

Alterations and Conversion of Queens Hotel

Queens Hotel

19 Bridge Street

Newport

NP20 4AN



Design and Access Statement

Heritage Statement

Rev F - January 2025

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1. Site and Contact information

Site address: 19, Bridge Street,
Newport,
NP20 4AN

Contact details:

Name of applicant: ODS Group Ltd

Name of Agent: JDW Architects
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2. Introduction

JDW Architects have been appointed to prepare proposals by ODS Group Limited for the alteration and conversion of the internal first floor at The Queens Hotel, 19, Bridge Street, Newport NP20 4AN.

The hotel first opened in 1863, soon after Bridge Street was laid out. Named in honour of Queen Victoria, the building is situated at the western end of Bridge Street.

The building was Grade II listed in 1980 due to its condition and important corner site location. The perimeter of the Town Centre Conservation Area turns north at the pedestrian end of Bridge Street to Station Street, so the hotel is not within the conservation area. The listing and heritage statement are included within this document.

This document outlines the proposal for internal alterations and the change of use to turn previously converted office space (planning app. 21/0630) back into Bedrooms on part of the first floor.

This design and access statement accompanies a full planning application for this site and is to be read in conjunction with all other submission documentation, which accompanies the application.



Fig1 Location of the site

3. Context

The application site is an operating hotel and bar located within a mixed residential / commercial area. It is within very easy walking distance to good transport links via buses and the nearby Newport railway station.

3.1 existing use

The existing site is an operating Hotel and bar, with vacant office space to part of the first floor.

3.2 existing amount/scale

The proposed application is for conversion, alteration and refurbishment of part of the first floor.

3.3 existing appearance

The proposals within this application will not affect or change the elevations in any way other than localised window repairs/refurbishment if required.

3.4 existing layout

The Queen's Hotel is located on the corner of Bridge Street and Baneswell Road, with its front facade and main entrance facing the pedestrian area of Bridge Street.

The specific application site is currently an operating Hotel and Bar. The proposals will compliment the existing use by creating additional bedrooms for the Hotel use.

3.5 existing landscaping

There is no landscaping existing or proposed relating to this application.

4. Design Principles and concepts

4.1 proposed use

Permission is being sought to make internal alterations to the hotel with a change of use to part of the first floor. No changes are proposed to the lower ground or ground floors

It is intended to convert part of the existing first floor that is currently vacant office space back into bedrooms for Hotel usage (C1). These areas were originally bedrooms prior to the recent conversion to office space and therefore there is historical precedent for this usage in these areas. The proposed use is therefore complimentary to the existing Hotel use and provides additional bedroom spaces.

Policy EM3 of the Newport Development Plan (Alternative uses of Employment Land) States:

' DEVELOPMENT PROPOSALS PROMOTING ALTERNATIVE USES ON EXISTING EMPLOYMENT SITES WILL BE RESISTED UNLESS:

- i) THE SITE HAS BEEN MARKETED UNSUCCESSFULLY FOR EMPLOYMENT PURPOSES FOR A MINIMUM OF 12 MONTHS;
- ii) THERE REMAINS A SUFFICIENT RANGE AND CHOICE OF EMPLOYMENT LAND AND PREMISES TO MEET LDP REQUIREMENTS AND LOCAL DEMAND;

- iii) THE DEVELOPMENT HAS NO ADVERSE IMPACT ON EXISTING OR ALLOCATED EMPLOYMENT SITES;
- iv) THE DEVELOPMENT HAS NO ADVERSE IMPACT ON AMENITY OR THE ENVIRONMENT.'

The office accommodation provided in the Queens Hotel was always ancillary to the main use of the hotel and its functions. There has never been a dedicated access to the office accommodation, with access always provided via the hotel. With the hotel adapting to current market requirements this office space is no longer viable for the hotel to maintain.

It is noted that office space in Newport is undersubscribed with many various units available to be let. A quick search of Rightmove on 26/01/2025 shows available office space within the Hub in Mill Street, Interface in Station Quarter, Chartist Tower in Upper Dock Street, Queensway, Devon Place and the High Street, all within a 5-10 minute walk from the Hotel and of various sizes and pricing.

The new hotel rooms will bring additional people into the heart/town centre of Newport which should have a positive impact on the town centre and the amenity/businesses. In a sustainable location, visitors can easily access the hotel via public transport.

