

Heritage Impact Assessment



**Tredegar Chambers
76-81 Bridge Street
Newport
NP20 4AQ**

On behalf of

Harvey Bowes Group Ltd

June 2024

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Cover: View looking ENE across Tredegar Chambers' Bridge Street Elevation.

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1 Executive Summary

Border Archaeology (BA) has been commissioned to carry out a Heritage Impact Assessment in connection with the proposed conversion of the upper floors at Tredegar Chambers, 76-81 Bridge Street, Newport, NP20 4AQ to apartments, and restoration and repair works to the building's exterior, including alterations to modern signage. The results of the Heritage Impact Assessment can be briefly summarised thus:

The overall impact of the proposed development in heritage terms on the Grade II listed 19th century building of **Tredegar Chambers** can be assessed as **Slight to Moderate** and **Positive**. This assessment considers the **High** significance of the designated heritage asset, built c.1900 as the offices of the Brecon and Merthyr Railway Company, considered against the magnitude of impact, assessed as **Minor**.

The proposed works predominantly relate to the interior of the building, with works to its exterior being limited to restoration and repair works devised in consultation with heritage restoration experts, and the alteration of modern signage in order to create a more uniform street front with historic signage, conserving and bringing the building's elevations further into line with its historic character.

The interior works predominantly comprise the insertion and removal of modern partition walls, with solid walls remaining largely unaltered and thus limiting the impact to historic fabric, though a small number of doorways in solid walls will be blocked-up and others opened. The impact of these works on the internal arrangements of the building is considered to be partially mitigated by the fact this aspect of the building has already been heavily altered from its historic layout by the insertion of modern partition walls, one-way doors, and a blocked-up staircase.

Further to this, it should be noted that three of the building's four wrought iron fireplaces (those with tiled panels) will be retained, and further impacts could be further mitigated by the retention of all the building's historic coving, wooden wall panelling, and coffered ceilings, as well as architraves, as far as is possible within the scope of the proposed layout changes. In addition to this, the positive impacts of bringing the building back into use, both as it relates to restoring its condition, ensuring its future conservation, and increasing footfall and thereby appreciation of its significance, are also noted.

The impact of the proposed development on **The (Newport) Town/City Centre Conservation Area**, and Listed Buildings and locally important buildings therein, with specific consideration of: the **Lamb PH; National Westminster Bank (including Nos.2 & 4 Cambrian Road); Pedestal & Statue of Sir Charles Morgan; HSBC (formerly Midland Bank); 34 & 35, High Street, Gwent; Queen's Hotel; and 31, 32, 33 High Street, including 2a & 2-4 Skinner Street**; all of which are Grade II Listed Buildings which reside in close proximity to Tredegar Chambers, can be assessed as **Neutral to Slight**.

This assessment reflects the **High** significance of the Conservation Area and the Grade II listed buildings in the site's immediate setting, considered against the magnitude of impact, assessed as **No Change to Negligible**. The proposed works to the exterior of Tredegar Chambers are very limited, principally comprising restoration and

repair works, the specifics of which are not yet known but are to be determined in consultation with experts in heritage restoration techniques, as well as alterations to modern signage to create uniformity with the building's historic signage. These works are considered to have a positive impact on the assets' settings, improving the appearance of a highly visible and large building within their setting, and only making alterations to its appearance towards cohesive ground floor signage in line with its surviving historic signage.

Conclusion: The overall impact of the proposed development on Tredegar Chambers and its surrounding heritage assets can be assessed as Slight/Moderate and Positive. This overall assessment reflects that the proposed works are, for the majority, restricted to the building's interior, with external changes being limited in scope and comprising restoration works and alterations to modern signage to create a frontage cohesive with the surviving historic signage. As such, the impact to the building's historic fabric and the setting of surrounding assets will be minimal and positive.

The proposed works to the interior of the building principally comprise minor changes in layout, with the insertion and removal of modern partition walls forming the majority of these changes, though the blocking up of several doorways and the removal of two staircases also form part of these works and will result in the loss of some historic fabric. It is also considered that the potential impacts of the proposed works are partially mitigated by the existing layout of the building already having been notably altered by modern partitions, as well as features including three wrought iron fire places being retained, with it being noted impacts would be further mitigated with the retention of coving, architraves, wooden wall panelling, and coffered ceilings, which the proposed works appear to be able to accommodate in most cases.

In terms of the National Planning Policy Framework, the overall impact of the proposed development in heritage terms, based on the results of this assessment, may be said to constitute 'less than substantial harm' and may be considered to fall within the Slight/Moderate range of this category of impact.

2 Introduction

Border Archaeology (BA) has been instructed by Harvey Bowes Group Ltd to produce a Heritage Impact Assessment with regard to the proposed conversion to apartments and restoration of the exterior at Tredegar Chambers, 76-81 Bridge Street, Newport, NP20 4AQ, plus alterations to modern signage to create a more uniform front with the building's historic signage.

3 Site Location

The site comprises Tredegar Chambers, a Grade II listed four-storey former office block of c.1900 with shopfronts at the ground floor which occupies a prominent corner plot at the intersection of Bridge Street and Cambrian Road within the Newport Town/City Centre Conservation Area (CA). The building also forms a key element in views at the intersection of High Street, Bridge Street, Skinner Street, and Stow Hill to the E, and also features noticeably views from and past the Queen's Hotel and Baneswell Road to the W.

Tredegar Chambers was designated as Grade II listed building by Cadw on 31st March 2000, the listing description reads as follows:

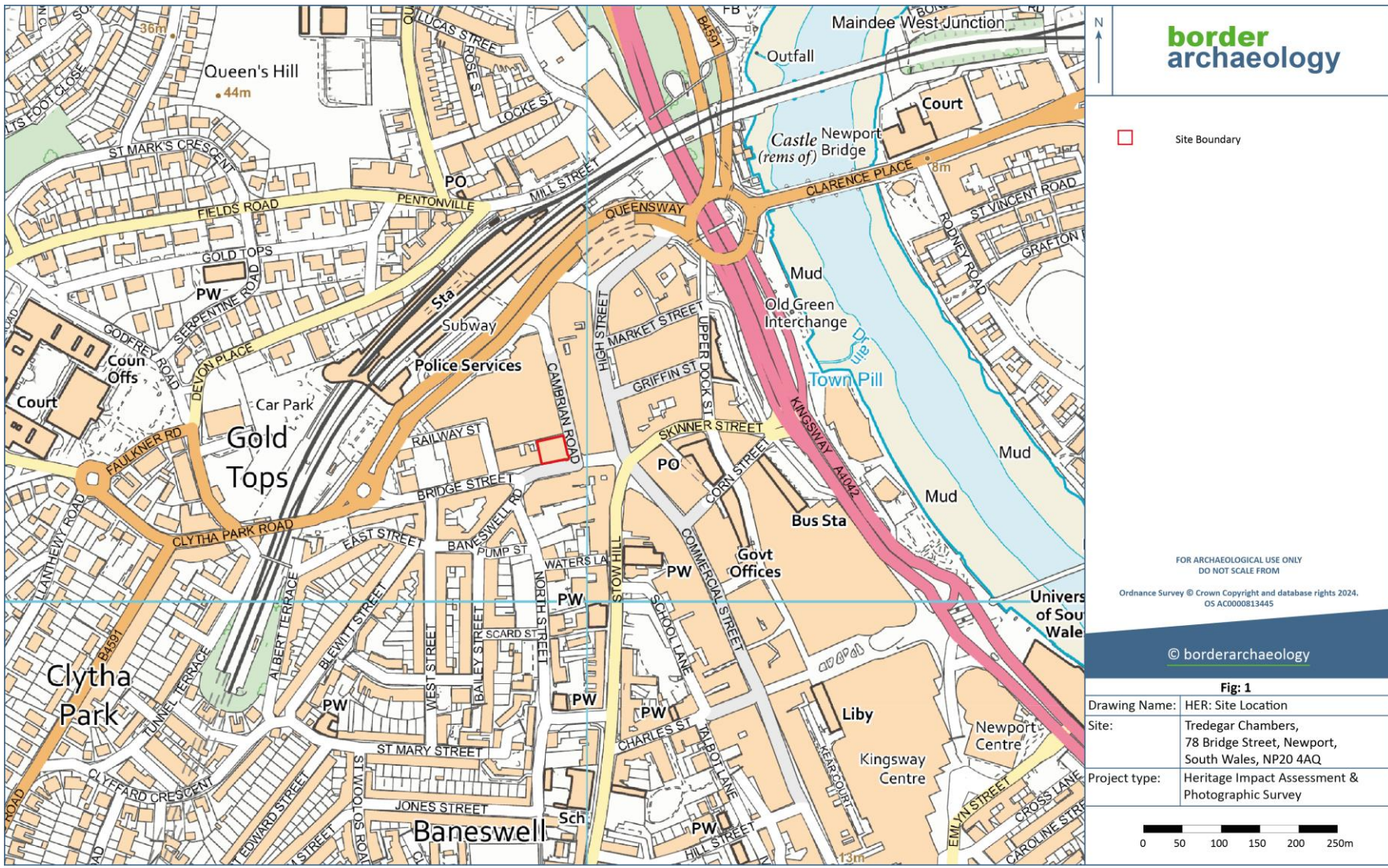
History: *Commercial development of shops with offices over; circa 1900.*

