

City and County of Swansea

Building at Risk Register

December 2013

The City and County of Swansea has 515 listed buildings, structures and monuments. Whilst the great majority are in good condition, there are a number of buildings that have fallen into disuse, dereliction and disrepair. These are commonly referred to as 'Buildings at Risk'

This register documents the listed buildings known to be at risk through neglect and decay within the City and County of Swansea as of December 2013. At the time of writing there are 48 listed buildings at risk in the City and County of Swansea representing 9.3% of the total listed building stock.

This listed building at risk register will be updated from time to time as necessary. The photos were taken during 2013 and they give a good indication of the current external condition.

The purpose of the Register is to keep attention focused on neglected buildings, and to help prioritise action to deal with them. It may also be useful for anyone looking for a property to repair and re-use.

Please note that many of the listed buildings on this register are privately owned and as such they and the associated external areas are private property.

The fact that the buildings are at risk indicates that they are in a poor condition and may be dangerous.

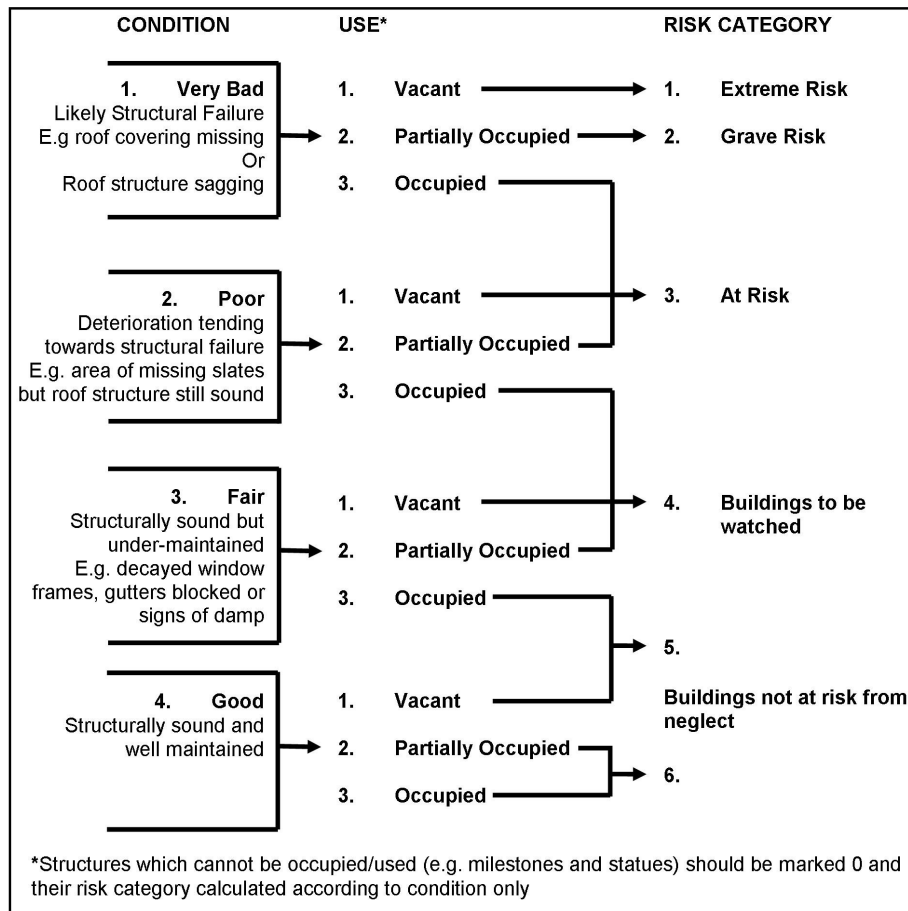
For more information please contact the Design and Conservation Team on 01792 635794.

