

# Heritage Impact Assessment Bambu, 51-52 Wind Street, Swansea SA1 1EJ, 2020/2078/FUL (Swansea)



Report by: Trysor

For: Creative Hospitality Group

February 2021



# **Heritage Impact Assessment Bambu, 51-52 Wind Street, Swansea SA1 1EJ, 2020/2078/FUL (Swansea)**

By

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Trysor

Trysor Project No. 2020/755  
HER Event Record PRN – GGAT E006595

For: Creative Hospitality Group

February 2021

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*Cover photograph: Bambu, in the former National Westminster bank, on Wind street, Swansea, looking west-southwest*

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Bambu, 51-52 Wind Street, Swansea SA1 1EJ,  
2020/2078/FUL (Swansea)**

**RHIF YR ADRODDIAD - REPORT NUMBER:** Trysor 2020/755

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**DYDDIAD** 1<sup>af</sup> Mis Chwefror 2021 **DATE** 1<sup>st</sup> February 2021

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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***Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.***

***We welcome any comments on the content or structure of this report.***

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## Event Record PRN – GGAT HER

PRN	GGAT E006595
Name	Heritage Impact Assessment, Bambu, 51-52 Wind Street, Swansea SA1 1EJ, 2020/2078/FUL (Swansea)
Type	HERITAGE ASSESSMENT
NGR	SS6578892938
Easting	265788
Northing	192938
Summary (English)	In December 2020 and January 2021, Trysor carried out an assessment of the impact of changes to the former National Westminster bank on Wind Street, Swansea. The bank had undergone significant modification in the past through its use as a public house or bar since the late 1990s. Further changes were required including the insertion of a mezzanine floor to the rear of the property, covered seating with a retractable cover, improvements to stairwell for a fire escape and replacing the modern front doors © Trysor 2021
Crynodeb (Cymraeg)	Yn Nhachwedd 2020 ac Ionawr 2021, fe gariwyd allan asesiad gan Trysor ar effaith newidiadau i gyn banc National Westminster, Heol y Gwynt, Abertawe. Roedd yr adeilad eisoes wedi newid cryn dipyn wrth gael ei ddefnyddio fel tafarn neu far ers diwedd y 1990au. Roedd gwelliannau pellach yn cael eu hargymhell, gan gynnwys ychwanegu llawr mezzanine i gefn yr adeilad, gyda tho symudol uwchben yr ardal eistedd, ynghyd â gwelliannau i'r allanfa dân a'r brif fynedfa. © Trysor 2021
Description	In December 2020 and January 2021, Trysor carried out an assessment of the impact of changes to the former National Westminster bank on Wind Street, Swansea in relation to improvements to the property such as a new main entrance door, improvements to the fire escape and a covered mezzanine area to the rear of the building. © Trysor 2021
Sources	Trysor, 2021, Heritage Impact Assessment, Bambu, 51-52 Wind Street, Swansea SA1 1EJ, 2020/2078/FUL (Swansea)
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## **Summary**

*This report assesses the impact of proposed changes at the Bambu, 51-52, Wind Street, Swansea, SA1 1EJ, through the four stages of the Heritage Impact Assessment in Wales process. The changes are those outlined in planning application 2020/2078/FUL (Swansea).*

*This former bank, which closed in the late 20<sup>th</sup> century, is a listed building, notable in particular for its fine, late 1920s façade. Since the bank closed, the interior has been modified considerably through several conversions as a public house and bar. The area to the rear of the building has been developed to extend the floor space.*

*The present owner has made further modifications to the rear of the former bank, chiefly impacting on an extension added to the rear of the original building circa 1999. A partially retrospective planning application has been made to cover these changes, 2020/2078/FUL.*

*The impact of the proposals on the listed building has been assessed in line with Cadw guidance. It has been found that the building was significantly changed internally by previous owners, following the closure of the bank. The internal layout of key areas such as the banking hall was changed beyond recognition early in the 21<sup>st</sup> century, with full planning permission. The proposed changes do not damage or remove any surviving, original, internal features. The mezzanine floor and retractable canopy are to the rear of the original bank building on a portion of the building that was built with planning permission after 1997. The façade of the building blocks most views of the rear of the building.*

*The most important surviving element of the original architecture of the building, the façade of the building, is not altered by the proposed changes.*

*The development will therefore not reduce the significance of the listed building in its current condition. It will not impact on the Wind Street conservation area as the façade will be maintained and improved and the structures to the rear are obscured by the façade.*

## **1. Introduction**

1.1 This document has been prepared by Trysor at the request of the Creative Hospitality Group, 33, Brewstone, Uplands Crescent, Swansea SA2 0NP, on proposed changes to the Bambu Beach Bar, Wind Street, Swansea (Listed Building No. 11664).

1.2 The building was originally built as a branch of the Westminster Bank 1929. It is likely to have been constructed as a purpose-built bank, replacing two earlier commercial premises on the site.

1.3 This heritage impact assessment has been prepared to assess the impacts of proposals to create;

- a rear mezzanine on the first floor to the rear of the bank building, with exterior seating and a retractable canopy
- a new fire escape and alterations to an existing staircase linking the first and second floors and part of the former bank building
- replacement central front doors and associated works

1.4 A site inspection was made by Trysor on 1<sup>st</sup> December 2020 to examine the building and identify original building fabric and assess any potential impacts from the development.

1.5 This report documents the objectives of the proposal, the significance of the building and the impact of the proposal in accord with current Cadw guidance on heritage impact assessment (Cadw, 2017).

## **2. Methodology**

2.1 In response to the request from the Creative Hospitality Group for a heritage impact assessment of proposed improvements at the Bambu Beach Bar, Listed Building No. 11664, the process outlined in "*Heritage Impact Assessment in Wales*" in order to assess the impacts on the historic asset has been followed (Cadw, 2017). This process has four stages;

Stage 1: Explain the objective and why changes are desirable or necessary

Stage 2: Understand the significance of the historic asset

Stage 3: Assess the impact of the proposals.