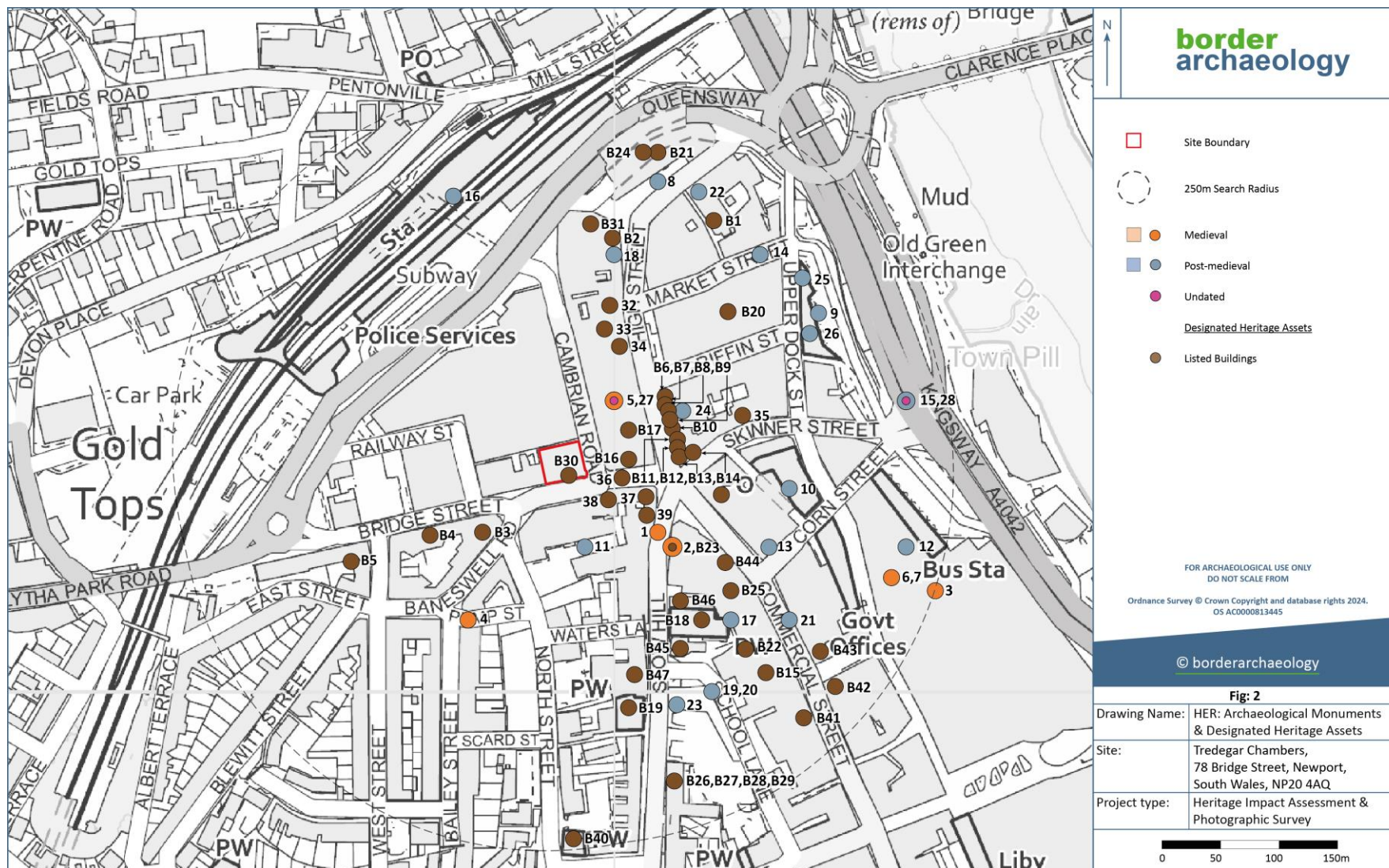
Exterior: *Large block of 4 storeys with 4 oriel windows, with, to R, on corner with Cambrian Road, 3,storey block. Free Renaissance style. Painted front to large block; corner block in red brick, with painted dressings. Large block has 3 pediments, central with relief decoration, and inscription "Tredegar Chambers". On top floor, central semi-circular window with 5 round-headed windows to each side. On first and second floors, 4 two-storey oriel windows. On ground floor, the 2 modern shopfronts to L lack fascia board. Shopfront to R faces both Bridge Street and Cambrian Street; deep fascia board with cartouches to Bridge Street and over corner bay; shop windows articulated by granite piers; granite stall risers; columns flank corner entrance.*

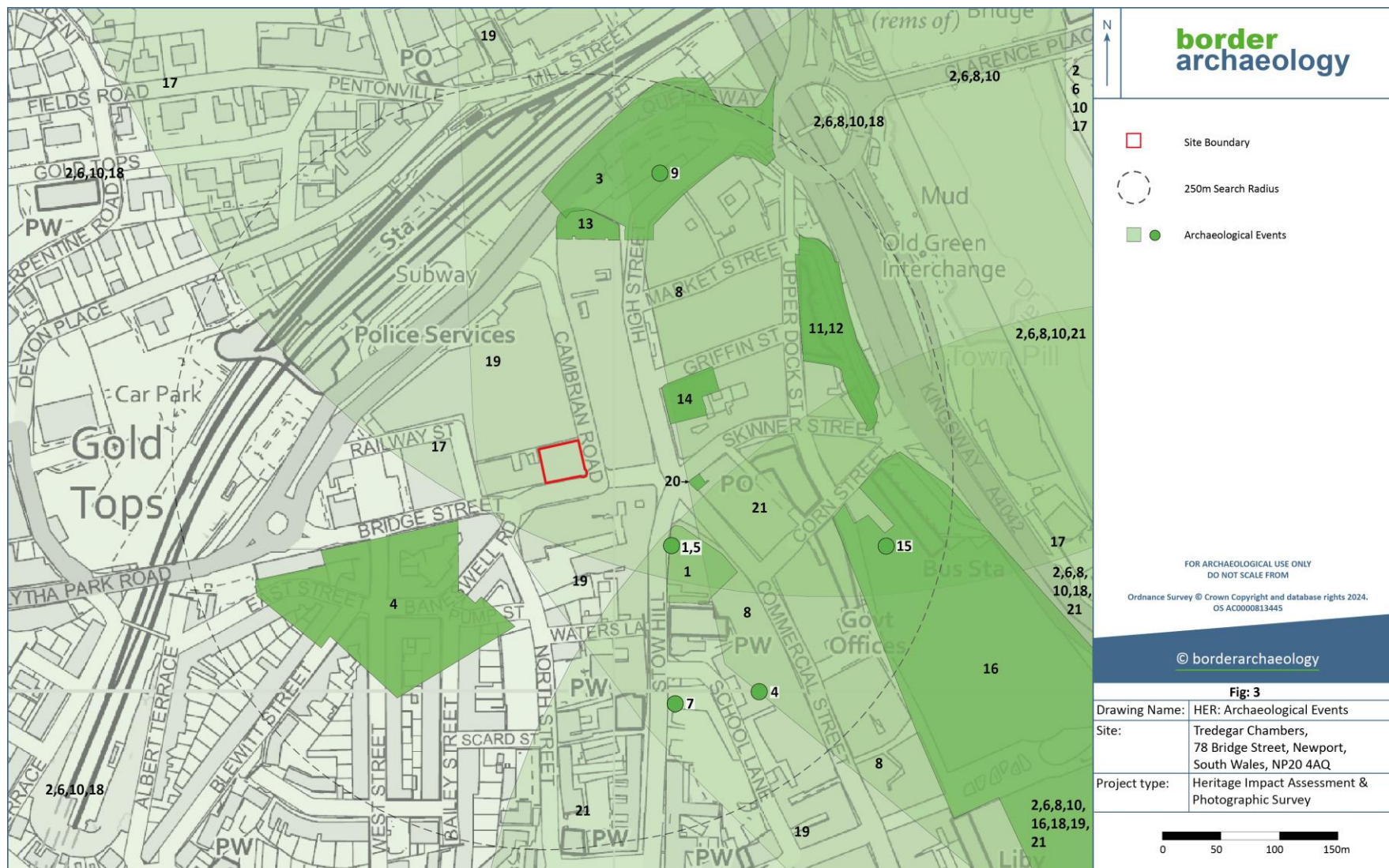
Reasons for Listing *Well preserved commercial block, typical of Newport at the height of its economic power. Group value with listed National Westminster bank, on opposite corner of Cambrian Road.*

3.1 Soils & Geology

The British Geological Survey (BGS) records the solid geology of the site as St Maughans Formation interbedded argillaceous rocks and sandstone, a sedimentary bedrock formed between 419.2 and 393.3 million years ago, during the Devonian period. The BGS record the overlying geology of the site as Tidal Flat Deposits of clay and silt, a sedimentary superficial deposit formed between 11.8 thousand years ago and the present, during the Quaternary period.