Key to the following tables

Name:	This gives the common name of the building or structure. However they may be other local references shown in brackets.
Address:	This indicates the general location of the building or structure.
Community:	This indicates the Ward in which the building or structure is located
Listed Building ref:	This is the reference number used by the City and County of Swansea for identification
Grade:	indicates the grade of listing
Conservation Area?:	This indicates whether the building or structure is located in a Conservation Area
Current Condition:	This provides a brief summary of the current condition as of the date on the front cover
Current situation:	This indicates what action or discussion is currently underway as of the date on the front cover.
Risk grade:	This gives an indication of the severity of the risk issues

Categories of risk

The register includes an indication of current condition and use, this is based on guidelines set out by English Heritage and is determined as follows:



ENGLISH HERITAGE GUIDELINES TO ASSESS DEGREE OF RISK

Name	Laboratory building
Address	Yorkshire Imperial Metal Works, Neath Road, Landore, Swansea
Community	Landore
Ownership	Council
Listed Building ref	LB188
Grade of listing	II
Conservation Area?	No
Current Condition and use	The roof of this building has partially collapsed. The remaining walls are unstable.
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Imminent risk of loss of historic fabric. Laser 3D survey has been undertaken. Listed Building consent has been granted (August 2013) for consolidation work to make this building safe, funding is in place and work started in the autumn of 2013.



Name	Vivian Locomotive shed
Address	Landore, Swansea
Community	Landore
Ownership	Council
Listed Building ref	LB328
Grade of listing	II
Conservation Area?	No
Current Condition and use	The roof has collapsed with a limited number of corroded trusses remaining. The brickwork made from copper slag is spalling. This building is in imminent danger of collapse.
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Imminent risk of loss of historic fabric. Building has been propped and secured to prevent public access.



Name	Canal boundary wall
Address	Former Hafod Copperworks, Landore, Swansea
Community	Landore
Ownership	Council
Listed Building ref	LB329
Grade of listing	II
Conservation Area?	No
Current Condition and use	In need of vegetation removal, stabilisation and repointing
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Will need to be repaired as part of Morfa Distributor Road scheme and discussions are underway



Name	Vivian Engine House
Address	Yorkshire Imperial Metal Works, Neath Road, Landore, Swansea
Community	Landore
Ownership	Council
Listed Building ref	LB189
Grade of listing	II
Conservation Area?	No
Current Condition and use	Roofless and devoid of internal features
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Scope of repairs and potential uses to be drawn up



Name	Vivian Engine House Chimney
Address	Yorkshire Imperial Metal Works, Neath Road, Landore, Swansea
Community	Landore
Ownership	Council
Listed Building ref	LB190
Grade of listing	II
Conservation Area?	No
Current Condition and use	Vegetation is starting to establish. In need of repointing
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Vegetation removal and some repointing required.



Name	Musgrave Engine House & adjacent Chimney Stack
Address	Yorkshire Imperial Metal Works, Neath Road, Landore, Swansea
Community	Landore
Ownership	Council
Listed Building ref	LB061
Grade of listing	II*
Conservation Area?	No
Current Condition and use	Copper slag bricks are spalling. Roof less. Musgrave engine in situ Also a Scheduled Ancient Monument
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Scope of repairs and potential uses to be drawn up



Name	Canteen building (Power House)
Address	Yorkshire Imperial Metal Works, Neath Road, Landore, Swansea
Community	Landore
Ownership	Council
Listed Building ref	LB060
Grade of listing	II
Conservation Area?	No
Current Condition and use	This building was reroofed in the 1980. Fire damaged at a later date and now roofless and devoid of most internal features. The walls are in reasonable condition. Metal trusses remain in situ.
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Vegetation has been removed around the building and it will be made safe during 2013.



Name	Hafod Lime Kiln
Address	Neath Road, Landore, Swansea
Community	Landore
Ownership	Council
Listed Building ref	LB059
Grade of listing	II
Conservation Area?	No
Current Condition and use	The kiln is extensively covered by vegetation.
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Some loose stonework has been removed and vegetation cut back. Full vegetation removal, repointing and soft capping required. This is a potential apprentice or community project.



