Listed building. It is currently located in its original position close to the sea lock at the south west corner of the Roath Basin. This position directly relates to the original purpose of the structure and as such, its location and setting is integral to the significance of the building. To remove the building even a short distance would destroy its physical connection with the lock and harm the historical significance of the

cottage.

As the HIA states many other historical structures relating to the running and operation of the docks have since been removed, including the other early lock keeper's cottages. This means that the remaining lock keeper's cottage in its original position is one of the few early structures remaining that relate to the original social and economic purpose of the area and demonstrates a role and way of life which no longer exists.

It seems to me that the options which have been considered are not realistic. If a new building is proposed it would surely be possible to design it in such a way as to retain the cottage in its current location. The reasons suggested for the failure of the previous use as a catering venue, specifically the seasonal use restriction would seem to be easily solvable by the creation of hard landscaping and a modern heated shelter.

In addition to its demolition and relocation, it is proposed that interior features are altered in its reconstruction, in particular the chimney. This further harms the significance of the building.

PPW10 6.1.12 states that "The demolition of any listed building should be considered as exceptional and require the strongest justification."

PPW10 6.1.13 states that: "Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed."

TAN 24 para 5.15 "An application for the demolition of a listed building should be made in exceptional circumstances and only as an option of last resort. Consent for demolition should not be given simply because redevelopment is economically more attractive than the repair and re-use of a historic building. The following factors need to be considered:

- The condition of the building, the cost of repair and maintenance in relation to its importance and the value derived from its continued use. Where a building has been deliberately neglected, less weight will be given to these costs.
- The efforts made to keep the building in use or to secure a new use, including the offer of the unrestricted freehold of the building for sale at a fair market price that reflects its condition and situation.
- The merits of the alternative proposals for the site, including whether the replacement buildings would meet the objectives of good design and whether or not there are substantial benefits for the community that would outweigh the loss resulting from demolition.

We do not consider that sufficient justification has been provided as required by PPW10 nor that the factors from TAN 24 have been fully addressed.

We understand the difficulties of finding sustainable new uses for small buildings such as this but we would suggest that there are more imaginative solutions which could be explored which would have a less harmful impact on the significance of this building.

I trust these comments will be useful to you; please do not hesitate to contact me if you need further assistance. Please keep the Council for British Archaeology informed of any developments in this case.

6.3 Glamorgan and Gwent Archaeological Trust

The proposal will require mitigation

You may recall that we have commented on the pre-planning for the development, which includes the removal of this building to another location, within the development boundary, and on the application 19/02598. We have consulted the information in the Historic Environment Record curated by this Trust, which details that there are both designated and non-designated historic assets within the area of the proposed development. The area is part of the Roath Dock and Basin, which was constructed from 1874 onwards, on land reclaimed from the sea. 19th century historic mapping shows the area as sea, the First Edition OS map shows the Basin, sea wall and graving docks. There are four Listed Buildings within or adjoining the site relate to the maritime use, of which Locky's Cottage (Cadw ref. 14060) is one, the others being: the Sloping Stone Sea Wall (Cade ref. 14058), the Former H.M. Customs and Excise Office (Cadw ref. 14059), and the Dock Walls of Roath Basin (Cadw ref. 14062). Apart from the cottage, there will be no significant effect on any of these structures.

There is the potential that enabling works and groundworks during the construction phase may encounter archaeological deposits, particularly those associated with the creation of the Basin and associated dockside features such as tramways, sheds and other structures or buildings. It has been our experience that such features when described as demolished or cleared leave remains, and the likelihood of these being encountered can be mitigated by condition. It is unlikely that more deeply buried deposits relating to the tidal muds and other organic deposits would be encountered.

Regarding the Cottage, historic building recording can mitigate the impact on the removal of the cottage, by recording it within its current setting.

We recommend a condition requiring the applicant to submit a detailed written scheme of investigation for the implementation of a programme of archaeological work, to mitigate the impact of the development.