4 Methodology

4.1 Aims & Objectives

This HIA identifies and describes those designated and undesignated heritage assets that may be affected by the proposed development and assesses their significance, followed by a description of the application proposals and an assessment of their potential impact on these heritage assets, in order to reach an overall assessment of the significance of impact upon the built heritage resource in the vicinity of the proposed development.

4.2 Legislative Framework

This HIA has been compiled to determine the potential impact on heritage assets and their respective settings in the vicinity of the proposed development and is primarily informed by *The Setting of Historic Assets in Wales* (Cadw 2017a), which outlines a four-stage process for considering the impact of a proposed development within the setting of historic assets.

Policies regarding built heritage Assets in Wales were originally set out in the UK Government's Planning (Listed Buildings and Conservation Areas) Act 1990, which has subsequently been amended by the Historic Environment (Wales) Act 2016. The Welsh Government's planning policies are set out in *Planning Policy Wales (2024)*, and *Future Wales: The Nation Plan 2040*, as well as local plans produced by relevant planning authorities. This is supplemented by *Technical Advice Note 24: The Historic Environment (2017)*.

Planning Policy Wales (Welsh Government, 2024) states in regards to Listed Buildings:

Listed Buildings

6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting or any features of special architectural or historic interest which it possesses.

6.1.11 For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future¹⁰⁵.

6.1.12 The demolition of any listed building should be considered as exceptional and require the strongest justification.

6.1.13 Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed

This assessment is also informed by relevant policies contained in the Newport Local Development Plan 2006-2021 (adopted 2016). Policy SP9 (*Conservation of the Natural, Historic and Built Environment*) states that:

'The Conservation, Enhancement and Management of Recognised Sites within the Natural, Historic And Built Environment will be sought In all proposals...The protection, retention, safeguarding, conservation and enhancement of heritage assets will be sought, and where new development is proposed that affects the building or site or its setting, this should be of the highest quality'.

Strategic Policy CE7 (Conservation Areas) states that:

Development within or adjacent to Conservation Areas will be required to:

- i) be designed to preserve or enhance the character or appearance of the Conservation Area, having regard to the conservation area appraisal where appropriate.*
- ii) avoid the removal of existing historic features, including traditional shopfronts and joinery.*
- iii) use materials which are traditional, or appropriate to their context.*
- iv) complement or reflect the architectural qualities of nearby buildings which make a positive contribution to the character of the area.*
- v) pay special attention to the settings of buildings, and avoid the loss of any existing domestic gardens and open spaces which contribute to the character of the area.*
- vi) avoid adverse impact on any significant views, within, towards and outwards from the Conservation Area*

4.3 Criteria

This HIA has been compiled to determine the potential impact on heritage assets and their respective settings in the vicinity of the proposed development and is primarily informed by *The Setting of Historic Assets in Wales* (Cadw, 2017a), which outlines a four-stage process for considering the impact of a proposed development within the setting of historic assets.

The stages for considering the impact of a proposed development within the setting of historic assets are outlined below:

1/ Identification of the Heritage Assets and their Associated Settings

Baseline information regarding listed and undesignated heritage assets in the vicinity of the proposed development was obtained from the GGAT HER and the National Monuments Record of Wales (NMRW), supplemented by cartographic and documentary records held at the Archifau Morgannwg/Glamorgan Archives. A site visit was also undertaken on 13th June 2024, during which a photographic survey of the site was undertaken.

2/ Assessment of the Significance of the Heritage Assets and the extent to which their Settings respectively contribute to their Significance.

This assessment has been primarily based upon criteria for assessing visual and physical impact on cultural heritage assets contained in the *Design Manual for Roads and Bridges* (Highways Agency 2020), as well as relevant criteria contained in Section 4.1 of *Setting of Historic Assets in Wales* (Cadw 2017a), which are briefly outlined below:

The setting of an historic asset comprises:

- Its current surrounding;
- Our present understanding and appreciation of the historic asset;
- What (if anything) survives of its historic surroundings.

Setting is defined as not being dependent on public rights of way or current access to the asset or viewpoints overlooking the asset.

Factors which contribute to the significance of the heritage asset may include:

Rarity: Does it exemplify a pattern or type seldom or never encountered elsewhere? It is often assumed that rarity is synonymous with historical importance and therefore high value, but it is important not to exaggerate rarity by magnifying differences and downplaying common characteristics.

Representativeness: Is its character or type representative of important historical or architectural trends? Representativeness may be contrasted with rarity.

Aesthetic appeal: Does it (or could it) evoke positive feelings of worth by virtue of the quality (whether designed or artless) of its architecture, design or layout, the harmony or diversity of its forms and materials, or through its attractive physical condition?

Integrity: Does it retain a sense of completeness and coherence? In a historic landscape with a high degree of integrity, the functional and hierarchical relationships between different elements of the landscape remain intelligible and nuanced, greatly enhancing its evidential value and often its aesthetic appeal. Integrity is most often used as a measure of single-phase survival, but some buildings and landscapes are valuable precisely because of their multiple layers, which can have considerable evidential value.

Associations: Is it associated with important historic events or people? Can those associations be verified? If they cannot, they may still be of some significance, as many places and buildings are valued for associations that are traditional rather than historically proven.

Consideration was given as to whether the setting of the heritage assets contributes or detracts from its significance, with reference to the following attributes, namely:

- Topography;
 - Presence of other heritage assets;
-

-
- Formal design;
 - Historic materials and surfaces;
 - Land use;
 - Trees and vegetation;
 - Openness, enclosure and boundaries;
 - History and degree of change over time;
 - Integrity;
 - Surrounding townscape character;
 - Views from, towards and across the asset (to including the asset itself);
 - Visual prominence and role as focal point;
 - Intentional intervisibility with other historic and natural features;
 - Sense of enclosure, seclusion, intimacy or privacy;
 - Accessibility, permeability and patterns of movement;
 - The rarity of comparable survivals of setting;
 - Associative relationships between heritage assets;
 - Cultural associations.

3/ Assessment of the Magnitude of Impact of the Proposed Development on Heritage Assets and their Settings

Having determined at an initial stage that there will be no direct physical impact upon the heritage assets, the magnitude of visual impact resulting from the proposed development on the setting of the heritage assets was assessed supported by a photographic survey of the area from key vantage points. Consideration was given to key attributes of the proposed development in terms of:

- Location and siting, e.g. proximity to asset, extent, degree to which location will physically or visually isolate the asset and position in relation to key views;
- Form and appearance, e.g. prominence/conspicuousness, competition with or distraction from the asset, scale and massing, proportions, materials, architectural style or design;
- Additional effects, e.g. change to built surroundings and spaces, change to general character and tree-cover;
- Permanence.

The assessment was based on the following criteria:

High: The development has a severe impact upon established 'views from' and/or 'views to' the heritage asset in terms of prominence within the view, directly obscuring or occluding views of it from the viewpoint and significantly disrupting the overall coherence of its extant setting.

Moderate: The development has a clearly discernible impact upon established 'views from' and/or 'views to' the heritage asset, in terms of prominence within the view, but does not significantly obscure or occlude views of it from the viewpoint. It may cause limited disruption to the overall coherence of the extant setting of the heritage

asset.

Minor: The development is only partially discernible upon established ‘views from’ and/or ‘views to’ the heritage asset. It does not obscure views of the heritage asset from the viewpoint and thus causes no appreciable disruption to the overall coherence of its setting.

Negligible: The development will result in very slight changes to key historic building elements that hardly affect it. The development will result in very slight changes to the setting of an historic building.

No change: There is no discernible impact upon historic fabric or to the setting of the Heritage Asset as a result of the development.