Name	Tramway Pillar
Address	Hafod Copperworks off Neath Road, Landore, Swansea
Community	Landore
Ownership	Council
Listed Building ref	LB058
Grade of listing	II
Conservation Area?	No
Current Condition and use	In need of repointing.
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Schedule of works to be drawn up



Name	Copper slag abutment
Address	Hafod Copperworks off Neath Road, Landore, Swansea
Community	Landore
Ownership	Council
Listed Building ref	LB057
Grade of listing	II
Conservation Area?	No
Current Condition and use	The copper blocks have not spalled. The top courses need consolidation. The rear of the abutment has been partly removed.
Risk Grade	1 – Extreme Risk
Current situation/ action needed	It may be possible to secure repairs as part of Morfa Distributor Road scheme



Name	Veranda House
Address	Singleton Park, Sketty, Swansea
Community	Sketty
Ownership	Council
Listed Building ref	LB233
Grade of listing	II
Conservation Area?	Yes
Current Condition and use	Derelict and Fire damaged. Located in a Historic Park
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Building made safe in summer of 2013 following fire damage.



Name Clyne Gardens Glass Houses

Address Clyne Castle, Mill Lane, Swansea

Community Mayals

Ownership Council

Listed Building ref LB338

Grade of listing II

Conservation Area? No

Current Condition and use Listed in a ruinous state
Located in a Historic Park

Risk Grade 1 – Extreme Risk

Current situation/ action needed In a very poor condition and fenced to prevent public access.



Name	Morfa Bridge (also known as the Bascule Bridge)
Address	Normandy Road, Bonymaen/Landore
Community	Landore/Bonymaen
Ownership	Council
Listed Building ref	LB062/0491
Grade of listing	II
Conservation Area?	No
Current Condition and use	In a poor structural condition Also a Scheduled Ancient Monument
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Condition being monitored. Fenced to restrict public access and navigation not allowed below.



Name	Swiss Cottage
Address	Singleton Park, Sketty, Swansea
Community	Sketty
Ownership	Council
Listed Building ref	LB235
Grade of listing	II
Conservation Area?	Yes
Current Condition and use	Arson attack (Oct 2010) fire damage concentrated to east side. Located in a Historic Park
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Listed Building Consent for rebuilding and removal of modern rear lean to granted. Restoration work started autumn 2013.



Name	Former Annealing building at Beaufort tinplate works
Address	Beaufort Road, Morryston, Swansea
Community	Llansamlet
Ownership	Council
Listed Building ref	LB064
Grade of listing	II
Conservation Area?	No
Current Condition and use	Roof has been removed. Now a shell. Walls are in reasonable condition. No internal features remain.
Risk Grade	1 – Extreme Risk
Current situation/ action needed	In an isolated location – difficult to reuse as a stand alone structure. Best option may be to require reuse as part of development of wider Council owned site. Therefore need to ensure no further deterioration.



Name	Roman Bridge
Address	Mumbles Road, Blackpill, Swansea
Community	Sketty/Mayals
Ownership	Council
Listed Building ref	LB238/241
Grade of listing	II
Conservation Area?	No
Current Condition and use	In a dangerous condition due to lack of maintenance and vegetation that has established.
Risk Grade	3 – at risk
Current situation/ action needed	Not currently a public right of way with barriers to prevent public access. Application made to Entrust for funding to undertake repairs/ restoration made in autumn of 2013 by the Clyne Valley Community Project.



Name	The Ivy Tower
Address	Clyne Woods off Mill Lane, Blackpill, Swansea
Community	Mayals
Ownership	Council
Listed Building ref	LB386
Grade of listing	II
Conservation Area?	No
Current Condition and use	In need of vegetation removal, repointing and works to internal space. Also a Scheduled Ancient Monument Potential for arsenic contamination
Risk Grade	3 – at risk
Current situation/ action needed	No proposals at present



Name	Scotts Pit Engine House
Address	Gwernllwynchwyth Road, Heol Las, Birchgrove, Swansea
Community	Llansamlet
Ownership	Council
Listed Building ref	LB489
Grade of listing	II*
Conservation Area?	No
Current Condition and use	Building is a shell with modern metal roof. Some vegetation becoming established in stonework. Standing remains around engine house which form part of the scheduled ancient monument are in a poor condition
Risk Grade	3 – at risk
Current situation/ action needed	Local community interest from Birchgrove Community Association. WREN funding for repairs secured.



