

SAVE

Cardiff Coal Exchange



Achub

Cyfnewidfa Glo Caerdydd

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1.0 Background

The Coal Exchange is one of Cardiff's most important buildings and one of the finest buildings in Wales. It's where the world's first million pound deal was struck during the city's industrial heyday (equivalent to over £100m today). Yet far from cherishing this building, Cardiff council proposes to demolish the main body of the building, keeping only the facades.

If this happens, then the magnificent interior with its immense historical significance will be lost forever. This grade 2* listed building deserves better, and the views of the public need to be heard.

The Council have been claiming for the past year that it is on the point of collapse. No works have been done, yet there is no apparent evidence that the building is about to collapse. It is questioned if Cardiff Council were able to use section 78 powers under the building act to progress their plans, and this needs to be investigated openly.

So much of Cardiff Bay's social and built heritage has already been destroyed; it seems inconceivable that more can be cast aside with cynical abandon.

It's unclear why the council refuses to see the value of restoring the Coal Exchange to protect this iconic building for the use and enjoyment of future generations.

The issues are of the highest level of public interest, and it is considered essential that an open public consultation occurs to review matters.

This petition seeks a commitment from the Welsh Government to set up a public enquiry into the events surrounding the Coal Exchange and to support public opinion which seeks to protect and conserve the building.

Mae'r Gyfnewidfa Lo yn un o adeiladau pwysicaf Caerdydd ac yn un o'r adeiladau gorau yng Nghymru . Yn y Gyfnewidfa Lo cafodd y cytundeb miliwn o bunnoedd cyntaf cael ei wneud yn ystod oes aur ddiwydiannol y ddinas (mae hyn yn cyfateb i dros £ 100m heddiw). Ymhell o archu'r adeilad arbennig hwn, mae cyngor Caerdydd yn cynnig i ddymchwel prif gorff yr adeilad, gan gadw dim ond y ffasadau.

Os bydd hyn yn digwydd, yna bydd y tu mewn godidog gyda'i arwyddocâd hanesyddol aruthrol yn cael ei golli am byth . Mae'r adeilad radd 2 * rhestredig hyn yn haeddu gwell , ac mae rhaid i barn y cyhoedd gael ei glywed.

Mae'r Cyngor wedi bod yn dweud yn ystod y flwyddyn ddiwethaf ei fod ar fin cwmpo. Nid oes unrhyw waith wedi cael ei wneud, ond nid oes unrhyw dystiolaeth amlwg bod yr adeilad ar fin cwmpo. Mae yna amheuaeth os byddai Cyngor Caerdydd yn gallu defnyddio pwerau 78 o dan y ddeddf adeiladu i ddatblygu'i cynlluniau, ac mae angen ymchwilio hyn yn agored.

Mae gymaint o dreftadaeth gymdeithasol ac adeiledig Bae Caerdydd wedi cael ei ddinistrio.

Mae'n anglur pam y mae'r cyngor yn gwrthod weld y gwerth o adfer y Gyfnewidfa Lo i warchod yr adeilad eiconig hwn ar gyfer defnydd a mwynhad cenedlaethau'r dyfodol.

Mae'r materion o ddiddored mawr i'r cyhoedd, ac mae'n hanfodol bod ymgynghoriad cyhoeddus agored yn digwydd i adolygu y materion.

Mae'r ddeiseb yma yn gofyn am ymrwymiad gan Lywodraeth Cymru i sefydlu ymchwiliad cyhoeddus i'r digwyddiadau o amgylch y Gyfnewidfa Lo ac i gefnogi barn y cyhoedd sy'n ceisio diogelu a gwarchod yr adeilad.

2.0 Summary of Issues

- The Coal Exchange is Grade 2* Listed which puts it in the top 8% of all listed buildings in the UK
- The Coal Exchange is recognised as being one of the finest buildings in Wales
- The Coal Exchange is the work of local architect Edwin Seward
- The Coal Exchange is an historical record of the industrial heritage of Cardiff Bay, and a focal point of the coal trade in south Wales in the early c20th
- The Coal Exchange has global significance as the trading venue where the first £1m deal was struck (£100m in today's money)
- Cardiff Council have been planning to remove the majority of the core of the Coal Exchange to progress their plans for the building without any public consultation.
- Cardiff Council have developed the 'cover' of a dangerous building on the brink of collapse without putting forward any evidence to support this, and have used this to restrict access to the building
- Cardiff Council have misused section 78 of the building act to further their own development plans and hidden agenda for the building which has been progressing over the past year, and most probably longer.
- Cardiff Councils use of section 78 of the building Act strays well beyond what this section of the act allows.
- Aspects of council documentation relating to the Coal Exchange remain restricted, and it has to be asked why this is the case.