4/ Overall Assessment of the Significance of Impact on the Heritage Assets

A conclusion is then drawn, integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposed development to produce an overall assessment of the implications of the development proposals, as detailed in the table below:

<i>Table 1 Overall Significance of impact on heritage assets</i>					
<u>Magnitude of impact.</u>	<u>Importance of heritage asset.</u>				
	Very High	High	Medium	Low	Negligible
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Slight/Moderate	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

4.4 Consultation of Records relating to Archaeological & Built Heritage Assets

In order to fully appreciate the significance of the heritage asset and its setting, information was collected on the known built heritage assets within a 250m study area around the proposal site. The research carried out for this Heritage Impact Assessment consisted of the following elements:

- Consultation of the Glamorgan-Gwent Archaeological Trust Historic Environment Record (HER). The HER includes information on archaeological and built heritage assets, previous archaeological investigations, and historic building surveys. A total of 21 events, 29 monuments, 47 Listed Buildings were identified within the study area (Tables 2-4; figs. 2-4).
 - Cadw – information on statutory designations including Scheduled Monuments, Registered Parks and Gardens and Listed Buildings along with identified Heritage at Risk.
 - Online collections of documentary sources, newspaper records and historic maps and photographs were consulted using records held by the National Archives;
 - A site visit was undertaken on 13th June 2024 and photographs of the building and its immediate setting were obtained in order to assess the significance of the premises and any potential impacts on designated assets in the immediate vicinity (Appendix 3)
-

5 Heritage Assessment

5.1 Site Specific Historical Background

It is presumed that Newport was first established around the 5th or 6th century, with the foundation of a Church of St. Gwynllyw near Stow Hill (St. Woolo's), and whilst there is little evidence to support this claim, there does appear to have been a small Saxon influenced settlement in the area by the 10th century, and following the Norman Conquest a motte and bailey castle was established at Stow Hill. A township was then certainly established in the area by the 12th century, with an 1132 charter referring to a Nova Burgus adjacent to the River Usk understood to refer to Newport, and by the 14th century Newport Castle to the site's NE was being constructed to replace the Norman castle, with a walled township possibly having been established around this (HER ref. 226). The site of the township's west gate is thought to have sat to the E of the site, and was used for the collection of customs and later as a prison rather than a defensive asset (HER ref. 190). It is also believed St. Austin's Friary was established around the 14th century, possibly near the site of an earlier chapel, near the area of Stow Hill (HER ref. 196) (Coflein ref. 300110 and Newport City Council, 2018).

Going into the 15th century, Newport remained a small market town which benefitted from the River Usk, remaining as such throughout the medieval period, and only in the 18th century beginning to expand meaningfully as the coal industry grew and made use of Newport's docks and later canal. The town's expansion then continued to expand into the 19th century, growing as a notable commercial centre. (Coflein ref. 300110 and Newport City Council, 2018).

The site, Tredegar Chambers, dates to around the mid-to-late 19th century, with the earliest available references to the premises dating to 1876, when it is mentioned in *The Solicitors' Journal* and the *Accounts and Papers of the House of Commons*, the former title recording the bankruptcy of a drapers there and the latter that Brynmawr Foundry, Engineering, and Wagon Company Ltd were operating from the building. The building's association with the Brecon and Merthyr Railway Company, having functioned as their offices, also supports a mid-to-late 19th century dating, the railway to the site's N having opened in the 1850's.

The 1886 Ordnance Survey 1st Edition 6-inch Map (*fig. 16*) shows the site is occupied by an L-shaped corner building with a thinner E-wing, suggesting the street elevations of Tredegar Chambers had been constructed, and its rear extent was latter extended and altered. This L-shaped building forms a rear courtyard with a building which wraps around to its N and W, sitting as it does at the end of a row of terraced buildings (known as Tredegar Place) between Station Road and what will become Cambrian Road (following its later extension). On this map, Cambrian Road is shown as a short, unnamed, stretch of road which dead-ends, with a scattering of buildings across a small area of field land and the rear of building's fronting High Street sitting to its N and W, between the road and the Brecon and Merthyr Railway line. Sources suggest some of these buildings to the N of the site, along what would become Cambrian Road, were already associated with the Cambrian Brewery at this date.

The 1902 Ordnance Survey 2nd Edition 6-inch Map (*fig. 17*) shows the site and its immediate setting have undergone some notable changes. The building of Tredegar Chambers has been extended slightly, its W-wing (which fronts

Bridge Street) widening to the N and a new courtyard area being formed beyond this with the denser complex of buildings to its NW, this complex almost certainly representing the Cambrian Brewery. Cambrian Road has also been extended through to the railway station in the N, these works having been undertaken in the 1890's, with no areas of open land now being apparent to the site's N. The buildings to the site's E, between High Street and Cambrian Road, also appear to have undergone some change, with the Newport Arcade having been constructed alongside other buildings which are now notable contributors to the streetscape of Newport's High Street.

The 1920 Ordnance Survey 3rd Edition 25-inch Map (*fig. 18*) shows the site to now entirely resembles its present form, with five bays fronting Bridge Street, and the fifth presenting one long front along Cambrian Road, and the building's form now being roughly rectangular with a small courtyard formed within it. The greater detail on this map also clearly demonstrates the composition of the square the site forms the SE corner of, with terraces continuing W from Tredegar Chambers fronting Bridge Street, a row of terraces fronting the N extent of Station Street, and the centre of the square and the remainder of its frontages being entirely occupied by the brewery. The Ordnance Survey provisional edition 6-inch map of 1954 (*fig. 19*) shows no apparent change within the area of the site, and little to no change in the wider area.

Table 2: Gazetteer of Monuments

No	MonUID	Name	Mon Record Type	Period	NGR
1	GGAT00190g	West Gate	Gate	Medieval	ST31038811
2	GGAT00191g	Westgate House	House	Medieval	ST31048810
3	GGAT00196g	Austin Friary, Newport	Friary	Medieval	ST31228807
4	GGAT00206g	Banes Well / Beanes Well, Stow Hill	Well	Medieval	ST30908805
5	GGAT00226g	Newport / Casnewydd	Settlement	Medieval	ST31008820
6	GGAT12024g	Pre-Friary Occupation Site, Friars Walk, Newport	OCCUPATION SITE	Medieval	ST3119088079
7	GGAT12025g	Friary Occupation Site, Friars Walk, Newport	FRIARY	Medieval	ST3119088079
8	GGAT00200g	Baiting Place, Stow Hill	Enclosure	Post Medieval	ST31038835
9	GGAT00202g	House, Stow Hill	House	Post Medieval	ST31148826
10	GGAT00203g	Friar's Pump, Stow Hill	Well	Post Medieval	ST31128814
11	GGAT00204g	Longheye or Crooks Cross	Gallows	Post Medieval	ST30988810
12	GGAT05092g	Canal Basin, Newport	Canal	Post Medieval	ST312881
13	GGAT05094g	Warehouse, Newport	Warehouse	Post Medieval	ST311881
14	GGAT05099g	Limekiln, Stow Hill	Lime kiln	Post Medieval	ST311883
15	GGAT05151g	Railway Bridge, Stow Hill	Railway bridge	Post Medieval	ST312882
16	GGAT06179g	Newport Station	Railway station	Post Medieval	ST30898834
17	GGAT07627g	Westgate Square (Battle of the Westgate)	BATTLE SITE	Post Medieval	ST31088805
18	GGAT10017g	Recruiting Office, High Street, Newport	Recruiting station	Post Medieval	ST310883
19	GGAT10074g	Drill Hall, 13 Stow Hill, Newport	Drill hall	Post Medieval	ST3106788001

Table 2: Gazetteer of Monuments

No	MonUID	Name	Mon Record Type	Period	NGR
20	GGAT10078g	Albert Hall, Stow Hill, Newport	Drill hall	Post Medieval	ST3106788001
21	GGAT10679g	Red Cross Depot, Town Hall, Newport	TOWN HALL,DEPOT	Post Medieval	ST31128805
22	GGAT10695g	Kings Head Hotel, High St, Newport	Hotel	Post Medieval	ST3105888343
23	GGAT11809g	House, 19 Stow Hill, Newport	HOUSE	Post Medieval	ST3104387992
24	GGAT12027g	Building, 27-30 High Street, Newport	BUILDING	Post Medieval	ST3104788193
25	GGAT15417g	Structures, Upper Dock Street	-	Post Medieval	ST3112988284
26	GGAT15418g	Structures, Upper Dock Street	STRUCTURE	Post Medieval	ST3113488246
27	GGAT05088g	Boat Fragments, Stow Hill	Craft,Boat	Unknown	ST310882
28	GGAT05087g	Town Pill, Newport	Creek	Not Applicable	ST312882
N/A		Earthenware Dish	findspot		

Table 2: Gazetteer of Monuments recorded within a 250m radius of the site, based on consultation of the Glamorgan-Gwent Archaeological Trust HER

Table 3: Gazetteer of Archaeological Events

No	EvUID	Event Name	Date	NGR
1	GGATE002308	Westgate Hotel, Newport	1997	ST31048810
2	GGATE002401	Newport Landscapes - Landscape Strategy	1998	ST3122287958
3	GGATE002364	The Old Post Office, High Street, Newport DBA	1998	ST31048836
4	GGATE002981	Spires Shopping Centre, Newport. DBA	2000	ST31108800
5	ROWID652	Westgate Hotel, Newport	2000	ST31048810
6	GGATE001411	The Roman fortress of Caerleon and its environs: Research framework	2004	ST33909060
7	GGATE000938	19 Stow Hill, Newport	2005	ST3104387992
8	GGATE001379	Waterfronts in Southeast Wales:phase 1	2005	ST5362493805
9	GGATE006817	Land adj. to Old Post Office, opp. 9 High Street, Newport, Gwent.	2007	ST31038835
10	GGATE007242	High Status Settlement in Glamorgan and Gwent	2010	ST137722
11	GGATE004518	Land East of Upper Dock Street, Newport DBA	2012	ST3113888279
12	GGATE007093	Land East of Upper Dock Street, Newport	2013	ST3114188253
13	GGATE006258	54 and 55 High Street, Newport	2014	ST 30984 88321
14	GGATE006248	Griffin Island, Newport	2014	ST3104788193
15	GGATE006262	Friars Walk, Newport, Gwent, Wales	2014	ST 31250 87900
16	GGATE006255	Friars Walk, Newport, Gwent, Wales	2014	ST3125087900
17	GGATE007832	Wyndham Street Riverside, Newport	2015	ST3118688695
18	GGATE007746	M4 Corridor Around Newport	2016	ST2343583447
19	GGATE006100	GGAT150: Rapid Coastline Zone Assessment	2016- 2017	SS5711599529
20	GGATE006439	Albany Chambers, Skinner St, Newport	2017	ST3105888144
21	GGATE007509	Emlyn Street, Kingsway, Newport	2018	ST 31404 87770