Name	The Belvedere
Address	Saunders Way, Sketty Park, Swansea
Community	Sketty
Ownership	Council
Listed Building ref	LB199
Grade of listing	II
Conservation Area?	No
Current Condition and use	Home to significant bat roost of various species
Risk Grade	3 – at risk
Current situation/ action needed	No proposals at present



Name	Observatory, Penllgear
Address	Grounds of Council Offices, Penllgeraer, Swansea
Community	Penllgear
Ownership	Council
Listed Building ref	LB477
Grade of listing	II*
Conservation Area?	No
Current Condition and use	Water ingress and some stonework spalling Located in a Historic Park Also a Scheduled Ancient Monument
Risk Grade	3 – at risk
Current situation/ action needed	Leased to the Penllgeraer Trust. Schedule of works drawn up and due to be implemented.



Name	Bridge over Lower Clydach below Glynmeithrim Uchaf
Address	Cwm Clydach, Mawr, Swansea
Community	Mawr
Ownership	Council
Listed Building ref	LB485
Grade of listing	II
Conservation Area?	No
Current Condition and use	Still in use as part of adopted highway
Risk Grade	3 – at risk
Current situation/ action needed	No proposals at present



Name	Manselton School and attached block
Address	Manor Road, Manselton, Swansea
Community	Cwmbwrla
Ownership	Council
Listed Building ref	LB182/188
Grade of listing	II
Conservation Area?	No
Current Condition and use	In use as Burlais Primary School
Risk Grade	4 – to be watched
Current situation/ action needed	Condition of building is regularly being monitored with repairs being made as necessary. Will be offered for sale when new school has been opened.



Name	Palace Theatre
Address	High Street, Swansea
Community	Castle
Ownership	Private
Listed Building ref	LB065
Grade of listing	II
Conservation Area?	No
Current Condition and use	Significant water ingress and vegetation becoming established. Spalling of some stonework. Interior largely intact but much altered and affected by dry rot
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Current discussions ongoing with owner with regard to immediate condition issues and the sustainable reuse of this building.



Name	Danbert House (also known as Dunbar House)
Address	Morfydd Street, Morriston, Swansea
Community	Morriston
Ownership	Private
Listed Building ref	LB224
Grade of listing	II
Conservation Area?	No
Current Condition and use	Roofless, significant vegetation established on building. Devoid of internal features.
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Environmental Health has served a control of pests act notice and undertaken in default (Dec 2012) They are now looking to recover the costs.



Name	Albert Hall
Address	Craddock Street, Swansea
Community	Castle
Ownership	Private
Listed Building ref	LB099
Grade of listing	II
Conservation Area?	No
Current Condition and use	Vacant since 2007. Weather tight, but starting to deteriorate.
Risk Grade	4 – to be watched
Current situation/ action needed	An organisation already based in Swansea City Centre is interested in reusing the building for use as an arts centre and performance space. Feasibility study prepared by consultant.



Name	Mumbles Pier
Address	Mumbles
Community	Oystermouth
Ownership	Private
Listed Building ref	LB211
Grade of listing	LI
Conservation Area?	No
Current Condition and use	Lack of maintenance and closed to the public. Listed Building Consent (refs 2010/1646 and 2010/1670) granted for reconstruction of the pier including a new RNLI boat house on the pier head. The boathouse is largely complete and the RNLI is reconstructing the pier head.
Risk Grade	3 – at risk
Current situation/ action needed	The restoration of the pier stem is to be funded through enabling development on the foreshore (ref 2010/1451) through a Section 106 agreement linked to an outline planning consent.



Name	Castle Cinema
Address	Worcester Place, Swansea
Community	Castle
Ownership	Private
Listed Building ref	LB068
Grade of listing	II
Conservation Area?	Yes
Current Condition and use	In use as a 'Lazer Zone'. Lack of maintenance with vegetation becoming established on side walls and signs of cracking.
Risk Grade	4 – to be watched
Current situation/ action needed	Planning and Listed Building Consent application pending for conversion to apartments.