Stage 4: Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process



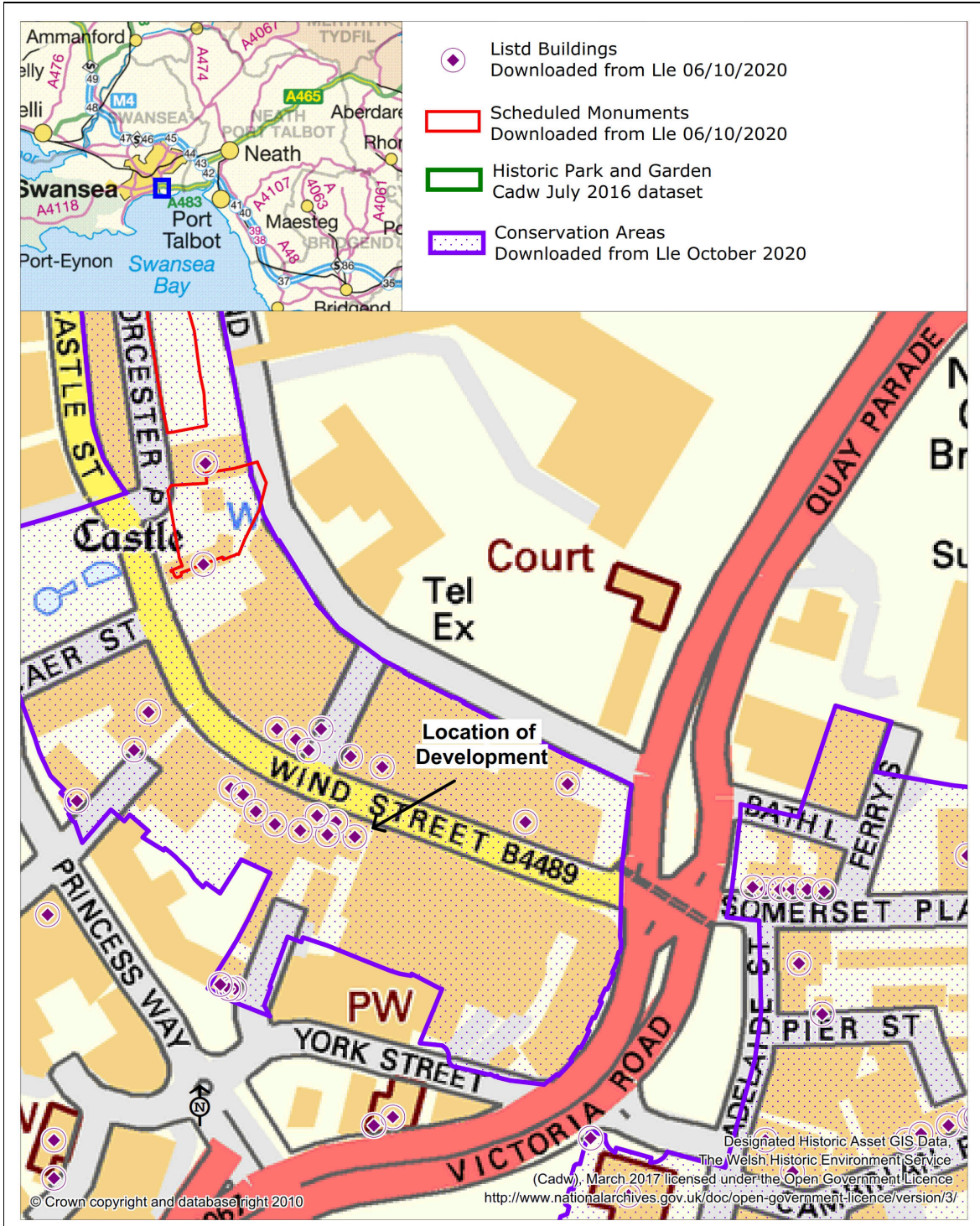


Figure 1: Location of the former National Westminster bank, Listed Building 11664, on Wind Street, Swansea, SA1 1EJ

**3. Heritage Impact Assessment Stage 1:** *Explain the objective and why changes are desirable or necessary*

3.1 The proposed development is a response, in part, to the Covid-19 pandemic which has affected the hospitality sector during 2020 and 2021. The factor which has determined each of the following modifications to the building is improving safety for customers using the premises, including creating more outdoor space, improving the fire escape between the first and second floors and also improving the main entrance into the premises.

3.2 Further modifications have been planned by the present owner. A partially retrospective planning application was submitted in 2020 to create a "rear mezzanine to first floor, exterior seating with retractable canopy, new fire escape and alterations to existing staircase from 1st to 2nd floor, replacement front doors and associated works."

3.3 The Bambu Beach Bar is in the former National Westminster Bank, Wind Street, Swansea which is a Grade 2 listed building. The building was listed as a bank in 1987 but closed in 1996. The building has been in use as public house or a bar since the late 1990s under a series of different proprietors. It has been significantly modified during this time and before the establishment of the Bambu Beach Bar, see planning application history in Appendix B.

3.3.1 It is intended that the improvements are undertaken in such a manner as to preserve and where possible enhance features of historic or architectural importance. The management and protection of the façade and surviving original features inside the building are of importance to the current owner of the property.



*Figure 2: The Bambu Beach Bar, viewed from Wind Street, Looking southwest.*



*Figure 3: A partial view of the mezzanine floor and retractable canopy to the rear of the Bambu Beach Bar, showing modern development to the south of the property. The surrounding area has been transformed by new developments in the past two decades. Looking south.*

## **4. Heritage Impact Assessment Stage 2: Understand the significance of the historic asset**

### **4.1 Evidential Value**

4.1.1 The former National Westminster Bank at 51-52 Wind Street, Swansea was built circa 1929 as a branch of the Westminster Bank. It replaced an earlier branch of the bank at number 66, Wind Street. The first branch had opened as the London County & Westminster Bank in 1919 (the name was shortened to the Westminster Bank in 1923).

4.1.2 The architect of the Wind Street branch of the bank is not recorded in the National Westminster Archives (Sophie Volker, National Westminster Archives, email dated 2<sup>nd</sup> December 2020). Two commercial premises had previously occupied 51 and 52, Wind Street, but it seems that little, if any of their fabric was retained in the new building. The façade and internal layout of the bank appear to suggest that it was a purpose-built bank, wholly replacing the earlier buildings.

4.1.3 Photographs available at the National Westminster Archive provide good evidence of the development of the bank over time. These include images dating to 1947, 1956, 1972 and 1982 which show the façade of the bank building and something of its relationship with adjacent properties.

4.1.4 Of particular interest are the details of the front of the bank shown in the 1947 and 1956 photographs (National Westminster Bank Archive, WES-870-1057\_1947 & WES-870-1057\_1956). These show that for at least the first two decades of its history as a bank, the first floor of the building was used as the Swansea office of the Royal Exchange Assurance company. The entrance to 51, Wind Street was dedicated for access to these upstairs rooms, wholly separate from the bank, which was accessed via the door into 52, Wind Street. The door to number 51 still gives access to the lobby at the base of the original stairway to the upper floors.

4.1.5 These early photographs also show that the Hotel Metropole originally adjoined the bank. The hotel was demolished in the early 1970s and the 1972 photograph from the bank archive (National Westminster Bank Archive, NWB-2-2834\_1972) shows the front of the National Westminster bank with fragments of the façade of the hotel still attached to the eastern edge of the bank. These had been removed and the eastern side wall of the bank had been repaired and cement rendered by the time of the 1982 photograph (National Westminster Bank Archive, NWB-2-2834\_1982).

4.1.6 The bank was awarded Grade II listed building status for its architectural quality in 1987 (Cadw, listed building description for Listed

Building number 11664). The Cadw listing description draws attention to the façade of the building, built of Portland stone in the classical style, as well as the “coffered ceiling, pilasters, rosettes to the “springers” and arched doors within the banking hall. The building is described by the RCAHMW as representing “Inter-War Classicism” and possessing a “Three-storey, three-bay Portland stone frontage with set-back top storey and giant Ionic portico in antis”. Internally it had a “simple classical banking hall.” (National Monuments Record, NPRN 28079).