Table 3: Gazetteer of Archaeological Events recorded within a 250m radius of the site, based on consultation of the Glamorgan-Gwent Archaeological Trust HER

Table 4: Gazetteer of Listed and Locally Listed Buildings

No.	Listing No.	Name	Grade	NGR
B1	23148	Market Houses	II	ST31018831
B2	3025	Murengers House	II	ST30998830
B3	2999	Queens Hotel, Bridge Street	II	ST30918811
B4	3000	Bridge Street No 20	II	ST3087488108
B5	3001	Bridge Street No 24	II	ST30828809
B6	23122	27-30 High Street (including 27a)	II	ST31058814
B7	23122	27-30 High Street (including 27a)	II	ST31068814
B8	23122	27-30 High Street (including 27a)	II	ST31078814
B9	23122	27-30 High Street (including 27a)	II	ST31038815
B10	23122	27-30 High Street (including 27a)	II	ST31078813
B11	23122	31,32,33 High Street (including 2a & 2-4 Skinner St.)	II	ST31088813
B12	23123	31,32,33 High Street (including 2a & 2-4 Skinner St.)	II	ST31088812
B13	23123	31,32,33 High Street (including 2a & 2-4 Skinner St.)	II	ST31098812
B14	23123	31,32,33 High Street (including 2a & 2-4 Skinner St.)	II	ST31108809
B15	23123	Royal Albert Public House, Commercial Street No. 164	II	ST3110488014
B16	3023	National Westminster Bank	II	ST31018816
B17	3024	High St No 34 & 35 (W.H.Smith)	II	ST31018818
B18	3036	St Mary's Roman Catholic Church	II	ST31068805
B19	23125	Stow Hill No 40	II	ST31018799
B20	23148	Newport Market	II	ST3107888261
B21	3074	High Street No 61 and 62	II	ST31038837
B22	20143	Wildings Dept Store	II	ST31098803
B23	3015	Westgate Hotel	II	ST31048810
B24	3074	The Old Post Office, Stow Hill	II	ST31028837
B25	21004	Westgate Chambers / Westgate Buildings, Newport	II	ST31088807
B26	21964	25 Stow Hill	II	ST31038794
B27	21962	27 Stow Hill	II	ST31038794
B28	21963	29 Stow Hill	II	ST31038794
B29	21964	31 Stow Hill	II	ST31038794
B30	23103	Tredegar Chambers	II	ST3096988149
B31	23138	Former Tredegar Arms Hotel and Lloyd's Bank, Newport	II	ST 30984 88321
B32	23121	46-47 High Street	II	ST3098988261
B33	23119	Newport Archade	II	ST3099088246
B34	23120	41-43 High street	II	ST3100388230
B35	23147	Highbury Chambers	II	ST3108688187
B36	3093	Pedistal and Statue of Sir Charlse Morgan	II	ST3101188187
B37	23132	HSBC (Formally Midland Bank)	II	ST3102388135
B38	23104	Lamb PH	II	ST3099188132
B39	23124	Central Chambers (Formally Gas Show Rooms)	II	ST3102388135

Table 4: Gazetteer of Listed and Locally Listed Buildings

No.	Listing No.	Name	Grade	NGR
B40	18804	Havelock Street Chapel and attached Hall	II	ST3097287896
B41	23114	157-160 (Consecutive)	II	ST3112387981
B42	23108	Halifax	II	ST3115288003
B43	23107	Woolwich Building Society	II	ST3114388026
B44	23116	174 Commercial Street	II	ST3107688083
B45	23130	St Mary RC Presbytery	II	ST3104588032
B46	23131	St Mary's Catholic Infant School (St Mary's Institute)	II	ST3104888060
B47	3042	Zanzibar Club	II	ST3101088008

Table 3: Gazetteer of Listed Buildings recorded within a 250m radius of the site, based on consultation of the Glamorgan-Gwent Archaeological Trust HER

5.2 Identification of Heritage Asset and Assessment of Significance

This section of the Heritage Impact Assessment comprises an identification and description of designated and non-designated heritage assets (and their respective settings) which may be affected by the proposed development and an assessment of their relative significance in heritage terms, based on Cadw criteria previously outlined in Section 4.3.

An initial trawl of relevant heritage datasets held by Cadw and the Glamorgan-Gwent Archaeological Trust HER identified a total of 47 Listed Buildings within a 250m radius of the site (*Table 3*).

It was determined at an early stage that the only associated heritage assets which may be affected by the proposed development are:

1. The property itself, Tredegar Chambers, a Grade II Listed Building;
2. The (Newport) Town Centre Conservation Area;
3. Lamb PH (Grade II);
4. National Westminster Bank (including Nos.2 & 4 Cambrian Road) (Grade II);
5. Pedestal & Statue of Sir Charles Morgan; HSBC (formerly Midland Bank) (Grade II);
6. 34 & 35, High Street, Gwent (Grade II);
7. Queen's Hotel (Grade II);
8. 31, 32, 33 High Street, including 2a & 2-4 Skinner Street (Grade II).

The following section will describe the abovementioned heritage assets and their settings and assess their significance, followed by an assessment of the magnitude of impact resulting from the proposed development on these heritage assets and their respective settings.

5.3 Building Description – Tredegar Chambers (Grade II)

5.3.1 Exterior – Excluding Courtyard

Rising to a height of four-storeys across its four W bays and three-storeys at its E bay, Tredegar Chambers L-shaped front extent was constructed in the mid-to-late 19th century, with its rear extent (which rises to a height of two-storeys and includes a small courtyard) added in the early-20th century. Historically, the building's ground floor has been occupied as shops, while its upper floors have operated as offices.

- **Bridge Street Elevation**

All five of the building's bays can be seen across Bridge Street. The four western bays have modern shopfronts at their ground floor, with some earlier features surviving, while that of the fifth eastern bay appears to be entirely of 19th to 20th century date. Above the first (W-most) bay's shopfront sits a cornice, angled at each side, which is of probable 20th century date; above the second bay sits a mid-to-late 19th century cornice supported by a double corbel to the E and a single corbel to the W; above the third and fourth bays runs a 20th century fascia, angled at each end, with a cornice above and a cartouche centrally, decorative moulding running beneath the cartouche; the arched entrance to the third bay retains a wooden arch entry to its porch, with pilasters, as well as ceiling mouldings and wooden panelling within its porch (see *GF Room 21*); finally, the fifth (E-most) bay's front comprises a lower rectangular window set beneath curved window, with thin moulded pilasters flanking and arching above, this transitioning at the corner to a recessed doorway with a modern door, flanked by windows of like composition to that described above, with a tiled floor and columns supporting the curved fascia above. The fascia above the fifth bay is similar to that of third and fourth bays, though it only curves out over the corner and this is also where its oval cartouche resides. Historic photographs indicate the second bay's cornice likely dates to the mid-to-late 19th century, while the fascia of bays three to five date to between 1902 and 1928, with the form of the corner doorway and its columns being of later date.

The fenestration of the first and second storeys, across bays one to four, comprise a two-storey splayed bay window in each bay, with pilasters rising between the windows, the ones between the bays topped with small pediments, and a dentil string course, a flat band, and a second string course forming a storey band above each floor. At the first storey, these bay windows have four sash windows with transoms above, while at the second storey has only the four sash windows. The fenestration of the first and second storeys of the fifth bay comprise a sash window at each floor, flanked by painted pilasters and then an area of bare brick wall, and a two-storey bay window which curves around the corner of the building, the bay having two sashes and a fixed windows at each storey. The storey bands described in relation to the W bays continue around this portion of the building, with a moulded tablet rising above at the corner.

The fenestration of fourth storey comprises a central semi-circular window with a balustrade across it and five round-headed windows flanking, these in turn being flanked by pilasters and having keystones rising above. Three pediments also rise above this floor, the central with relief decoration and the inscription 'Tredegar Chambers'.

- **Cambria Road Elevation**

Along Cambria Road, a 20th century fascia board with an oval cartouche near its N extent runs above the entire ground floor, the fenestrations of which comprises eight c.19th or 20th century shop windows of varying width, with lower rectangular windows and upper curved windows, thin moulded pilasters flanking each window and four granite risers also dividing the elevation into four sections. The first section is a continuation of the corner bay, the second is occupied by a single wide window, the third is occupied by two medium sized windows, and the fourth and widest is occupied by two thin window, two medium windows, and a doorway with a metal shutter, also with an arched window above and thin pilasters flanking.