Name	Hendrefolian House
Address	Off Hendrefoilan Avenue, Killay, Swansea
Community	North Killay
Ownership	Private
Listed Building ref	LB351
Grade of listing	II*
Conservation Area?	No
Current Condition and use	Vacant and lack of maintenance
Risk Grade	4 – to be watched
Current situation/ action needed	Featured on the Victorian Society's top 10 of buildings at risk in the UK. Basic maintenance work undertaken during 2013. Discussions are ongoing with Swansea University regarding the future of the house. There is interest from the local community in setting up a friends group for Hendrefolian House.



Name	Loughor Town Hall
Address	70 Castle Street , Loughor
Community	Loughor
Ownership	Community
Listed Building ref	LB051
Grade of listing	II
Conservation Area?	Yes
Current Condition and use	Growing maintenance backlog and break ins
Risk Grade	4 – to be watched
Current situation/ action needed	Feasibility study needed to establish scope for viable community reuse.



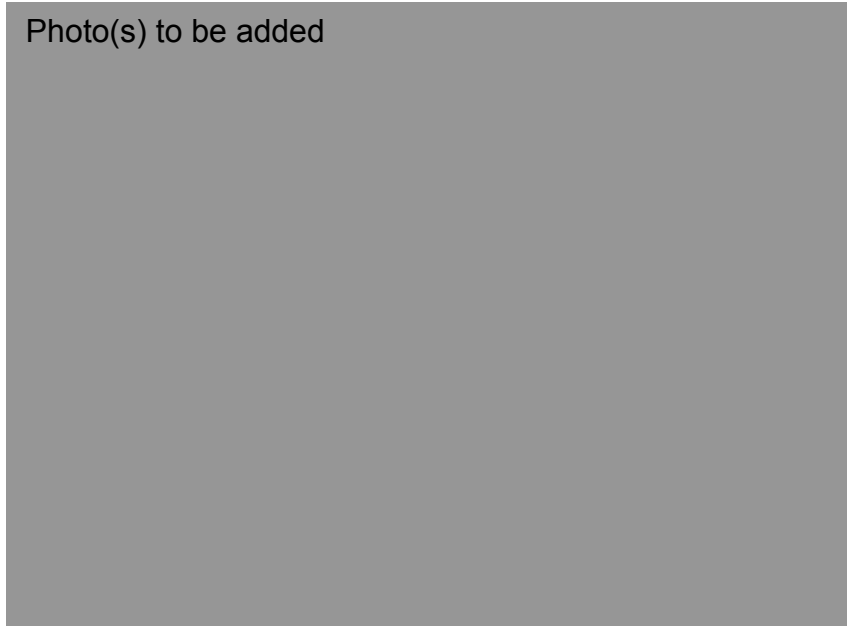
Name	Capel Salem (Capel y Cwm) Old Chapel
Address	Cwm Chapel Road, Bonymaen, Swansea
Community	Bonymaen
Ownership	Private
Listed Building ref	LB348
Grade of listing	II
Conservation Area?	No
Current Condition and use	Fire damaged. Standing walls only. No internal features, windows or roof.
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Listed Building Consent for residential conversion to 8 flats expired on March 2013.



Name	Allt-y-fanog
Address	Rhyndwyclydach, Mawr, Swansea
Community	Mawr
Ownership	Private
Listed Building ref	LB212
Grade of listing	II
Conservation Area?	No
Current Condition and use	Isolated rural location. Long running lack of maintenance. Timber lintels have rotted away and stonework has partially collapsed
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Potential for reuse as a 'heritage holiday let'



Name	Gazebo and attached walls of former Kilvrough Manor Nursery
Address	Pennard, Swansea
Community	Pennard
Ownership	Private
Listed Building ref	LB457
Grade of listing	LI
Conservation Area?	No
Current Condition and use	Listed in a ruinous state
Risk Grade	2 - Grave risk
Current situation/ action needed	Discussions undertaken with owner about use of the wider site. Grant funding offered to support the repointing of the stonework to the Gazebo tower.