3.0 Cardiff Coal Exchange

Designed by Cardiff architect Edwin Seward this elegant and distinctive building operated as one of the economic centres of world trade and is of international significance. Yet Cardiff Council are planning to support the demolition of the entire core of the building, losing all the principal elements of this magnificent structure.



The story of Cardiff's development from small fishing village to the largest and busiest coal exporting dock in the country is well known. Such developments reached their heights in the closing decades of the 19th century when the 'black gold' of the Rhondda became one of the most prized and valuable commodities in the world.



Train loads of coal poured in a never-ceasing stream, down the valleys into Cardiff. And that was where most of the deals were carried out, a shipment bought here, tons of coal ordered there. Fortunes were made and lost every single day.

Cardiff had developed from a market town of 10,000 people into the central hub of commerce on the world stage at this point. Unfortunately, in the early years of the town's prosperity there was no central point where all of the various negotiations could take place. Merchants simply chalked up the price they were offering or willing to pay on boards outside their offices and businessmen met in the quiet corners of public houses and taverns to fix prices and buy and sell the coal that was rapidly making Cardiff the greatest trading port ever seen. It was a situation that could not last.

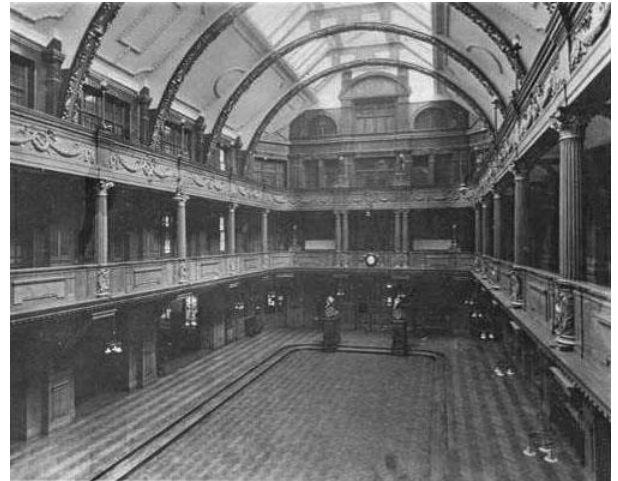


In an attempt to provide a formal centre for the coal trade, Cardiff Coal Exchange was designed and built between 1883 and 1886. It was situated in Mount Stuart Square, within walking distance of Bute Docks, in what had previously been a quiet residential square, complete with a central garden. The design was by the architects James, Seward and Thomas and the building was formally opened on 1 February 1886.

Now, at last, Cardiff businessmen had a place to go each day. It was estimated that as many as eight or nine thousand people passed through the Coal Exchange each day with the hour between noon and 1pm being the busiest trading period.

The Coal Exchange was where the leading businessmen of the south Wales area - ship owners, shipping agents, mine owners - met to fix deals, to buy and sell coal and, of course, to make themselves fortunes.

The Coal Exchange was also the place where, in 1901, the first ever £1 million deal was struck; equivalent to over £100 million in today's money. In the closing years of the 19th century it was where every businessman with pretensions of grandeur and success needed to be seen.



The Coal Exchange has retained much of its fine and elaborate internal features which richly illustrate the history and the purpose of the building. The wood panelling on the trading wall, the oak balcony and the Corinthian columns all remain