4.1.7 The Westminster Bank merged with the National Provincial Bank to form National Westminster Bank in 1970. The Wind Street branch closed in March 1996. Within a year of closure, the property was subject to planning proposals by Whitbread Inns to convert building into a public house (Planning application numbers 98/0910 & 98/1236). These proposals were approved in 1997 and 1998 and the building subsequently underwent significant internal and changes. The banking hall and strongroom area was modified substantially, removing most of the fixtures and fittings associated with the bank. External changes were also made at this time, with the addition of a first-floor extension to the original building and a further single-storey extension to its rear. The proposed changes in 2020-2021 relate chiefly to these post-1997 extensions.

4.1.8 Historic Ordnance Survey maps show that there was little change to the footprint of the building during the 67 years it served as a bank. These maps do not chart internal changes to the building, however. Plans prepared in relation to a planning application to convert the former bank building into a public house in 1997 include elevation drawings and plans of the existing and proposed layout. These show the form of the building before any modifications occurred (National Monuments Record, NPRN 28079).

4.1.9 The internal layout of the bank, as shown on the 1997, plans show that the ground floor was dominated by a large banking hall accessed through the western doorway in the front of the building (the entrance to number 52). This banking hall was divided into two sections by the glass-paned tellers counter which ran north to south across most of the length of the room. This counter is shown on the 1997 plan and also in photographs included in the building archive held by the RCAHMW (National Monuments Record, NPRN 28079), taken shortly after the bank was closed. At the southern end of the banking hall were two interconnecting offices, with another doorway leading to the strong room at the rear of the property. The eastern doorway in the front of the building (the entrance to number 51) led to the stairway giving access to offices on the first and second floors.

4.1.10 Photographs held at the National Monuments Record, taken by the Royal Commission on the Ancient and Historical Monuments of Wales c.1997 capture much of the architectural detail inside the building

mentioned in the listing description of 1987. These include the fine arched doorways with traceried fanlights, the coffered ceiling and the rosettes on the springers (National Monuments Record archive number RC20-0672 LM OAI). The images also show features such as the tellers counter in the banking hall and images of the external elevations of the building.

4.1.11 The plans presented with the planning application in 1997 (Planning Application number 98/0910) relate to the establishment of the Hogshead public house at 51-52 Wind Street, as well as at number 53. Further planning applications for illuminated signage for the Hogshead on the façade of the building were presented in 2002 (Planning Application numbers 2002/1170 & 2002/1938). The first was made by Laurel Pub Partnerships Ltd and the second by Enterprise Inns Plc, indicating changes in ownership.

4.1.12 A planning application presented by Enterprise Inns Plc in November 2003 requested permission to put a new illuminated sign on the façade bearing the name "HogZed" (Planning Application number 2004/0233). The supporting documents include a photograph of the building with a high-level sign above the central portico of the façade bearing the name "Bar Riga". Two further applications approved in 2004 were for "Bar Riga" however. The first of these was for "Internal alterations on ground floor and front elevation" and included an application for Listed Building Consent (Planning Application number 2004/1466). This was followed by another application to make alterations to the front elevation of the former bank to create new central entrance for Bar Riga. (Planning Application number 2004/1468).

4.1.13 The changes made to the former bank building between closure in 1996 and the opening of a new central entrance through the façade of the building in 2004 were considerable. The former banking hall, offices and strong room on the ground floor, were changed substantially, removing or altering many of the key characteristics associated with the use of the building as a bank. Extensions to the rear of the building at ground floor and first floor level also changed the rear of the building significantly. The façade remained relatively untouched until the new entrance was created and, even after that modification, the façade is still the most significant surviving architectural element of the former bank. The façade contributes significantly to the Wind Street streetscape and is the chief reason why the former bank was listed for its group value with other bank and commercial buildings along the street.

4.1.14 The Bambu Beach Bar is therefore located in a building which has served as a public house or bar for over 20 years and undergone substantial changes during that time.

## **4.2 Historical Value**

4.2.1 The former National Westminster Bank in Wind Street was built circa 1929 as a branch of the Westminster Bank. It occupied 51 & 52 Wind Street, Swansea.

4.2.2 The new bank replaced an earlier branch at number 66, Wind Street, which was located on the junction of Wind Street and St. Mary's Street. The first branch had opened as the London County & Westminster Bank in 1919 (the name was shortened to the Westminster Bank in 1923).

4.2.3 The 1923 edition of Kelly's Directory for South Wales shows that 51, Wind Street was occupied by James H. Jones & Co. Engineering Factors. No occupant is listed for number 52, and Jones & Co. may have occupied both premises.

4.2.4 The architect of the branch opened at 51 & 52, Wind Street is not known. It is not clear whether elements of the earlier structures at the site were retained, but the façade and internal layout of the new bank seen on historic plans give the impression this it was a wholly-new, purpose-built bank.

4.2.5 Photographs available at the National Westminster Archive provide good evidence of the development of the bank over time. These include images dating to 1947, 1956, 1972 and 1982 which show the façade of the bank building and something of its relationship with adjacent properties. Of particular interest are the details of the front of the bank shown in the 1947 and 1956 photographs (National Westminster Bank Archive, WES-870-1057\_1947 & WES-870-1057\_1956). These show that for at least the first two decades of its history as a bank, the first floor of the building was used as the Swansea office of the Royal Exchange Assurance company. The entrance to 51, Wind Street was dedicated for access to these upstairs rooms, separate from the bank, which was accessed via the door into 52, Wind Street. The door to number 51 still gives access to the lobby at the base of the original stairway to the upper floors. These early photographs also show that the Hotel Metropole originally adjoined the bank. The hotel was demolished in the early 1970s and the 1972 photograph from the bank archive (National Westminster Bank Archive, NWB-2-2834\_1972) shows the front of the National Westminster bank with fragments of the façade of the hotel still attached to the eastern edge of the bank. These had been removed and the eastern side wall of the bank had been repaired and cement rendered by the time of the 1982 photograph (National Westminster Bank Archive, NWB-2-2834\_1982).

4.2.6 The Westminster Bank merged with the National Provincial Bank to form National Westminster Bank in 1970, and the Wind Street branch was retained until it was closed in March 1996.

4.2.7 The bank was awarded Grade II listed building status for its architectural quality in 1987 (Listed building number 11664). The Cadw listing description draws attention to the façade of the building, built of Portland stone in the classical style, as well as the “coffered ceiling, pilasters, rosettes to the “springers” and arched doors within the banking hall. The building is described by the RCAHMS as representing “Inter-War Classicism” and possessing a “Three-storey, three-bay Portland stone frontage with set-back top storey and giant Ionic portico in antis”. Internally it had a “simple classical banking hall.” (National Monuments Record, NPRN 28079).

4.2.8 The historical value of the building at 51-52 Wind Street is associated with its origins as a branch of the Westminster Bank built in 1929, and its use as a bank until it closed in 1996. The architect is unknown and there is no known association with any historical figure or event of note.

4.2.9 The history of the building since 1996 is dominated its conversion for a new role as a public house and bar. The building is therefore representative of a period of change in terms of economic, commercial and social history during which high street banks were gradually reduced in number, leaving large, redundant properties requiring repurposing on many high streets in the country.