Name	Smelting shed, former Upper Bank Works
Address	Upper Bank, Landore
Community	Bonymaen
Ownership	Private
Listed Building ref	LB490
Grade of listing	LI
Conservation Area?	No
Current Condition and use	Lack of maintenance
Risk Grade	3 – at risk
Current situation/ action needed	Building not in use. Listed building consent was granted (ref 2010/1704) for conversion to 12 apartments but this has not been implemented.



Name	Whiteford Light House
Address	Whiteford Burrows, Swansea
Community	Gower
Ownership	Private
Listed Building ref	LB418
Grade of listing	II*
Conservation Area?	No
Current Condition and use	Derelict Also a Scheduled Ancient Monument
Risk Grade	3 – at risk
Current situation/ action needed	In exposed maritime location



Name	St Pauls Parish Church
Address	Cwm Level Road, Plasmarl, Swansea
Community	Landore
Ownership	Private
Listed Building ref	LB184
Grade of listing	II
Conservation Area?	No
Current Condition and use	Lack of maintenance. Still in church ownership.
Risk Grade	4 – to be watched
Current situation/ action needed	Past interest by a Housing Association for residential conversion and extension onto adjacent land.



Name	Church of Saint John the Baptist
Address	High Street, Clydach, Swansea
Community	Clydach
Ownership	Private
Listed Building ref	LB495
Grade of listing	II
Conservation Area?	No
Current Condition and use	Lack of maintenance. No longer in ecclesiastical use
Risk Grade	4 – to be watched
Current situation/ action needed	Pollution Control concerns about the relationship to INCO has stopped conversion to residential 2010/1060 – application withdrawn



Name	4. Devon Terrace, Ffynone
Address	Uplands, Swansea
Community	Uplands
Ownership	Private
Listed Building ref	LB261
Grade of listing	II
Conservation Area?	Yes
Current Condition and use	Still in residential use. Lack of maintenance
Risk Grade	4 – to be watched
Current situation/ action needed	Discussions are ongoing.



Name	Barn attached to Church with Roadside Range
Address	Llangennith, Swansea
Community	Llangennith, Llanmadoc and Cheriton
Ownership	Private
Listed Building ref	LB412
Grade of listing	II
Conservation Area?	Yes
Current Condition and use	<p>A section of the barn abutting the church tower has been demolished at some stage</p> <p>Some barns still in use, but general issue of lack of maintenance.</p> <p>Also a number of unlisted curtilidge buildings on site</p>
Risk Grade	4 – to be watched
Current situation/ action needed	Potential to convert to a variety of uses.



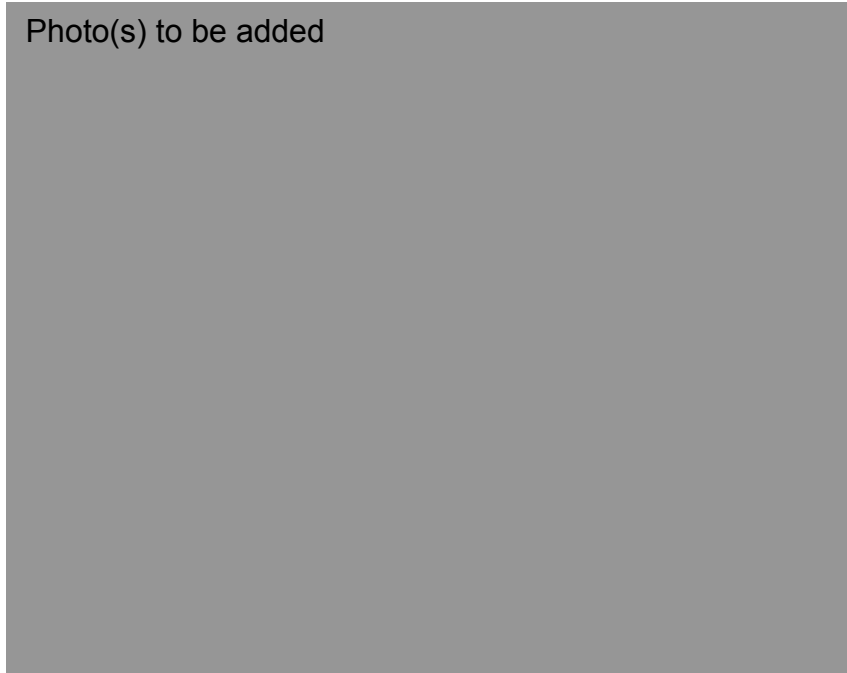
Name	Llanrhidian Lower Mill
Address	Llanrhidian, Swansea
Community	Llanrhidian Lower
Ownership	Private
Listed Building ref	LB421
Grade of listing	II
Conservation Area?	Yes
Current Condition and use	Lack of maintenance
Risk Grade	4 – to be watched
Current situation/ action needed	No planning history