4.0 The Architect Edwin Seward

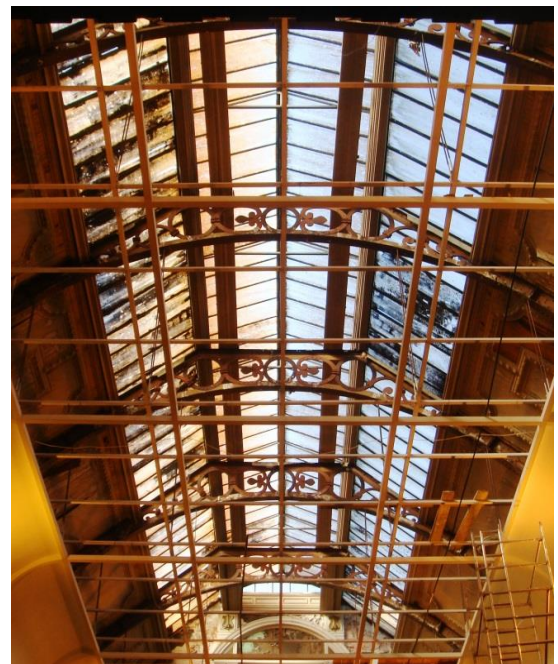
Edwin Seward (1853-1924), trained in Yeovil and came to Cardiff as an assistant to G.E. Robinson. By 1875 he was a member of the firm James, Seward & Thomas that went on to build some of Cardiff's most notable public buildings in the late 19th century. These included the Free Library in the Hayes (1880-82), the vast Coal and Shipping Exchange (1884-88) in Mount Stuart Square and a couple of the shopping arcades in the city centre.



Edwin Seward played a major role in pushing forward the extensive programme of public building that made Cardiff a world-class capital city.

He became one of its most prominent spokesmen. He was the Honourable Secretary of the Cardiff Fine Art and Industrial Exhibition in 1881, and his name crops up repeatedly in reports of proceedings of societies like the Cardiff, South Wales, and Monmouthshire Architects' Society, the Cardiff Naturalists' Society; the South Wales Art Society and Sketching Club (which he promoted, becoming its Vice-Chairman in 1888); the Royal Cambrian Academy (of which he became a committee member); the Camera Club, and so on.

He also proposed and supported a National Institute for Wales in 1887 to celebrate the Queen's Jubilee, and was one of the art adjudicators at the National Eisteddfod in 1889. His practice flourished and he became a Fellow of the Royal Institute of British Architects in 1889, and President of the Cardiff Architects' Society in 1894.



5.0 The Coal Exchange in 2014

Far from cherishing this building, Cardiff council proposes to demolish the main body of the building, keeping only the facade.

If this happens, then Cardiff and Wales will lose the magnificent interior with its immense historical significance. Surely the grade 2* listed Coal Exchange deserves better?

The Council have been claiming for the past year that it is on the point of collapse. No works have been done, yet there is no evidence that the building is about to collapse. The photograph below was taken recently and shows all the roof areas predominantly intact, with very little evidence of imminent collapse. In fact there is no substantial evidence of the imminent catastrophic building collapse that the council claim.

So much of Cardiff's social and built heritage has already been destroyed; it seems inconceivable that more can be cast aside with cynical abandon.

It's unclear why the council cannot see the value of restoring the Coal Exchange, and why this iconic building, that symbolises a key point in our history, is being degraded in this way.

Public support can change attitudes.

- What are Cardiff Council trying to hide ?
- Why are Cardiff Council so afraid of public consultation on this internationally important building ?

Save Cardiff's Coal Exchange from Demolition

Public Enquiry Now !

6.0 Some Recent Photographs

....a building in need of care and maintenance...

NOT demolition !













7.0 How Much Have Cardiff Council Spent?

The attached document illustrates the works that Cardiff Council have spent around £900,000 of local tax payers money on the pretence of protecting the Coal Exchange.

However there has been no apparent works carried out to protect the building.

All the simple and cheap tasks that anyone interested in protecting a building would do.....simple maintenance

- Clearing blocked gutters
- Removing intrusive vegetation
- Patching holes in roof and slipped slates
- Netting or repairing broken windows

None of these simple, minimal cost, tasks have been carried out.

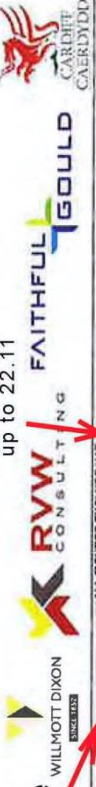
Yet 6-figure sums have been spent on consultants progressing a demolition scheme.....

.....and Cardiff Council claim these are all recoverable as part of work carried out under section 78 of the building act.....unlikely !