Figure 4: The Westminster Bank in 1947. Note the offices of the Royal Exchange Assurance on the first floor, with its entrance through the left door (number 51). The deposit box at the centre of the building was removed c.2004 when a new central doorway was added for Bar Riga (Reproduced by kind permission of NatWest Group © 1947).



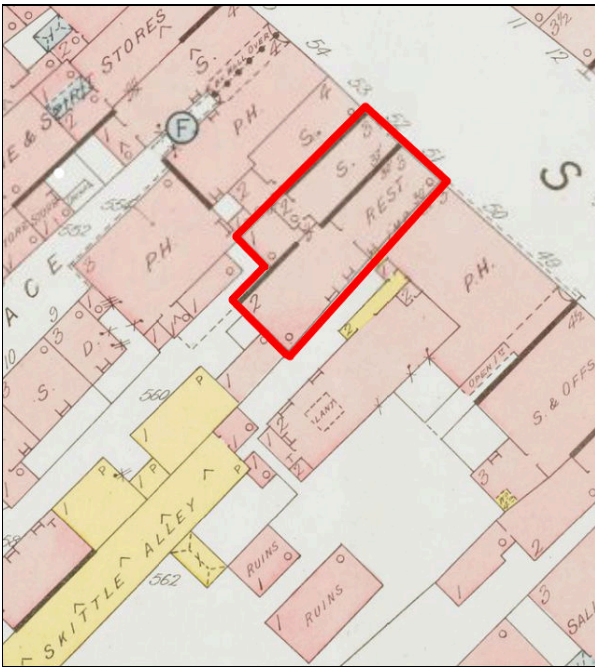


Figure 6: This fire insurance company map of 1888 shows 51 and 52 Wind Street when they were separate buildings, outlined in red (Goad, C.E., 1888).

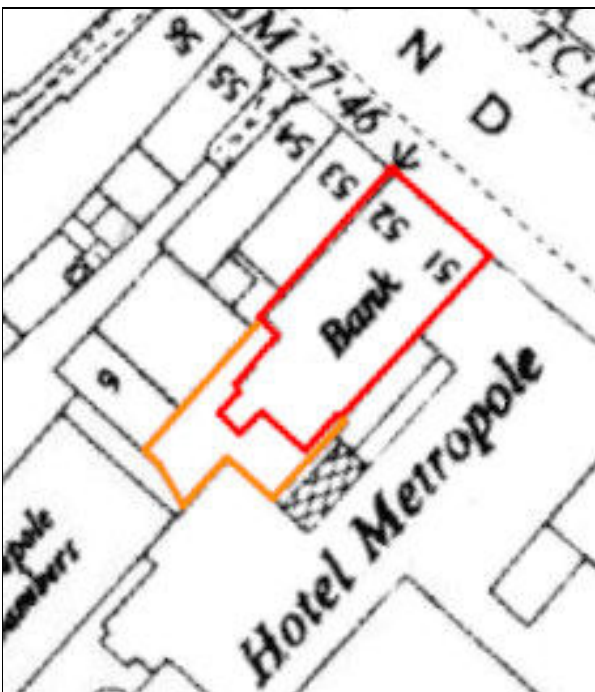


Figure 7: The Westminster Bank in 1948 1:2560 Ordnance Survey map. 51 and 52 Wind Street are now a single building, outlined in red. The side walls were shared with the adjoining properties. It is possible that some fabric of the previous buildings were retained at the rear of the property where there is some comparison with the 19<sup>th</sup> century layout. A new yard boundary had been created to the rear (outlined in orange).

### **4.3 Aesthetic Value**

4.3.1 The aesthetic value of the former National Westminster Bank, 51-52 Wind Street, Swansea is largely based on the original architectural details which survive today.

4.3.2 The building was constructed as a branch of the Westminster Bank in 1929. The bank employed notable architects such as Sir Edwin Cooper (1874-1942) and Septimus Warwick (1881-1953) to ensure their banks were of a high standard of design and aesthetically pleasing. The name of the architect responsible for the Wind Street branch is not recorded in the National Westminster Bank archive, but the quality of the design is evident in the classical architecture of the building, most clearly demonstrated in the façade of the building. Importance was attached to the architecture of the building when the building was awarded Grade 2 Listed Building status in 1987.

4.3.3 The Westminster Bank was only one of a number of banks and other commercial buildings of architectural note in Wind Street, Swansea, and there are no fewer than 16 listed buildings in the street today, 5 of which are former banks. The former bank at number 51-52 Wind Street was therefore listed for its own merits, but also for its group value in this architecturally and aesthetically pleasing street setting.

4.3.4 The only known plans or elevations of the former bank are held today by the National Monuments Record in Aberystwyth. These date to 1997 and capture the building at the point of closure. The National Monuments Record also holds a series of photographs of the building taken by the Royal Commission for the Ancient and Historic Monuments of Wales in 1996, just after the bank closed. These photographs show internal and external views of the building before any conversion had taken place and are a valuable record.

4.3.5 The National Westminster Bank's own archive holds some descriptive material relating to the bank, which was quoted as a source for the description of the building when it was listed in 1987. This archive also has a small number of photographs of the branch as a Westminster Bank (1949 and 1956) and as a National Westminster Bank (1977 and 1987). These show the façade of the bank clearly when the building was still in use as a bank and are important records of the building.

#### **4.4 Communal Value**

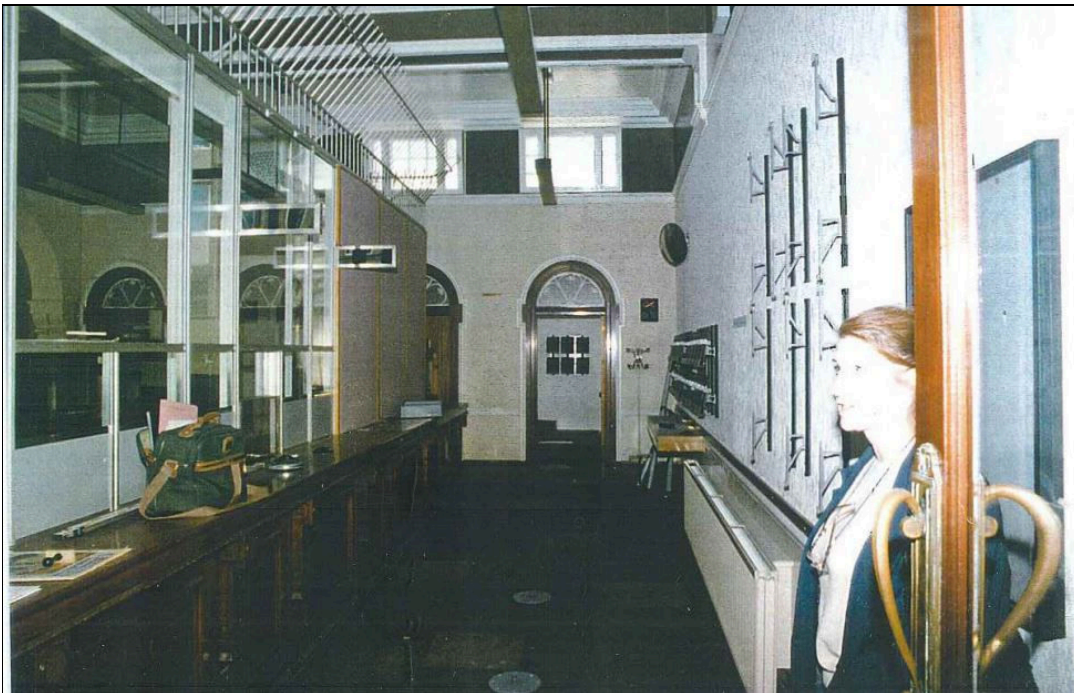
4.4.1 This former bank building has been a physical presence on a Swansea high street since it was constructed in 1929. As a bank it would have fulfilled an important role in the daily life of the city.