4.2 proposed appearance

The above proposals will not affect the external appearance of the building in any way other than localised window repairs/refurbishment and a few discrete ventilation grills if required. The internal alterations are generally reinstatement of historic fabric that has been previously removed throughout the evolution of the building.

4.3 proposed layout

The proposed hotel bedrooms are accessed via the existing communal lobby with stair core, which is entered via the main entrance off Bridge Street.

The rooms are laid out so that the existing fabric of the building is disturbed as little as possible with the existing room layouts being adapted to retain as much of the existing structure as possible.



Proposed first floor layout showing proposed new bedroom layout

5. Inclusive Access

This Access Statement has been prepared to accompany the planning application for change of use. As explained in the substantive application, the application is simply for permission to convert the part of the existing first floor of the premises to hotel (class C1) to align with the remainder of the hotel. It is not proposed to change the access from street level due to the practicalities of the site and the fact that the building fronts directly onto the pavement. Accessible lifts have already been installed within the property to assist with access to the main hotel areas.

The site of the hotel slopes up from east to west. The main entrance at the corner of Bridge Street and Baneswell Road is raised above street level as the ground floor of the pub is above the external ground level at this point.

The accessible entrance is on Bridge Street at an intermediate level. The ground floor above and the lower ground floor below are accessed via a lift.

Presently means of escape from both levels of the pub, the hotel rooms and the function room are via individual external escape stairs into the car park.

A clear route through will be maintained.



6. Community Safety

The application site is in an existing Hotel and bar located on the Bridge Street. There are no proposed changes to the external fabric/ground floor layout of the building.

7. Environmental sustainability

7.1 sustainable materials

Where possible, materials will be sourced locally to lower the embodied energy of the build. Materials, such as timber will also be sourced from sustainable manufacturers.

7.2 biodiversity and local environment

The proposals do not cause any harm to the local environment or biodiversity due to their inherent design.

7.3 water

Water usage in the new bedrooms will be limited via water saving devices.

7.4 waste management

The works will ensure that all waste is correctly collected and sorted on site to maximise recycling and re-use.

8. Movement to, from and within the development

8.1 connection

The site is located on Bridge Street, which is a mixed commercial / residential area not far from good transport links including Newport train station with direct links to London.

8.2 modes

The hotel is only a four-minute walk from Newport Railway Station, the third busiest train station in Wales. There are also extensive networks of bus routes that converge on Queen's Way, a three-minute walk from the hotel.

8.3 servicing

The site is already being serviced via the rear service area accessed off Caxton Place

8.4 parking

Parking will not form a part of this proposal; there is sufficient local capacity for both off and on street parking.

9. Heritage Statement

Significance

Listed Buildings in the City of Newport as at 27.07.11. Newport City Council list:

Cadw Ref 2999 19 Bridge Street (former Queen's Hotel) Stow Hill II

Date Listed 02/05/1980, updated 31/3/2000.

Listed Grade II in 1980, the building dates back to the mid-19th century when it was originally formed as Bridge Street was laid out. The public house and hotel opened in 1863 and was named The Queen's Hotel in honour of the then monarch, Queen Victoria. It occupies a prominent site on the corner of Bridge Street and Baneswell Road. The building is not within a conservation area however the Bridge Street frontage immediately adjoins the Town Centre Conservation Area to the North-East.

The building was listed by CADW by virtue of it representing a well-preserved Victorian hotel on an important corner site and for its group value.

The exterior of the 3-storey building is characterised by ornate detailing and stylised opening surrounds. The elevations are Italianate stucco with a central balustraded porch to the its main entrance at the corner of Bridge Street and Baneswell

Road. The porch features Tuscan columns to a round-arched doorway with overlight above which features a parapet with panel containing a segmental pediment with pinnacle, inscribed "Queen's Hotel". The elevations feature sash windows, bracketed cornices, string courses.

There is no reference to the rear exterior or interior of the 19 Bridge Street within the CADW listing. *The interior retains the general layout, form and some features of the original premises in a refurbished style, however, these do not appear as being particularly outstanding or noteworthy in their own right and are mostly limited to localized areas of the hotel. For the majority of the areas, while maintaining the general historic layout, there have been significant alterations that have been undertaken as part of the hotel's evolution as it has adapted to differing uses.*

The existing external design principles are continued west along Bridge Street including the adjoining grade II listed 20 Bridge Street which is listed by CADW by reason of it being a well-preserved building in Italianate style and its group value with adjacent Hotel. The external architectural style of the public house is also continued South along Baneswell Road up to and including number 18.