Facade Retention,
The Coal Exchange,
Cardiff

Project: Facade Retention, The Coal Exchange, Cardiff
Client: The County Council of the City and County of Cardiff
Document: Emergency Works and Mount Stuart Square Development Cost Report
Prepared By: Faithful+Gould
Date: 18/12/2013
Version: 1.0

Demolition Scheme



Final scheme
up to 22.11

REF.	ITEM	DESCRIPTION	TOTAL REGULATORY	Contract Admin/ Costs	Demolition Scheme	Iteration Scheme	Final Scheme up to 22.11	TOTAL	COMMENTS
PRINCIPAL CONTRACTOR									
1.00	M. Smith Facade Retention Works	Budget Cost only	£ 35,000.00		£ 35,000.00			£ 35,000.00	
1.02	Sundry Work to Facades	Budget Cost only							
1.03	Inspections / monitoring	Budget Cost only							
1.04	M. Smith Preliminaries	Budget Cost only							
1.05	Planting	Budget Cost only	£ 3,750.00		£ 3,750.00			£ 3,750.00	
1.06	Groundworks	Budget Cost only							
1.07	Groundwork concrete pile cap	Budget Cost only							
1.08	Willmott Dixon Staff Costs	Based on 26 weeks	£ 191,121.27	£ 74,428.43	£ 105,549.65			£ 195,549.65	
1.09	Willmott Dixon Accommodation	Based on 26 weeks	£ 60,281.08		£ 60,281.08			£ 60,281.08	
1.10	Willmott Dixon Staff Specific	Based on 26 weeks	£ 5,831.82		£ 5,831.82			£ 5,831.82	
1.11	Willmott Dixon Construction Fee	Based on tender allowance							
1.12	Willmott Dixon Mark Up	Based on tender allowance	£ 3,297.19		£ 3,297.19			£ 3,297.19	
1.13	Willmott Dixon Scope fee	Based on tender allowance	£ 13,615.98		£ 13,615.98			£ 13,615.98	
1.14	Scarfolding								
1.15	Advance for temporary property	Provision for material propping	£ 1,071.57		£ 1,071.57			£ 1,071.57	
1.16	Temporary Shoring	Provision for design and erection of shoring							
1.17	Temporary Shoring	Provision for design and erection of shoring							
1.18	Delivery	Provision for design and erection of shoring	£ 4,719.57		£ 4,719.57			£ 4,719.57	
1.19	Delivery	CCC People Requirement, H&S	£ 26,722.60		£ 26,722.60			£ 26,722.60	
1.20	H&S Fencing to site & disconnected parking machines	Initial quote per works to CCC 5.6.12	£ 5,500.00	£ 4,500.00	£ 10,000.00			£ 10,000.00	
SECTION SUB-TOTAL			£ 302,473.01	£ 80,000.00	£ 382,473.01			£ 382,473.01	
STATUTORY UNDERTAKINGS									
2.00	Water	Budget	£ 15,000.00		£ 15,000.00			£ 15,000.00	
2.02	Gas	Budget							
2.03	Electricity	HV and LV diversion works - order of cost quote 17/6/13	£ 31,290.00		£ 31,290.00			£ 31,290.00	
2.04	LI	Quotation now received	£ 21,631.00		£ 21,631.00			£ 21,631.00	
2.05	LI	CCC People Requirement, H&S	£ 5,745.00		£ 5,745.00			£ 5,745.00	
2.06	LI	CCC People Requirement, H&S	£ 1,600.00		£ 1,600.00			£ 1,600.00	
2.07	Tracked to the above	CCC Obligation cost 08/13	£ 66,950.81		£ 66,950.81			£ 66,950.81	
SECTION SUB-TOTAL			£ 150,814.81		£ 150,814.81			£ 150,814.81	
CONSULTANTS									
3.00	RWV	Geotechnical / Ground Investigation	£ 106,554.00		£ 106,554.00			£ 106,554.00	
3.02	RWV	Topographical / elevation survey	£ 13,845.00		£ 13,845.00			£ 13,845.00	
3.04	RWV	Services Surveying	£ 3,800.00		£ 3,800.00			£ 3,800.00	
3.05	RWV	Strategic	£ 1,300.00		£ 1,300.00			£ 1,300.00	
3.06	RWV	Strategic	£ 2,200.00		£ 2,200.00			£ 2,200.00	
3.07	RWV	Survey Report of Internal Structures	£ 13,850.00		£ 13,850.00			£ 13,850.00	
3.08	RWV	Survey of windows and surrounds	£ 20,000.00		£ 20,000.00			£ 20,000.00	
3.09	RWV	Services Surveys - Sums	£ 2,600.00		£ 2,600.00			£ 2,600.00	
3.10	RWV	Photographic Survey	£ 4,188.00		£ 4,188.00			£ 4,188.00	
3.11	RWV	Roof Survey (Photographic)	£ 1,524.00		£ 1,524.00			£ 1,524.00	