4.4.2 Since the closure of the bank and its conversion to a public house, later a bar, it has continued to be a building frequented by the public.

4.4.3 Despite the recognition of its architectural quality and historical and aesthetic importance by its Grade 2 Listed Building status, this is not a high profile building in the public consciousness. The building is however an attractive element in the Wind Street streetscape and therefore contributes to the historic character of the area, which is recognised by the designation of Wind Street as a Conservation Area (City and County of Swansea website, Conservation Area Description for CA:014).

4.4.4 Information relating to the building is found in publicly accessible archives. Some of this information can be accessed via the RCAHMW's Coflein website (under NPRN 28079).

4.4.5 There is no interpretation or information about the origins and development of the building available on site. There is no detectable interest and awareness of the site in the local area beyond an element in the streetscape.



*Figure 8: A photograph looking into the banking hall taken by the RCAHMW c.1997. Note the tellers' counter to the left of the public space and the arched doorways of the offices to the rear. Looking south-southwest. (Source National Monuments Record, RC20-0672 LM OAI). © Crown copyright: RCAHMW*

## **5. Heritage Impact Assessment Stage 3: Assess the impact of the proposals.**

5.1 The proposed changes are predominantly external additions to the rear of the building.

5.1.1 The mezzanine floor and retractable canopy are both located on the rear part of the building. This area was added as an extension to the former bank in 1997, with full planning permission, when it was converted into a public house.

5.2 The inside of the building has already been substantially changed as the result of conversion work in the late 1990s and early 2000s, resulting in the loss of most features relating to the internal layout of the bank.

5.2.1 Architectural features such as the coffered ceiling, rosettes on the ceiling springers, and an archway have survived previous modifications and will not be affected by the present proposals.

5.3 The proposed internal changes to the building are mostly cosmetic in nature and will not remove or damage any surviving architectural features dating to the original bank building.

5.3.1 The changes to the internal staircase of the fire escape have been made to create wider, safer steps. The original steps will be retained beneath the new steps and not damaged.

5.4 The proposal includes the replacement of the front doors of the building.

5.4.1 The central doorway is a modern modification, added in 2004 for the Bar Riga development. Previously there was a central window here beneath which was the bank's deposit box. The replacement of this modern doorway would not represent a negative impact providing its design was sympathetic to the character of the building's façade.

5.4.2 The right and left doorways through the façade, which represent the original bank entrances, are original features. Their loss should be seen as having a High impact on the building. During the site visit the client indicated that these doors would be retained, given their heritage value.

5.5 The current significance of the former bank would not be affected by the proposed modifications.

5.5.1 The modifications to the rear of the building would be out of view from the street and only directly affect modern additions to the building.

5.5.2 The internal modifications would be cosmetic and not damage or remove surviving original architectural features.

5.5.3 The important façade of the building, including the original bank doors, would not be negatively affected by the proposals and the contribution the building makes to the street scene would not be devalued, preserving its group value with other listed buildings along Wind Street.

5.6 The building is located within the Wind Street Conservation Area (City and County of Swansea website, Conservation Area Description for CA:014).

5.6.1 The proposed modifications to the building are mostly internal or to the rear of the building. The changes to fire escape and the mezzanine floor and retractable canopy would not impact negatively on the conservation area as they are unseen from Wind Street. The mezzanine floor and its canopy are visible from the alley to the side of the former bank but in a setting which is dominated by large, modern buildings which were constructed in the late 20<sup>th</sup> or early 21<sup>st</sup> century.

5.6.2 The proposed change to the modern, central doorway through the façade of the building would impact on views of the building from Wind Street and therefore would have an impact on the Conservation Area. However, the intention of the developer is to replace the existing modern doors with hardwood, timber-frame doors with a glass panel which would be more sympathetic to the heritage of the building and its architecture and therefore would represent a positive impact on the building and the Conservation Area.



*Figure 9: A view of the rear of the bank taken c.1997 by the RCAHMW showing the southern wall of the bank strong room at ground level, which was removed by the early 21<sup>st</sup> century. Looking north-northeast. (Source National Monuments Record, RC20-0672 LM OAI). © Crown copyright: RCAHMW*



**6. Heritage Impact Assessment Stage 4:** *Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process.*

6.1 The proposed development is a response, in part, to the Covid-19 pandemic which has affected the hospitality sector during 2020 and 2021. The key factor which has determined each of the following modifications to the building is improving safety for customers using the premises.

6.2 The need to create more outdoor space for customers visiting the venue has led to the addition of the external mezzanine floor and retractable canopy to the rear of the building (marked A on Figure 11 and Figure 12).

6.3 The modifications to the stairwell/fire escape which links the first and second floors are to create a safer environment (marked B on Figure 11 and Figure 12).

6.4 The replacement of the early 21st central doorway in the façade of the building is driven by the need to replace the present doorway, which is prone to damage and has suffered smashed panes in the past with a more robust, safer alternative (marked C on Figure 10). It is intended to use a hardwood, timber-framed door with a glass panel to ensure that the change is sympathetic to the architecture of the building and the Wind Street Conservation Area.