The fenestration of the first and second storey of the first two sections comprise a sash window at each storey of the second section, with the storey bands seen across the Bridge Street elevation continuing and two painted pilasters rising. Above each of the windows, the storey band has subtle decorative moulding, with a painted cill band also running beneath these windows. The fenestration of the first and second storey of the third section comprises three windows at each floor, a wider sash, a thin sash, and a thin fixed window at the first storey, and a wider fixed window and two thin sashes at the second storey. A painted band course, again with subtle mouldings above each window, runs above these windows, and a painted sill band below. This band course and sill band continues along the remainder of the building, though there are no mouldings above the windows of the fourth section. The fenestration of the fourth section comprises seven windows at each floor, arranged in two groups of two flanking a central group of three. The first storey windows are all sashes, with the flanking groups of two at the second storey also being sashes, but the central three being modern.

5.3.2 Interior – Plus Courtyard

- **Ground Floor, Courtyard, and Basement**

The ground floor of Tredegar Chambers comprises five commercial units with associated facilities (including storage rooms, kitchenettes, breakrooms, and washrooms), plus a small central courtyard with washrooms, the entry to the basement, and two entryways which lead to the first floor. The western commercial units span from their street front to the rear of their bay or the beginning of the courtyard, while the centre unit spans only a single room, a shopfloor, with its E neighbour occupying the remainder of the centre bay up to the courtyard in addition to the front half of its own bay. The eastern commercial unit spans from its street front to the staircase at its rear, in addition to which it occupies the rear half of the bay to its W. A single door connects the eastern two commercial units, this being at the centre of the second bay and presently being blocked, in addition to which the courtyard provides access to both these units and the W-most bay. Beyond this, the units are not interconnected and it is also noted only two were occupied at the time of the site visit: the W-most unit and the centre unit.

- *Ground Floor (GF) Room 1*

Entering Tredegar Chamber via its corner bay, the E-most commercial unit's customer space forms a roughly rectangular room with a single pillar rising to the roof and a closed kiosk with a door to its left at its N extent. The

room is lit from the E and S by wide shop windows, and its fittings are entirely modern, having a suspended ceiling and a carpeted floor with a wooden effect vinyl path to its kiosk. (*Plates 9-10*).

- *GF Room 2*

The door to the right of the kiosk opens into an L-shaped space, which acts as a hallway with doorways leading N, S, E, and W, as well as housing an area with electrical equipment which is partially partitioned off to the side by a modern wooden post. (*Plates 11-13*).

- *GF Rooms 3 & 4*

The door to the E leads into the closed kiosk booth (*GF Room 3*) (*Plate 14*), while the door to the N leads to a roughly square room with an understairs cupboard space and a modern ledge beneath its shopfront windows to the E (*GF Room 4*) (*Plates 15-16*). Neither room possesses any historic features, and it is noted plans indicate there is a thin space to the E and S of each room (respectively) which was inaccessible.

- *GF Room 5*

The W door leads to another L-shaped hallway, again with doors leading in all directions, including two to the W. This hallway has no historic features, and its walls are covered, especially to the NW, are covered with dark mould. (*Plates 17-18*).

- *GF Rooms 6 & 7*

The southern of the W doorways leads to a rectangular room filled with office supplies and furniture (*GF Room 6*) (*Plate 19*); the S doorway lead to the commercial unit which fronts the second to E-most bay but it presently blocked (*GF Room 16*); the N doorway leads to a rectangular kitchenette (*GF Room 7*) (*Plate 20*); and the northern of the W doorways leads to the courtyard (*GF Room 8*). Historic features were only observed in the courtyard.

- *Courtyard – GF Room 8*

The elevations of the courtyard are constructed of a mixture of stone and yellow brickwork, with the brickwork principally forming window headers, quoin surrounds, and mullions (though the window sills are typically stone), as well as quined end bays and the entirety of a one-storey extension to the courtyard's N-facing elevation. This one-storey brick extension is a lean-to at its W-extent, with two thin sash windows occupying its W-facing elevation, while its E-extent has a flat roof and a modern door in its N-facing elevation, plus several skylights in its roof (*Plates 21-22*).

The main N-facing elevation of the courtyard rises to four-storey height and is arranged across three bays, of which only the W-most is visible in full. The fenestration of the W-most bay comprises two 3/3 sash windows set beneath arched brick headers and with a brick mullion between at the ground floor (*Plate 23*), with two 3/3 sash windows

also at the first, second, and third floors, these with flat brick headers, brick mullions, and brick quoins surrounds, with thin 1/1 sash windows also sitting roughly between each of these upper floors, also with brick headers and quoin surrounds. The fenestration of the centre bay, of which only the upper three storeys are visible, comprise a five-light stone mullion and quoin surround window, with an arched brick header set slightly separate above, at the first and second storey, and two casement windows, with brick headers and brick quoin surrounds, at the third storey. The fenestration of the E-most bay, of which only the upper two storeys are visible, comprises three sash windows with brick mullions, headers, and quoin surrounds, at each the second and third storey. (*Plates 23-24*).

The courtyard's W-facing elevation is also only partly visible, rising to two-storey height with a flat roof, an apparent probable 20th century extension to the taller gable roof of this wing which sits beyond. Beyond the door to the aforementioned L-shaped hallway (*GF Room Five*), this elevation's fenestration comprise a series of at least three boarded over windows, with brick headers and surrounds, at the upper ground floor level, including one above the doorway, and three 2/2 sash windows and two 1/1 sash windows at first storey level, with brick sitting between all of these windows and brick headers above, though the area of wall below them is stone. (*Plate 25*).

The courtyard's S-facing elevation is of two-storey height, again being an apparent 20th century extension to the building. The far side of this elevation are constructed of quoined brickwork, while its centre is for the majority brick. At the ground floor, its fenestration comprises four, thin recessed areas with brick quoin surrounds and arched brick headers above, three with louvre windows in their upper extent and one with what appear to be a fixed window, with two further thin, recessed areas containing doorways, one with a window with a quoin brick surround above. The fenestration of its first storey comprise six sash windows set beneath brick headers and within quoin brick surrounds. (*Plates 26-28*).

The courtyard's E-facing elevation is of two storey height, again an apparent 20th century extension, and its ground floor fenestration comprise a boarded window, with a vent at its upper extent and brick header above, and a doorway with a sidelight, which has been placed in a former window opening, the upper bricked up extent of which sits above the doorway and possesses a brick header, with brick also sitting between the two windows. The first storey's fenestration comprises three four-pane windows and two two-pane windows. (*Plates 29-30*).

- *GF Room 9*

The E doorway in the courtyard's S-facing elevation leads to a rectangular washroom, with an enclosed toilet and separate sink area at one end of a C-shaped hall. A full architrave surrounds the door to the bathroom, while a partial one marks a corner of the C-shaped hall, these possibly being of early-20th century origin (*Plate 31*). Pigeons had been living in the room and mould was plentiful across the walls.

- *GF Room 10*

The W doorway in the courtyard's S-facing elevation leads to a rectangular washroom, which is lit by the louvre and fixed windows seen from the courtyard (*Plate 32*). An exposed area of its backwall makes it apparent the entire

area was constructed of a mixture of stone and brickwork (*Plate 33*), with no further fixtures or features being of note. Again, pigeons had been living in the room and mould was plentiful across the walls.

- *GF Room 11*

The doorway in the courtyard's E-facing elevation leads to an L-shaped hallway associated with the W-most commercial unit (*Plate 34*). The hallway leads to a kitchenette (*GF Room 11a*) (*Plate 35*) and two bathrooms (*GF Rooms 11b & 11c*) to the N, a meeting room with a multi-pane glass door to the W, and the front room of the commercial unit in the S. No fixtures or features of note were observed.

- *GF Room 12*

Going through the S doorway, the commercial unit's front room is a large rectangular working space with an open newel staircase, with a turned balustrade, to the first floor (*Plates 36-37*). The previously mentioned meeting space is visible at the end of this room, being partitioned by a panel with a glass upper 2/3, comprising four-lights set within a moulded surround, and wooden lower third, with four moulded panels and a skirting board, with the doorway into the working space to its E also having two similar moulded panels (*Plates 37-38*). The working space generally has a simply moulded skirting board, with no coving visible though this may be concealed beyond the room's suspended ceiling.

- *GF Room 13*

The second to W-most bay is accessed only via its front entrance from Bridge Street, which opens into a large, roughly rectangular room with a low partition wall dividing some of the space (*Plates 39-40*). Like the majority of the ground floor commercial units, this room has a suspended ceiling, as well as a vinyl faux-wooden floor. A moulded skirting board runs along several sections of the room, including around the stepped-out section of wall which forms a small niche turn into a narrow room at the NE corner of the room, the far wall of which also retains a small section of dado rail (*Plate 41*). In many areas, however, the moulded skirting board has been replaced by a flat box skirting board. In addition to this, a shallow cabinet, presently without a front cover, would ordinarily conceal the unit's fuse box and other electrics across the E wall (*Plate 42*). The room's other feature of note is the doorway in its N wall, which has a moulded architrave, within which a glazed door is set (*Plate 41*).