It will also include provision for the recording of the cottage, to Level 3 within Historic England's Guide to Good Recording Practice, 2016. The written

scheme would include detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results. To ensure adherence to the recommendations the suggested condition should be worded as model condition 24 given in Welsh Government Circular 016/2014

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

With the reason being: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

It is our Policy to recommend that all archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA),

<https://www.archaeologists.net/codes/cifa>)

and that it is carried out either by a CIfA Registered Organisation or an accredited MCIfA Member (<https://www.archaeologists.net/regulation/organisations>).

If you have any questions or require further advice on this matter, please do not hesitate to contact us.

6.4 **Cardiff Civic Society**

19/02508/MNR (Application for Listed Building Consent)

*The Grade 2 listed Locky's Cottage should remain in its current location where it has context and significance. The only justifiable reason for relocating an historic building is to preserve it. Relocating it to make way for development is deeply inappropriate.

Relocation of Locky's Cottage would affect its character as a building of historic interest. It is a common misunderstanding that the special interest of a listed building lies only in its features, this interest extends also to its history and context. British Listed Buildings describes Locky's Cottage as 'an interesting survival from the port and for group value with Roath Basin sea lock'. Removed from Roath Basin, its historic significance would be lost.

For the above reasons, both these applications should be refused.

7. **REPRESENTATIONS**

7.1 The proposals have been advertised by a multiple site and press notice.

Neighbours

7.2 There is evidently some cross over in terms of the number and reasons for objections received in respect of planning application 19/02506 for the development of the land on which the Workman's building stands, and those specific to this application. For completeness all objections have been recorded here and have been annexed to the planning committee schedule.

7.3 A "***Resident petition to Cardiff Council to save Britannia Park***" was received in March 2020. [81 signatures >50 in Cardiff] Lead Petitioner Ms Barbara Crossman

7.4 A further petition of objection was presented to full Council by Councillor Rodney Berman on 26th November 2020. [246 signatures >50 in Cardiff] Councillor Berman has also confirmed that he is the Lead Petitioner for this particular petition.

7.5 Three comments in support of the replacement development have been received including that of the Chief Executive of the Cardiff and Vale Health Board. The 130th (St John) field ambulance research group; and Dr W Williams (GP).

7.6 No neutral comments have been received.

7.7 36 comments of objection have been received.

7.8 The principal reasons for objection is that the building has a historic importance and significance in its current location and because that importance and significance will be diminished if it is moved; and that its relationship with the other Lock keeper's cottage will be lost.

8. **ANALYSIS**

8.1 Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Confirms that Listed Building Consent is required for any works for the demolition of a listed building; or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest.

8.2 A duty placed on the Local Planning Authority, as required by Section 16(2) of the Act requires that when considering whether to grant listed building consent for any works the local planning authority must ... *have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

- 8.3 Applications to relocate listed buildings are therefore somewhat anomalous in that although the requirement to obtain listed building consent for works of demolition is very clear, most often the duty and corresponding guidance is applied in the context of considering an absolute loss, or a proposed change to the building rather than in the context of a proposal which is to preserve it, albeit in an alternative setting.
- 8.4 The key issues here then relate to whether moving the listed building, both in principle, and in the manner proposed, represents an unjustifiable risk to the fabric of the building, its integrity, and value as a building of architectural interest, i.e. the potential for damage or irrecoverable loss; and as to whether the relocation of the building would diminish its historic value, and significance, to an unacceptable degree.