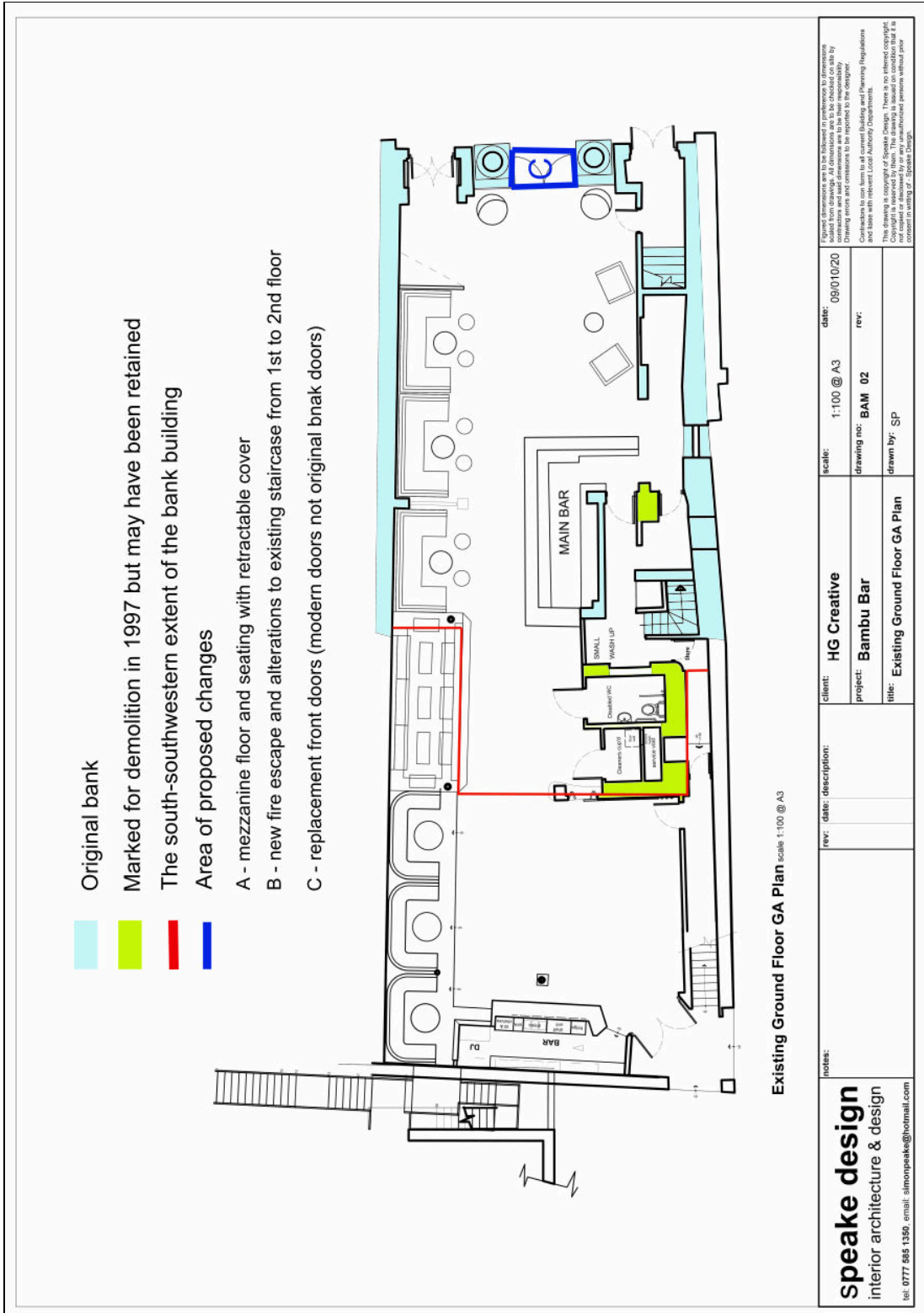


Figure 10; A plan of the ground floor showing original and modern fabric. The modern door which will be improved in marked C. Its improvement would not impact on the historic fabric of the building.

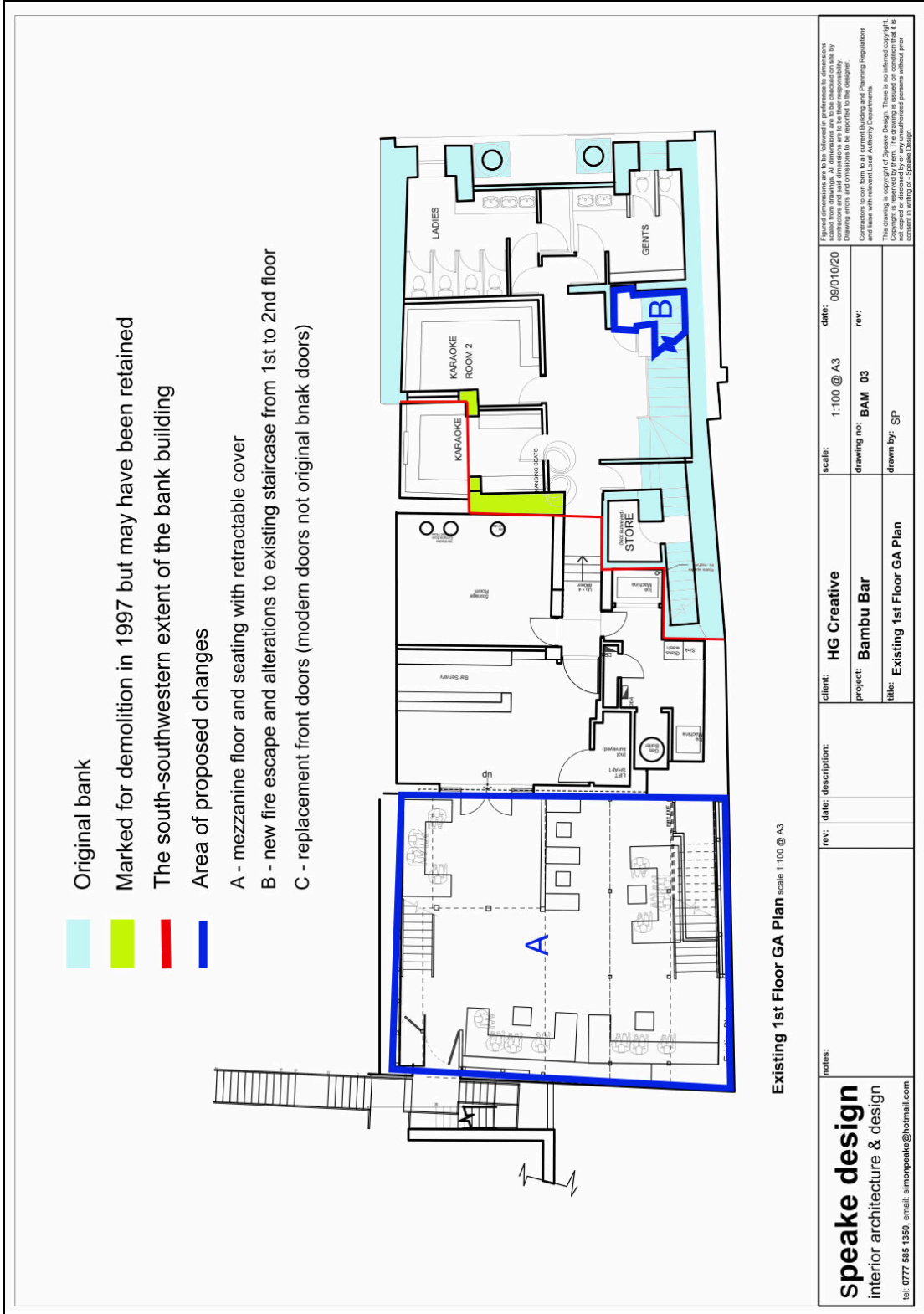


Figure 11; A plan of the first floor showing original and modern fabric. The location of the mezzanine is marked A and would not impact on the surviving historic fabric of the building. The stairwell/fire escape is marked B.