The significance of the building, therefore, can be seen to predominantly arise from its aesthetic value to the frontage

elevations onto Bridge Street and Baneswell Road and its contribution within the street scene, both individually and as part of a group. The building occupies a prominent position and the architecture is typical of such buildings of the time. The building as a whole contains historic illustrative value through providing an example of mid-nineteenth century public house and hotel.

The setting of the building is largely that of the surrounding townscape: to the front, the building is generally experienced as part of the street-scene, where the architecture of the facade can be clearly experienced and its historic context can be understood.

To the rear, the building backs onto a private communal car park enclosed by the rear of buildings formed on Bridge Street, Baneswell Road and Caxton Place. The rear of the building cannot, therefore, be observed from the public realm and accordingly has little relevance on either the street scene or nearby Town Centre Conservation Area.

The rear of the building is considerably more utilitarian in appearance compared with the ornate front elevations and is characterised by numerous fire escapes, air conditioning units and open storage onto the informal car parking area. Due to a change in ground level the car park is lower than at street level by almost a full storey height allowing for a lower basement level to be exposed to the rear. The rear of the building is formed into an acute angle by the alignment of Bridge Street and Baneswell Road and, as a consequence, collectively the rear elevation makes no contribution to the significance of the

building.

Proposed Works

The Proposed Development seeks to use the existing office space to form a total of 27 bedrooms at first floor within the existing building envelope. Second floor bedrooms are to remain as existing.

Impact Assessment

An assessment of the property shows that the main character of the building lies in its external appearance in relation to neighbouring properties and the street scene. The architectural qualities of its front elevation running onto both Bridge Street and Baneswell Road together with its group value in conjunction with adjoining front elevations is key to its listed status.

Internally, while the basic layout of the property has remained the same, significant modern changes have been undertaken as part of the building's adaption to new uses and users of the building. Currently, internal rooms predominately have a more modern appearance with simple architraves/dados/skirtings with no significant historic detailing or features. Example photos of the interior are shown below along with an assessment of the impact from the proposed works.



Chimney breast in existing meeting room at rear of property (Claxton Place end of Banswell Road side) showing simple box dado rail and minimalist skirting with no significant architectural features. This photo is typical of all the meeting rooms in this part of the building. Fireplaces have been boxed in historically and rooms contain no significant architectural features. The principal of the proposed alterations is to add walls rather than take away and there is limited alteration proposed to this part of the hotel. Where walls are to be removed, there will be nothing of historic significance that will be impacted and any new skirtings and dado rails etc. will match the existing. The chimney breasts are to be maintained in place preserving the building's historic layout.



The internal corridor in the area of the meeting rooms again shows a modern appearance with no significant historic architectural features and simple dado rails and skirtings. Again, only localized areas of the corridor are proposed to be removed with no impact on historic fabric. Any new features such as skirtings and dado rails to be matched to the existing.



Photo of corridor between the existing staff restroom and external wall. The windows contain some stained glass features however there are no proposals to amend the windows, leaving these features intact. As shown, the wall on the right to the staff rest room is of modern construction and aesthetics and therefore there is not considered to be any harm with the removal of the walls in this area.



At the end of the corridor with the staff rest room, there are a couple of detailed arches with potentially some merit due to the more intricate detailing. The proposals around bedroom 22 do not propose to remove these arches, but instead maintain them within the room and any new partitioning is to be scribed around these features retaining them in place. The existing smaller arch is annotated on the first floor plan and shows that the door and partition wall will be placed adjacent to the arch.



Photo of chimney breast between existing gents and female WCs towards the front of the hotel. As shown all historic features of the fireplace have been removed with a modern plaster finish which has been historically covered in bathroom tiling. The chimney breast is not being removed in recognition of the building's historic layout and instead the new corridor beside bedroom 5 will run into the edge of the chimney breast.

As shown by the internal photos, there is no proposed removal of any historic/significant features and features of interest such as the arches/moulding are to be worked around to ensure their character is preserved.