The potential for irrecoverable loss or damage

- 8.5 The Heritage Impact Statement notes that there is past precedent in respect of relocation of historic buildings, and offers examples of where this has been undertaken, including examples of docks buildings in very close proximity to the application building. These include the Northern frontage of the Waterguard Public House which was the former Tax office at the Docks required to be moved for a road realignment; The Norwegian Church which previously occupied a site further north alongside the Bute East Dock; and the Dock's D Shed which now occupies a site at the Flourish (Craft in the Bay).
- 8.6 It is also acknowledged that there have been a number of statues which have been moved from their original locations within the city, and also that many of the Historic Buildings in St. Fagan's Museum of Welsh Life have been re-erected there from their original locations.
- 8.7 Although, there have been various reasons, different methodologies employed, and differences in the suitability of the buildings themselves to undergo such movement, what the above examples do illustrate is that it is perfectly possible to relocate a historic building, without undue physical damage if sufficient care is taken.
- 8.8 Helpfully, this building is very robust in respect of the simplicity of its construction, materials, and in that its design does not include for any finely detailed architectural features.
- 8.9 In respect of moving this particular building, the methodology proposed, is that of a stone by stone deconstruction, numbering and re-assembly on the basis of a reversal of the deconstruction process. It has been suggested that given the limited scale of the building, that an alternative approach of undermining its foundations, and lifting the building as a complete structure might offer lesser risk; however as a stone building of snecked construction, it is accepted that there may be a greater potential for the building to break apart as a consequence of lifting, and that a managed deconstruction and rebuilding considered may be preferable to some engineers.

- 8.10 Different methodologies applied to the proposal to move the building are therefore acknowledged to bring with them different potential advantages and disadvantages in terms of their impact on the structure, for example the nature of the mortar used to bed and joint the stone and the ease or otherwise of its removal; the method of attaching the slate outer covering to the roof structure; the specific value of each of the components involved, as far as they may be original or not, and their fragility will all be influential.
- 8.11 Currently the Heritage Impact Assessment suggests that the favoured methodology to move the building would be that of a managed deconstruction and rebuilding, but there is little evidence of investigation of any alternative, or any detailed commentary on the nature of the construction and merit or demerit of any proposed technique of deconstruction. To this end, it is suggested that if accepted in all other respects, that this would merit further detailed consideration of evidence-based options which could be subject of control by means of condition(s) applied to any consent as may be recommended to be granted.
- 8.12 It is concluded however that if undertaken with due care that the building might be moved without significant danger to the integrity of the building or the loss of such architectural features and qualities it possesses.

Historic value and significance.

- 8.13 At Section 5.13, Technical Advice Note 24 (Historic Environment) indicates that when determining a listed building consent application, the local planning authority should consider the importance and grade of the building and its intrinsic architectural or historic interest including the physical features of the building which justify its listing and contribute to its significance, for example its form and layout, materials, construction and detail; and the impact of the proposed works on the significance of the building.
- 8.14 It is observed that the building is listed as being of National significance, but of the lowest grade of listing. It is also noted that the special interest of the building is largely attributed to its original use, its scale and the robustness of its construction very much as a service or operational building necessary to ensure adequate working conditions for workers essential to the efficient functioning and safe operation of the docks.
- 8.15 The special interest of the building is therefore not derived from an unusual construction or unique architectural features or finishes, or for any particular or exquisite architectural detailing; in fact precisely for the opposite reason, in that the building is considered special very much because of its secondary nature, functional design and ordinary (for the period) nature of construction and detailing.
- 8.16 The Heritage Impact Assessment provides a well researched history of the Listed Building and analysis of its likely date of construction, function and context in relation to surrounding features and milestones in the development

of the docks.

- 8.17 This suggests that the building was constructed sometime between 1878 and 1898, some 20 years after the construction of (originally two) workers buildings located opposite each other nearer to the southern gates of the outer sea lock and recorded on early ordnance bases.
- 8.18 The HIA suggests that this particular workers hut was most likely built to assist in the passage of vehicles over a central swing bridge which allowed access to the adjacent Bute dry dock (1880-1900) and Queen Alexandra Dock (1907) as port activities increased.
- 8.19 A reasonable amount of evidence would suggest that the colloquial name of 'Locky's cottage' is likely a misnomer, and that the hut once had a stronger relationship with the former swing bridge (removed late 1980s-1990s), rather with operation of the lock gates which existed since the opening of the Basin in 1874.
- 8.20 In terms of significance, it is also noted from early Ordnance bases that there were a number of these buildings placed all around the locks/docks for the comfort of workers for very many activities and functions. They were a secure store for heavy tools, and allowed for a fire, sink and drying area for cloths, but it is not considered likely their use was exclusive.
- 8.21 As mentioned above, there is also a further workman's hut, on the opposite side of the lock, which has been restored as part of the development of Roath Basin South. This building shares very similar construction and form to the application building.
- 8.22 At Section 5.13, Technical Advice Note 24 (Historic Environment) also indicates that when determining a listed building consent application, the local planning authority should consider
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.
 - The impact of the proposed works on the significance of the building.
 - The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.