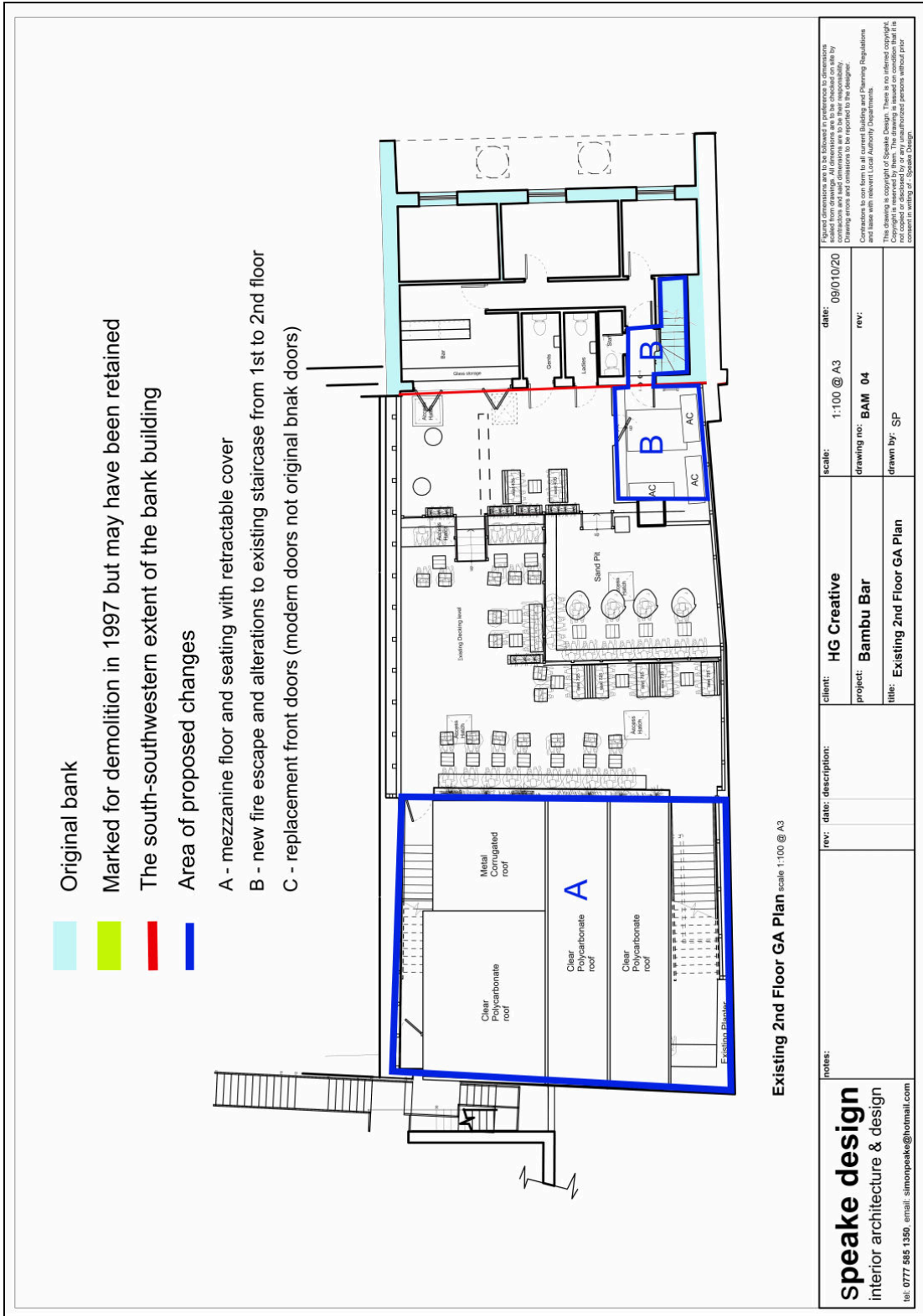


Figure 12; A plan of the second floor showing original and modern fabric. The fire escape stairs and entry area are marked B. The modifications will not remove or damage historic building fabric as the original stairs are sealed beneath a new staircase.

## **7. Conclusion**

7.1 The former National Westminster Bank at 51-52, Wind Street, Swansea closed in 1996 and underwent significant internal and external modifications between 1997 and 2004, with planning permission. These modifications included the removal of most internal features relating to the use of the building as a bank, the addition of extensions at ground floor and first floor level to the rear of the building and the opening of a new central entrance door through the façade of the building.

7.2 The most significant surviving features relating to the original design of the bank building are its classical façade, including the original entrance doors, as well as internal features such as the stairway from the eastern doorway to the first-floor offices, the coffered ceiling in the former banking hall, with rosette decorations on the springers, some arched doorways and decorative springers supporting an internal archway.

7.2.1 These key features are not affected by the proposed development.

7.3 The proposed development would include additions, such as the mezzanine floor, and replacement of features, such as a polycarbonate covering with a retractable canopy, to parts of the building which date to the post-1996 conversion of the building for use as a public house, specifically the rear extension built in 1997.

7.3.1 This addition to the rear of the building would not impact on key views of the listed building, and would not impact on the original fabric of the building or cause the removal of original features.

7.4 The proposed improvements to the fire escape/stairwell connecting the first and second floors would not see the original steps removed or damaged. They will be covered up by new steps.

7.5 The replacing of the central doors through the façade will not alter the fabric of the building.

7.6 The overall impact of the proposed changes on the listed building is minimal. The most significant new works will impact on area to the rear which are modern extensions and no historic or architectural features will be damaged or removed.

7.6.1 The proposed improvement of the modern main entrance through the centre of the façade of the building will potentially enhance views of the building from Wind Street and thereby represent a positive impact on the streetscape.

7.6 The nature of the proposed modifications to the building mean that there would be no negative impact on the Wind Street Conservation Area.

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## **Appendix A: Photographs**



Plate 1: The façade of the former National Westminster Bank. The central door and windows were added c.2004 with planning permission. Apart from the Bambu signage, the rest of the façade is relatively unchanged. The doors to left and right are original features. Looking south-southwest.



*Plate 2: A view down the narrow alleyway to the eastern side of the former bank. This is a modern feature as the Hotel Metropole formerly abutted the bank on this side until it was demolished c.1970. The building to the left is modern as is the red-brick building down the alley in the distance. The early 21<sup>st</sup> century rear extensions, including the recently added retractable canopy to the mezzanine are visible to the rear of the former bank. Looking south-southwest.*



*Plate 3: A view along the alleyway to the east of the former National Westminster Bank, showing the eastern side of the listed building. The structure of the mezzanine floor and canopy is visible at the far end of the building. Looking south-southwest.*



*Plate 4: Another view of the eastern side of the former bank. The area shaded blue represents the approximate area of the original 1929 bank. The area shaded red shows the extension added c.1999 for conversion into a public house. The structure of the mezzanine floor and canopy is left unshaded and can be seen to be located on the later extension, not the original bank building. Looking southwest.*



*Plate 5: A view of the rear of the property showing the back of the new canopy over the mezzanine floor, rising above the southern end of the post-1999 extension to the former bank building. Looking north-northwest.*



*Plate 6: A view of the mezzanine floor and canopy. Looking south-southwest.*



*Plate 7: A view of the existing roof terrace with the mezzanine floor and canopy beyond. Note the modern development in the distance. Looking southwest.*





*Plate 8: A view of the existing roof terrace. The rear wall of the original bank building is painted green. Note the large late 20<sup>th</sup> century building to the east which blocks views in and out of the site. Looking northeast.*