Name	St John's Church
Address	Woodfield Street, Morriston
Community	Morriston
Ownership	Private
Listed Building ref	LB227
Grade of listing	II
Conservation Area?	Yes
Current Condition and use	Church no longer used for worship. Lack of maintenance. Listed building consent (ref 2007/1503 and 2007/1499) granted for conversion to 6 apartments is awaiting further information.
Risk Grade	4 – to be watched
Current situation/ action needed	Discussions needed on viability of residential conversion and alternative community uses.



Name	North farmyard range at Bryn-rhos
Address	Swansea Road, Penllergaer, Swansea
Community	Penllergaer
Ownership	Private
Listed Building ref	LB474
Grade of listing	II
Conservation Area?	No
Current Condition and use	Lack of maintenance
Risk Grade	4 – to be watched
Current situation/ action needed	No planning history Part of a larger farm complex with other listed buildings



Name	Lime Kiln
Address	Castle Road, Mumbles, Swansea
Community	Oystermouth
Ownership	Private
Listed Building ref	LB383
Grade of listing	LI
Conservation Area?	No
Current Condition and use	Emergency partial demolition undertaken 2011
Risk Grade	3 – at risk
Current situation/ action needed	Current Listed Building and Planning applications to partly rebuild ref 2011/1609 and 2011/1702 approved by Area 2 Development Control Committee in October 2012 and ratified by Cadw in November 2012.



Name	Caer Eithin Engine House, Berthlwyd Colliery
Address	Three Crosses, Swansea
Community	Llanrhidian Higher
Ownership	Private
Listed Building ref	LB431
Grade of listing	II
Conservation Area?	No
Current Condition and use	Listed in a ruinous state
Risk Grade	1 – Extreme Risk
Current situation/ action needed	Potential to tackle with an application for funding to the Gower Historic Landscapes Project (HLF)



Name	Circular Pigsty at Beili Glas
Address	Cefn Drum, Pontarddulais, Swansea
Community	Pontarddulais
Ownership	Private
Listed Building ref	LB196
Grade of listing	LI
Conservation Area?	No
Current Condition and use	Lack of maintenance
Risk Grade	3 – at risk
Current situation/ action needed	Potential to tackle as community project



Name	Circular Pigsty near Pill House
Address	Llanmadoc Swansea
Community	Llangennith, Llanmadoc and Cheriton
Ownership	Private
Listed Building ref	LB417
Grade of listing	II
Conservation Area?	No
Current Condition and use	Lack of maintenance
Risk Grade	3 – at risk
Current situation/ action needed	Potential to tackle through Gower Historic Landscapes Project (HLF)



Name	Limekiln below Weobley Castle
Address	Llanrhidian, Swansea
Community	Llanrhidian Lower
Ownership	Private
Listed Building ref	LB422
Grade of listing	II
Conservation Area?	No
Current Condition and use	Lack of maintenance
Risk Grade	3 – at risk
Current situation/ action needed	Potential to tackle through Gower Historic Landscapes Project (HLF)



Name	Penrice Castle Dovecote
Address	Penrice, Swansea
Community	Penrice
Ownership	Private
Listed Building ref	LB365
Grade of listing	II*
Conservation Area?	No
Current Condition and use	Located in a Historic Park Also a Scheduled Ancient Monument
Risk Grade	? tbc
Current situation/ action needed	All listed structures on Penrice estate to be reviewed