- *GF Room 14*

This N doorway leads to a roughly square room which is lit from the N by two tall sash windows. A moulded skirting board, similar to that in the previous room, also run along sections of this room, though beyond this there are no fixtures or features of note. (*Plate 43*).

- *GF Room 15*

Leaving *GF Room 14* via the small niche at its NE corner leads on to a narrow kitchenette with a bathroom at its far end, with two doorways with moulded architraves leading to the bathroom (which is divided into an area with a

sink and another with a toilet). The kitchenette has a moulded skirting board running much of its length, which the bathroom areas lack. (*Plate 44*).

- *GF Room 16*

Leaving the second to W-most bay to enter the second to E-most bay via its front entrance from Bridge Street, the front room of this unit is a large rectangular space with a small square room within it (*Room 16a*) and a small hallway niche to its W (*GF Room 16b*). While the room has skirting boards around much of its length and a dado rail around some sections, these are simple, wooden, and likely date to the late-20th century. The small square room and the hallway niche have no notable features. (*Plates 45-47*).

- *GF Room 17*

A N doorway in the hallway niche leads a second transitory space with a doorway to the N and a roughly rectangular room off to its W. Beyond a section of simple wooden skirting board like that in the previous room, this room lacks any notable features. A doorway leads on from this room to the W. (*Plate 48*).

- *GF Room 18*

Going through the N doorway leads to an L-shaped hallway with two bathrooms, a storage closet, and a fire exit to the courtyard at its far extent, as well as a W doorway. No fixtures or features of note were identified in this area. (*Plate 49*).

- *GF Room 19*

Going through the hallway's W doorway there is a kitchenette which is lit by a skylight. A small room N off the kitchenette is also lit by a skylight and houses a boiler (*GF Room 19a*). No fixtures or features of note were identified in either room.

- *GF Room 20*

Returning to *GF Room 17* and going through the W doorway, with its six-panelled door, leads to a small rectangular room with a S doorway which leads down to the basement. (*Plate 52*).

- *The Basement*

A steep, wooden, open riser staircase with a single handrail descends into the first compartment of the basement, with the E wall being of brick and W wall of stone, both sides painted white (*Plates 53-54*). The first compartment is thin and rectangular, and similarly has an E brick wall and a W stone wall, largely painted white (*Plate 55*).

The second compartment is entered via a low opening in the first compartment's E wall, with the ceiling level of this room being lower than the previous compartment, with metal and wooden support beams across the ceiling, some descending to the floor. This compartment is again roughly rectangular, with a brick W wall and a stone E wall for the majority, again painted white. At its S wall, which is constructed of brick, a small section of brickwork steps out to create two small alcoves within the compartment (*Plate 56*), with two alcoves being similarly created at the N end of the compartment, one with a basin-like concrete structure on its floor (*Plate 57*).

The third compartment is entered via a low opening in the second compartment's E wall, with the ceiling level of this room again being lower than the previous compartment. This compartment is wider than the previous two and has wooden and brick piers between its floor and ceiling along much of the room's centre. The compartment's E and W wall appear, for the majority, to be painted stone. The N end of the compartment has a small niche and an opening to a sub-compartment (*Plate 58*), while its S extent has three small alcoves partitioned by sections of brickwork (*Plate 59*).

The fourth compartment is entered via a low opening in the third compartment's E wall, with the ceiling level of this room being slightly higher. The compartment's W wall is largely painted stone while the E wall is for the majority painted brick, with three small niches in the E wall sitting beneath ground floor shop windows, some light being visible where the floor has fallen away above one (*Plate 60*). Also across the E wall is a brickwork alcove which houses a wooden staircase, which has been boarded off above (*Plate 61*). Two sub-compartments occupy the N extent of the room, one smaller with an alcove in its N wall which sits against the W (*Plate 62*), and the other larger with a plinth running along it and brick alcoves dividing it further (*Plate 63*).

- *GF Room 21*

Returning to the ground floor and to the entry porch of the centre bay, it is apparent that this entrance retains several original features, including: ceiling mouldings (*Plate 64*); an altered tile floor (*Plate 65*); a wooden panel board (likely intended to host notices and/or a directory) with a small pediment moulding reading 'Tredegar Chambers' at its head (*Plate 66*); the entirety of one architrave, within which there is a six-panel door and above which is another small pediment moulding reading 'Tredegar Chambers' and a wooden panel (*Plate 67*); and a doorway, with a glazed door and retaining an upper section of architrave with a small pediment, which opens to a modern convenience store (*Plate 68*).

- *GF Room 22*

The six panel door in the entry porch opens to a small hallway which lead only to the building's central staircase. The E wall of this small hallway is entirely wooden panelling, while the W wall has only a strip of wooden panelling, with panelling also sitting above where the hallway opens out to the foot of the stairs (*Plates 69-71*). In addition to this, while the majority of the floor is covered by vinyl flooring, an area where this has peeled away reveals that tiling survives beneath, with a black and white diamond pattern border visible (*Plate 70*).

- **First Floor**

The first floor of Tredegar chambers can be entered via three staircases, one within the W-most bay which has already been noted in *GF Room 12*, one from the exterior NE extent of the E-most bay, and the main staircase which is accessed via an exterior door to the central bay. Between the ground floor and the first floor the main staircase is a closed U-shape with a single landing, the first flight having only a modern handrail, which continues along the landing between two turned newel posts with staggered pendants descending above, while the second flight has a turned balustrade with newel posts along its W-side and moulded skirting board along its E-side. The staircase is lit from the N by a wide five-light window, with a boarded up interior transom-mullion window also in the E wall along its second flight, and three glazed panels also sitting at the head of the wide entryway to the hallway at the top of the stairs. (*Plates 72-76*).

- *First Floor (FF) Room 1*

The small hallway the main staircase opens onto has doorways at its E and W side, a double door to its E and a fire door (which opens only from one side) to its W. Beyond its moulded skirting board, which is painted dark blue, the hallway has not notable features. (*Plates 77-78*).

- *FF Room 2*

The E double door opens into a second small hallway which is subdivided by two open doorways, the E of which has a moulded architrave. In addition to the double door which opens into the hallway, four doorways open off it, two to the S into one room, and two to the N, also into one room, with moulded architraves around two of these doorways. The other features of note along this hallway include a moulded skirting board and a small section of dado rail to the side of the double door. (*Plates 79-80*).

- *FF Room 3*

The doors along the N-side of the hallway open into a roughly square room, with moulded coving running around the room. Of the rooms three doorways, two to the S and one to the N, only the SW door has a moulded architrave with corner blocks (*Plate 81*). The other feature of note is a recess in the W wall, which represents the boarded-up window to the central staircase (*Plate 82*).

- *FF Room 4*

The N doorway opens into an L-shaped hallway with three partitioned rooms across its E-side, a kitchenette and washroom off its NW extent, and a double doorway to it SE extent. This hallway is lit from the W by five sash windows, between which sections of wooden panelling rises to half the windows' heights, and the room also has moulded coving which continues along much of the E wall of the partitioned rooms, indicating its original form as a long rectangular room (*Plates 83-84 & 87-89*). Two of the hallway's doors, the S doorway being the exception,

have moulded architraves, with the SE double doorway's architrave also having corner blocks while the NW doorway retains a six panelled door (*Plates 85-86*).

Of the three partitioned rooms, only the N-most is not of simple rectangular shape. In addition to being the only partitioned room where part of the coving is broken off, the room also has a walk-in cupboard in its E wall, though this space has no notable features (*Plate 89*).

- *FF Room 5*

Leaving the L-shaped hallway via the NW doorway, a small corridor with a secondary doorway, with moulded architrave, opens into a kitchenette. In turn, the kitchenette opens into a sink area, lit by a thin sash window, with a door with moulded architrave which leads on to the toilet, which is also lit by a thin sash window. (*Plates 86 & 90-91*).

- *FF Room 6*

Leaving the L-shaped hallway via the SE double door, which also has wooden panelling within the doorway and a moulded architrave with corner blocks on both sides, leads into an L-shaped room lit from the E by five sash windows (*Plates 92-95*). Moulded coving runs along the SE corner of the room, with the room's S wall comprising a part-glazed office partition wall, with a door, and a cupboard alcove, both with a small section of solid wall or part of a coffered ceiling surviving above. The room has three further doorways, one at its N extent, a W panelled door in its N-arm, and another N door in its S-arm.

The latter N door and the W door (which is locked) both lead to a staircase which descends to the ground floor, opening out to Cambrian Road. A dado rail runs intermittently along the walls of this staircase, above its modern handrail, with the only other feature of note being a recessed area with a surround which possibly represents a former internal window (*Plates 96-97*).

- *FF Room 7*

Going the doorway in the N extent of the L-shaped room leads into a washroom which is lit from the E by two sash windows (*Plate 98*). Beyond a run of red-orange tiles in the bathroom stall, with a floral pattern across its lower flat run, the room has no notable features (*Plate 99*).