*Plate 9: A view into the mezzanine floor from the existing roof terrace. Looking southeast.*



*Plate 10: A view of the top of the stairs which lead from the ground floor entrance, No, 51, on the eastern side of the building to the first floor offices. The tiles and balustrade are original, the handrail is a later addition. Looking east-southeast. This is not the staircase to be converted to a fire escape.*



*Plate 11: A view of the balustrade at the top of the stairs which lead from the ground floor entrance, No 51, on the eastern side of the building to the first floor offices. Looking east.*



*Plate 12: A view of down the stairs which lead from the ground floor entrance, No 51, on the eastern side of the building to the first floor offices. Looking north-northeast.*



*Plate 13: A view of the bottom of the stairwell, fire escape leading from the first to second floors, labelled B on Figure 11. New steps have been installed above the original steps to create broader steps and a less steep stairway for safety purposes. The original steps are hidden but undamaged. Looking south-southeast.*



*Plate 14: A view of the top of the stairwell/fire escape between the first and second floors, labelled B on Figure 12. New steps have been installed above the original steps to create broader steps and a less steep stairway for safety purposes. The original steps are hidden but undamaged. Looking northeast.*



Plate 15: A view of an original arch and springer in the foreground retained from the original bank. The development has no impact on these features. Looking southeast.



*Plate 16: A view of the rear bar in the building, in the modern extension beneath the mezzanine floor. The steel pillar is a modern feature. Looking south-southwest.*



*Plate 17: A view of the modern bar area, which occupies the former banking hall. This area was also cleared of partitions and the tellers counter by the early 21<sup>st</sup> century and is not affected by the current development. Looking north-northeast.*



*Plate 18: A view of a pair of arched doorframes on the ground floor. The frames and doors are not original features but have been added to try to replicate the type of door which would have originally been used in the bank. Looking northeast.*





Plate 19: A view of the rosettes in the coffered ceiling in the former banking hall on the ground floor. These have been retained in the building and are not affected by the current development. Looking west-northwest.



Plate 20: A view of the inside of the modern central doorway, which was added for Bar Riga after c.2004. This will be replaced by a more sympathetic hardwood, timber-framed door with glass panelling. Looking north-northeast.



*Plate 21: A view of the eastern doorway through the façade, the entrance to number 51, Wind Street originally. The door and door furniture are original. They are not affected by the development. Looking south-southwest.*



*Plate 22: A view of the western doorway through the façade, the entrance to number 52, Wind Street originally, showing it partly open. The door and door furniture are original. They are not affected by the development. Looking south-southwest.*



*Plate 23: A view of the western doorway through the façade, the entrance to number 52, Wind Street originally. This shows how the doors were designed to open into a recess in order that they would be flush with the sides of the entrance porch when the bank was open. They are not affected by the development. Looking southwest.*



*Plate 24: A view of the western doorway through the façade, the entrance to number 52, Wind Street originally, showing it fully open and revealing the entrance porch and inner doors. These doors and door furniture are also original, as are the mosaic tiled floor. Note how the outer doors either side have opened into a recess in order to ensure they do not impede access in any way. They are not affected by the development. Looking south-southwest.*



*Plate 25: A view of the brass door handles of the western inner door, which are thought to be original features. They are not affected by the development. Looking south-southwest.*

**Appendix B:  
Table of known Planning and Listed  
Building Consent Applications**

Appl Number	Address	Application	Approved?	Docs online	Applicant
98/0910	51/52 Wind Street,Swansea	SINGLE STOREY AND FIRST FLOOR REAR EXTENSIONS (AMENDMENT TO PLANNING PERMISSION 97/1355 GRANTED ON 18.11.97)	Approve	No Docs	Whitbread Inns (Property)
98/1236	51/52 Wind Street,Swansea	GROUND AND FIRST FLOOR REAR EXTENSIONS (AMENDMENT TO PLANNING PERMISSION 98/0910 GRANTED ON 21/07/98)	Approve	No docs	Whitbread Inns (Property)
99/0160	51/52 Wind Street,Swansea	RETENTION OF VENTILATION PLANT AND DUCTING ON THE ROOF OF THE REAR EXTENSION AND 9 NO. WALL FANS ON SIDE AND REAR ELEVATIONS	Approve	No docs	Whitbread Inns (Property)
99/0542	51/52 Wind Street, Swansea	Retention of internal air conditioning ducting (application for Listed Building Consent)	Approve	No Docs	Whitbread Inns
99/6008	51/52 Wind Street,Swansea	RETENTION OF TWO	Approve	No docs	Whitbread



		NON-ILLUMINATED ENTRANCE SIGNS			Inns (Property)
2002/1170	Hogshead 51-53 Wind Street, Swansea SA1 1EF	One externally illuminated individual lettered sign, one externally illuminated projecting sign on front elevation, and one non illuminated entrance sign.	Approve	No Docs	Laurel Pub Partnerships Ltd
2002/1938	51/53 Wind Street, Swansea	Retention of one externally illuminated individual lettered sign, one externally illuminated projecting sign on front elevation, and one non illuminated entrance sign (Application for Listed Building Consent)	Approve	No docs	Enterprise Inns Plc
2004/1466	Bar Riga, 51-52 Wind Street, Swansea	Internal alterations on ground floor and front elevation	Approve	No Docs	Enterprise Inns

		(application for Listed Building Consent)			
2004/1468	Bar Riga, 51-52 Wind Street, Swansea	Alterations to front elevation to create new entrance	Approve	No Docs	Enterprise Inns
2004/0231	51-52 Wind Street, Swansea	Retention of one internally illuminated high level sign and two illuminated projection signs	Refuse	No docs	Enterprise Inns Plc
2004/0233	51-52 Wind Street, Swansea	One internally illuminated high level sign (application for Listed Building Consent)	Approve	No docs	Enterprise Inns Plc
2004/2521	51-53 Wind Street, Swansea SA1 5EF	Retention of one high level sign and two illuminated projecting signs (Application for Listed Building Consent)	Refuse	No Docs	Enterprise Inns
2012/0767	51 - 52 Wind Street Swansea SA1 1EJ	Retention and completion of rear terrace and external fire escape	Being Considered		Mr Mike Jones-Griffiths
2012/0769	51 - 52 Wind Street	One internally	Being	Docs	Mr Mike

	Swansea SA1 1EJ	illuminated high level sign, two internally illuminated fascia signs and one internally illuminated projecting sign	considered		Jones-Griffiths
2012/0854	51 - 52 Wind Street Swansea SA1 1EJ	Retention and completion of rear terrace, external fire escape, internal alterations, one internally illuminated high level sign, two internally illuminated fascia signs and one internally illuminated projecting sign (application for Listed Building Consent)	Being Considered		Mr Mike Jones-Griffiths
2020/2078/FUL	Bambu 51-52 Wind Street Swansea SA1 1EJ	Rear mezzanine to first floor, exterior seating with retractable canopy, new fire escape and alterations to existing staircase	Being Considered	Docs	Mr Bruno Nunes

		from 1st to 2nd floor, replacement front doors and associated works			
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