Some of the hotels interiors are beginning to look 'tired' and are in need of update. The introduction of renovated rooms is argued to actually to enhance the character of the inside of the listed building, preserving the character and appearance of the listed building and its setting.

The new rooms will bring potential requirements for ventilation, drainage and insulation.

In regards to insulation, the proposals will be subject to SBEM calculations/alternative energy modelling as part of the technical design. From an initial review, it is not anticipated that additional insulation will be required to the external walls and that the energy requirements will be achieved by other means.

In order to prevent the ventilation extracts/grills from harming the external appearance of the building, it is proposed for these to be predominately positioned towards the internal/courtyard facades of the building which have a more utilitarian aesthetic. Concealing the extracts within the courtyard area prevents them impacting the feature elevations/street scene on Bridge Street and Baneswell Road. In a couple of locations, where it is unlikely to be possible to direct the vents to the internal elevations, extract grills are to be in heritage cast iron chosen to reflect the existing grills on the property and blended to match the existing aesthetic. Where

these grills on the external elevations are to be very few in number, it is not considered that these will have any impact on the heritage asset. Proposals for the locations of the extracts are shown on the first floor plans. Internally, the hotel already has suspended ceilings/service voids to carry the extracts through the building.

In regards to drainage, macerator toilets are proposed to each of the rooms to allow drainage to pass through the ceiling voids and discharge into the existing SVPs without significant harm to the building fabric.

Conservation area

The Newport Town Centre Conservation Area designated on 17 March 1987 lies to the North- East of the application building. The Town Centre Conservation area extends from near the junction of High Street with the Old Green Crossing road junction in the north to the junction of Commercial Street and Hill Street in the south. Either side of this spine the conservation area takes in numerous historic streets and buildings.

A description on Newport City Council's website reads:

“Above ground much of the character and appearance of the (Town Centre) conservation area derives from the architecture of the impressive three and four storey commercial buildings. Looking above the shop fronts the observant visitor will note a wealth of architectural detail that in many cases remains substantially unaltered. The large number of listed buildings within the conservation area bears testament

to the exceptional quality of much of the surviving Victorian and early 20th century architecture.”

“Newport City Council wishes to promote good quality design in all development in the Town Centre Conservation Area.”

It is evident from the text that the public realm is of high importance.

The proposed works are to be sited internally and consequently the proposal will not be visible from the nearby conservation area.

Decision Making:

Regulation 96 of The Historic Environment (Wales) Act 2023 outlines the requirements for granting or refusing consent. This notes that ‘In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving—

- a. *the listed building to which the application relates,*
- b. *the setting of the building, and*
- c. *any features of special architectural or historic interest the building possesses.*

Considering the nature of the works, it has been clearly shown that there will be no harm to the listed building and as such, for the most part, will preserve the building and the features of

importance. Taking each point in turn:

- a) There are no fundamental changes to any historic fabric, only localized removal of modern finishes and any features of architectural interest internally such as the arches are to be scribed/worked around. The changes will enable the hotel to continue as a viable business and keep the listed building in active use.*
- b) No external changes are to be proposed other than localized extract fans which will be hidden in discrete areas.*
- c) As point a, there are no significant changes to the historic fabric and any existing features/covings/architectural mouldings are to be scribed around.*

The proposals, therefore, comply with the requirements set out within the 2023 Act, and thus this complies with the requirements of the PPW, therefore, the application should be approved.

10. Summary

The site presents an opportunity to provide additional bedroom spaces, within an existing mixed commercial/ residential area close to excellent transport links.

The core aim is to provide 27 en-suite bedrooms at first floor (in addition to the existing second floor rooms) enabling the hotel to adapt its business to suit its current needs/situation. This, in turn, will maintain the hotel as a functioning business within the heart of Newport **and visitors to the hotel will have a positive impact on the town centre.**

All the proposed changes are to be formed by internal alterations only, which should not impact on the external character of the listed building mentioned within the building's listing. Localised repairs/refurbishment to the windows will only be carried out if required and will be in a like for like basis.

In many instances the proposed changes are looking to reinstate the original building uses by the reinstatement of bedrooms to the first floor which had previously been removed.

Where there are new insertions/partition walls, the new materials are to be scribed around the existing structure and materials to ensure there are no detrimental impacts to the existing building fabric. Where necessary the existing fabric will be made good to help ensure the existing core heritage asset is retained.