Context

- 8.23 Although the workman's hut likely had an association with the Swing Bridge, it is unlikely to have had a curtilage of its own, its use would have required a practical siting, close to the bridge and the lock which the bridge spanned, but it would have likely been an independent structure, with no need of a defined demise.

- 8.24 Although not integral to the bridge, previous Ordnances suggest that the hut would have aligned with the bridge in a closed position, and visually would have had an association with the bridge. However given that the bridge has long been removed, and if that historic connection is considered likely, the hut has now lost its context, and it's former purpose is only remotely tangible now, other than as a historic service building to the docks generally.
- 8.25 There is nothing in the building to suggest that the hut housed any mechanical or electrical installations directly connected to the bridge, although it is accepted that these may have been removed as part of earlier works to realise the local park, it is considered more likely that the hut was predominantly a shelter and that the gearing for the bridge, whether hydraulic or electrical) would have been housed elsewhere, or have been integral to the bridge structure.
- 8.26 Whilst acknowledging Cadw's 'Setting of Historic Assets in Wales' which expands upon the contribution of setting to significance; it is concluded that regeneration of the area, the formation of the park and ancillaries including the children's play area and most importantly the removal of the swing bridge has all but destroyed the context of the workman's hut and any positive contribution that setting had to its significance.
- 8.27 From this it is further concluded that the deconstruction (or lifting) of the building and re-siting it a short distance away from its current position, would not be unduly damaging to the significance of the building. Or public appreciation of it or its purpose.
- 8.28 This section of the Tan does make clear that the merits of any alternative proposals for the site, including whether replacement buildings would meet the objectives of good design; and whether or not there are substantial benefits for the community that would outweigh the loss resulting from demolition are material factors (albeit again presuming a context of absolute loss) are material.
- 8.29 The proposed Museum of Military Medicine is a very high quality architectural piece, will provide new managed public facilities, a café offer, and can be envisaged to provide a meeting place, and draw patrons locally as well as acting as a visitor attraction in its own right. On this occasion public benefit and community benefit are considered one and the same, and the new facilities proposed to compliment and enhance the use of the park, to a greater extent than could be provided by the operation of the hut as a retail facility in its current position.

Alternative new settings.

- 8.30 The submitted documentation confirms that a number of different locations were considered for 'Locky's cottage'. A position to the north of the new museum building, overlooking Roath Basin was dismissed, as the building would be entirely hidden from Harbour Drive by the proposed. A further option

of relocating the Lock Keepers Cottage to the south of Harbour Drive, adjacent to the sea lock gates, Scott Antarctic Memorial and the Norwegian Church with a southerly aspect overlooking Cardiff Bay was also considered but considered too far out of its original context. As indicated in the observations of the Royal Commission, a location close to the lock would seem critical in terms of preserving any remaining association with that feature of the dock, and so the proposed location just south of the Waterguard would appear a good choice in terms of limiting the extent of movement, maintaining a waterside setting, and potentially attracting a future use for the building in the context of the park.

Conclusion

- 8.31 The merit of the proposed new building has been considered under Planning Application 19/02650. It is evident that the listed 'Locky's cottage' cannot remain in its current location for that development to go ahead. The mitigation proposed is that of re-siting the listed building, which would not otherwise be supported other than for reasons of public betterment. However in this particular case, the evidence provided as to its likely former use is compelling, and so too is the conclusion that its original context has been lost, and that its remaining significance would not be affected unduly by its retention in an alternative position; and that also its proposed location may assist, but certainly would not detract from its potential future usage.
- 8.32 On balance it is therefore recommended that Listed Building Consent be Granted.
- 8.33 This recommendation is made to members of Planning Committee, and will be subject to referral to Cadw.