3.12	Assessors	Provision of attendance	£ 3,371.00		£ 3,371.00			£ 3,371.00	
3.13	Assessors	Testing / monitoring - say	£ 5,690.83		£ 5,690.83			£ 5,690.83	
3.14	Assessors	Removal (if necessary for facade supports) - say	£ 2,664.99		£ 2,664.99			£ 2,664.99	
3.15	Ball Survey	Ball Survey - External visual survey							
3.16	Ball Survey	Pre contract costs							
3.17	Faithful+Gould	Commercial management (IE), 40%							
3.18	Faithful+Gould	Cost Management (PD/BW), 50%							
3.19	Faithful+Gould	On-site commercial / programmes support (TH), 100%							
3.20	Faithful+Gould	DDM-G (DW), 10%							
3.21	Faithful+Gould								
SECTION SUB-TOTAL			£ 254,648.95		£ 254,648.95			£ 254,648.95	
OTHER PROJECT COSTS									
4.00	Project Office	Included above							
4.01	Project Office	Costs covered							
4.02	Project Office	Supportable legal challenge							
4.03	Project Office	Loss of revenue, equipment							
4.04	On-site parking	Provisional sum for support for existing tenants							
4.05	CCC Project Manager	As requested							
4.06	CCC Project Supervisor	Budget cost for IT connection							
4.07	Existing tenants	Budget cost for 10 m trees							
4.08	H&S system	Cleaning of offices							
4.09	IT Connections	Cleaning of offices							
4.10	IT Connections	Emergency fire alarm installation and recording laboratory equipment							
4.11	Remove and repair existing trees	Emergency fire alarm installation and recording laboratory equipment							
4.12	Tree costs	Emergency fire alarm installation and recording laboratory equipment							
4.13	CCC	Emergency fire alarm installation and recording laboratory equipment							
4.14	CCC	Emergency fire alarm installation and recording laboratory equipment							
4.15	CCC H&S	Emergency fire alarm installation and recording laboratory equipment							
4.16	CCC H&S	Emergency fire alarm installation and recording laboratory equipment							
4.17	CCC Admin	Emergency fire alarm installation and recording laboratory equipment							
4.17	Others	Emergency fire alarm installation and recording laboratory equipment							
SECTION SUB-TOTAL			£ 41,259.23		£ 41,259.23			£ 41,259.23	
TOTAL			£ 710,090.00	£ 80,000.00	£ 790,090.00	£ 20,000.00	£ 20,000.00	£ 810,090.00	
TOTAL			£ 710,090.00	£ 80,000.00	£ 790,090.00	£ 20,000.00	£ 20,000.00	£ 810,090.00	

Blacked out by
Cardiff Council in
FOI release.
Why ?????

£159,554
total expended on
unspecified works which
includes at least £25k on
demolition scheme and
other works all
progressed prior to end
of 2013, which Cardiff
council don't want
anyone to know about....

£25,000

£900,000 spent by
Cardiff Council on
the project

NOTE:
The expenditure cost report excludes:
Any cost of Revenue from car parking
Any CCC Staff time (PDR, JS, CM, RS)
Cost of any response to planning applications and building monitoring
Cost of any future additional scaffolding / shoring due to building structural instability
Further administration / legal costs in respect of notices and approvals

8.0 Petition

The following petition was stated on the 20th February 2014 inviting support for the protection of the Coal Exchange and speaking out against the planned demolition.

The following signatories total over 2700 and are in addition to the National Assembly for Wales ePetition.

These objections to the planned demolition of the historic core of the Coal Exchange have come in a very short period of time and demonstrate the mass support for the protection of the building.

Save Cardiff's Coal Exchange from Demolition

Public Enquiry Now !
