

CONSERVATION CONSULTATION RESPONSE

Case Officer: Catherine Aldous

Application No: 24/0045

Listed Building : Grade II

Address: St Pauls Church, Commercial Street, Newport

Proposal: LISTED BUILDING CONSENT FOR CONVERSION OF CHURCH INTO 9NO. FLATS

1.0 BACKGROUND

St Paul's Church is a grade II listed building dating back to 1835. The building was constructed by local architect T H Wyatt and further refurbished by G Clarke of Newport in 1859. The building is of Early English style, rock-faced stone with ashlar dressings, slate roofing, central octagonal tower with spire, stepped buttresses to pinnacles and lancets to bell stage of tower. The porches were added in 1888 by Habershon and Fawckner. The lower tower sees an open porch with tall Gothic arches, a vaulted ceiling with ribs and floral bosses. The side elevations have 9 bays with the ends having gables. The west or rear elevation has 5 bays with central polygon apse. Internally, the ceiling was added in 1842 by Wyatt. It is an undivided interior with a timber gallery to the western end and the chancel at the eastern end. The seating and organ have been removed, and the gallery has since been filled in with a partition (timber still visible).

2.0 CONSIDERATIONS

My previous comments highlighted several areas that were to be addressed before we could make a determination of the application. Both the Georgian Society and Historic Buildings and Places have confirmed they are happy for the application to be deferred to myself, and that their previous concerns have been addressed within the updated information. Their response to these amendments was crucial to my final assessment of the proposals. I have gone through the additional information submitted and my comments are as follows:

Cross sections of the proposed internal alterations have been provided and are fine. However, I would request that these drawings do not show how existing features would appear within the scheme, specifically, the balcony/balustrade. This feature must be retained as it is noted within the listing description and of historic and architectural value, however the application does not provide any information on the treatment of this historic feature.

Further details of the metal frame have been provided along with structural drawings. From this, the structure can be deemed acceptable as it would be freestanding with footings, no fixings. Given the footings do go beneath the existing floor, fabric would have to be uplifted and there could be a chance of disturbing archaeological deposits. I would recommend a condition for an archaeological watch brief during the excavation for the footings, and for Heneb to be notified of this.

Additional roof space support details have been provided by Mann Williams and I'm happy to support the proposals they recommend for additional supports.

Details of walls linings and insulation have not been provided at this state, but I am happy for these details to be conditioned and submitted at a later date.

Regarding the requested ventilation details, the application proposed small roof vents which slot into the existing tiles. This is deemed acceptable in principle, however I would request that the application details the number of vents required.

The drainage proposals are deemed acceptable.

Looking at external elements, additional information has been provided for the fenestration works. I am happy to agree to the proposed window replacements on the side elevations, however I would request that additional

information is submitted via condition as finer details are missing from the application. This includes methodologies for stained glass removal, their reinstatement within the central corridor of the new layout, protection measurements put in place for during the works and the fitting of the new steel framed windows within the existing apertures. This should be provided by a window specialist/ contractor who has experience with stained glass windows. The door details provided are considered to be acceptable.

The amendments to the rooflights are deemed acceptable, however I would request a condition on further details of these, which includes cross sections. The rooflights should be conservation style and flush with the tiles.

Not much information has been provided on external repair or refurbishment. I would request a condition for this, with a methodology from an appointed specialist stone mason.

Regarding landscaping, it is proposed to repair and refurbish the existing stone wall and metal railings. This is supported, but I would request a condition on a methodology from an appointed contractor.

I note both the Royal Commission and GGAT/Heneb have requested a level 3 recording survey, which should be added as a pre-commencement condition to any decision.

3.0 CONCLUSION

I am happy to agree to this conversion of the grade II listed church in principle, however I would request that a few details are clarified before I make a recommendation. Specifically, the proposals/works to the balcony and the number of vents required. Following confirmation of this (and subject to this confirmation), I can set out and add to the conditions as mentioned above:

- Level 3 recording survey in accordance with the Royal Commission's response
- Archaeological watch brief for footing excavation
- Rooflight details (cross sections)
- Methodology of removing stained glass
- Protection measures for stained glass
- Methodology for inserting new windows from appointed contractor
- Further details of new windows
- Insulation details
- Methodology for any masonry repairs
- Methodology for railing refurbishment

Date: 21/02/2025

Signed: Laura Smith