- *FF Room 8*

Going through the door in the S extent of the L-shaped room leads to another roughly L-shaped room, lit from the S and E by sash and fixed windows (*Plates 100-102*). The L-shape of the room is created by modern office partitions in the NW corner of the room, the door of which leads to a staircase to the second floor, with balustrades and wooden panelling, and interior windows along the wall of its upper landing as well as coving along the W wall (*Plates 103-104*). The L-shaped room itself also has wooden panelling along two sections of its walls, to the E-side

of the corner bay and the W-side of the S wall (*Plates 100-101*). The room also has wooden coving and four rectangular coffers across its ceiling (*Plate 102*).

- *FF Room 9*

Going through a door in the W wall of *FF Room 8* lead into a roughly rectangular room, lit from the S by a bay window with transom-sashes (*Plate 105*). This room has three further doorways: a wooden panel door in a moulded architrave to the W, which is locked and blocked from the other side; and two modern doors set in moulded architraves to the N, set at either side of the wall (*Plates 106-107*). In addition to this, coving runs around the entirety of the room, and a picture rail run along all but its E wall (*Plates 105-107*). A simple moulded skirting board also runs around much of the room, and it is noted a small area of the W wall protrudes, possibly indicating the former location of a fireplace (*Plate 107*).

- *FF Room 10*

Returning to the hallway at the top of the main staircase (*FF Room 1*) and going through the W door leads to a secondary hallway, with three doorways to its N and two to its S (*Plates 108-109*). The E-most of the N doorways is a small, low four-panelled door with moulded architrave which did not appear to open (*Plate 110*), with the remainder of the doorways having two-panelled doors set in moulded architraves. The hallway is lit by an interior window, set in a moulded architrave, along the N wall (*Plate 109*). In addition to this, a wooden panel with surround which acts as a notice board is set at the W end of the hallway, likely representing a former interior window, and moulded skirting boards run around the hallway (*Plate 108*).

- *FF Room 11*

Going through the E-most of the S doorways leads to a roughly rectangular room which is lit from the S by a bay window with transom-sashes (*Plate 111*). In addition to moulded coving, skirting boards, and a picture rail which run around the room, a fireplace sits in a protruding section of the W wall, with a wooden corbelled mantelpiece and a wrought iron ornamental surround with glazed floral and berry motif tiles, and a recessed doorway sits in the E wall, with wooden panelling and a moulded architrave around, and a panelled door within (*Plates 112-113*).

- *FF Room 12*

Going through this E doorway leads to another roughly rectangular room, which is again lit from the S by a bay window with transom-sashes, however this room has been divided into three areas by partition walls, with moulded coving running around the original perimeter of the room (*Plates 114-116*). There are no further notable features in either the W partitioned room (*FF Room 12a*) or the N partitioned room (*FF Room 12b*), however in the E partitioned room (*FF Room 12c*) a fireplace sits in a protruding section of the E wall, with a wooden corbelled mantelpiece, and wrought iron ornamental surround with glazed floral and berry motif tiles (*Plate 117*). Further to this, moulded skirting board runs along this room's E wall, and a doorway in this wall has been converted to a

storage cupboard, with the modern door of the room on one side, and the panelled door to *FF Room 9* on the other (*Plate 118*).

- *FF Room 13*

Returning to the hallway (*FF Room 10*) and going through the central of the N doorways leads to a rectangular room which is lit from the N by exterior windows, and with an interior window in its S wall (*Plates 119-120*). In addition to the moulded coving, skirting board, and a picture rail with patterned wallpaper above which run around the room, and the architrave of the doorway, the room has a fireplace in a protruding section of its W wall, with a simple wooden mantelpiece and wrought iron firebox, and a wooden, panelled-surround with floral mouldings (*Plate 121*).

- *FF Room 14*

Returning to the hallway (*FF Room 10*) and going through the W-most of the S doorways leads to a rectangular room which its lit from the S by a bay window with transom-sashes (*Plate 122*). Moulded coving and skirting boards run around the room, in addition to which an area of wall in both the E and W walls protrudes, and the N wall has two doorways, both with architraves, and a central square panel with surround, likely representing a boarded-up interior window (*Plate 123*). Going through the W of the N doorways leads to a storage space (*FF Room 14a*). Two further doorways, a N doorway with a locked door and an E doorway which is open, sit within the storage space and have moulded architraves, with the space through the E doorway having boarded-up windows in its N, S, and E walls (*Plates 123-124*).

- *FF Room 15*

Returning to the hallway (*FF Room 10*) and going through the W-most of the N doorways leads to a roughly rectangular room, the layout of which is made irregular by the staircase with balustrade rising to its NE corner, and the wooden panel and glazed partition which forms a room in its SW corner (*Plates 125-126*). The room in its SW corner (*FF Room 15a*) contains a blocked doorway with architrave and a blocked window with surround (*Plate 127*), with the only other features being the architrave of the doorway to the hallway. The room has one further doorway, with a two-panel door, in its N wall (*Plate 128*).

- *FF Room 16*

Going through the N two-panel door leads to a roughly square room with a corridor and two small rooms to its E. The main, roughly square room is lit from the E and lacks notable features, with the corridor, bathroom (*FF Room 16a*), and kitchenette (*FF Room 16b*) to its E all being lit from the S and also lacking notable features. (*Plates 128-129*).

- **Second floor**

Returning to the hallway with the main staircase (*FF Room 1*) and ascending, this leg of the main staircase is U-shaped with two landings either side of its centre flight, being lit from the N by a wide five-light window and with a room sitting off its first landing. A turned balustrade with newel posts, with some missing balusters and two pendants descending (one at its middle landing and one at its upper landing), runs up the centre of the staircase, with a moulded skirting board and a modern handrail along its outer edge. A large, blocked interior window, with a moulded surround, sits in the E wall of the staircase, while the doorway to the room off its first landing sits to the W, this room being a small bathroom which is lit from the N by a sash window. The entryway to the hallway at the top of the stairs is again wide, with three glazed panels also sitting at its head. (*Plates 130-135*).

- *Second Floor (SF) Room 1*

The central hallway of the second floor has an open doorway near its W extent, with a N and S doorway through this, as well as one N, one E, and three S doorways along its main extent. Beyond the moulded architraves of the modern doors in these doorways, the only notable feature along the hallway is its moulded skirting board. (*Plates 136-137*).

- *SF Room 2*

Going through the hallway's E door leads to a roughly rectangular room which is lit from the N by three sash windows, also having another doorway in its E wall. Moulded coving runs around all but the S wall of the room, and beyond this the room has no notable features.

- *SF Rooms 3 & 4*

Going through the door in *SF Room 2*'s E wall, two steps open into a long space with a number of distinct areas, some partitioned by modern, part-glazed office walls and others defined by evidence of historic form. Evidence of historic form lends to the distinction between *SF Room 3* and *SF Room 4*, with the former room having occupied the S half of the space, its extent being indicated by its coffered ceiling, which comprises a simple series of rectangular coffers (*Plates 139-142 & 148*). Further defining *SF Room 3* as distinct are the wooden panels which generally rise approximately 2/3 up its walls, including in and between its four partitioned office spaces (*Plates 139-147*) and up the side of the partitioned first floor to second floor staircase at its W wall (see *FF Room 8* for stairs description). There is a small gap where the panelling is missing in one of the partitioned offices (*SF Room 3f*) (*Plate 147*), but it otherwise continues even under the (majority) sash and fixed windows which light the room from the S and E. The partition which surrounds the staircase is noted to have a glazed upper extent and a small post at its corner, with its forms and features suggesting while the partitions are a later addition the staircase was already in existence, with the post perhaps being a remnant of a balustrade (*Plates 139 & 149-150*).

The N half of the space, defined as *SF Room 4*, is by comparison lacking in features, with only the majority sash and some fixed windows which light it from the E being of note. Two doorways sit at the end of this room, leading to a

storage room and a bathroom and sink space, the latter lit from the E by two sash windows, but having no other notable features. (*Plates 149-150*).

- *SF Room 5*

Going through the doorway to the stair case in *SF Rooms 3 & 4* also provides access to a hallway, the W wall of which has wooden panelling along around half its length, to around 2/3 of its height (*Plate 151*). At the N end of the hallway a doorway leads to another staircase, this one between the second and third floor, which is blocked off at its top. A simple balustrade runs up the staircase's inner side, and the face of the painted brick wall to its N is exposed in places. (*Plates 152-153*).

- *SF Room 6*

Returning to the second floor's main hallway and going through the E-most, or second to E-most, of the S doorways leads to a rectangular room which is lit from the S by a bay window with sashes (*Plate 153*). In addition to the architraves around the rooms two N and one W doorway (*Plates 154-155*), the latter of which is deep, moulded coving and skirting boards also run around the room, and a corbelled mantelpiece with surround sits in a protruding section of the W wall, though its firebox does not survive (*Plates 155-156*). The N and W doorways house five-panelled doors.

- *SF Room 7*

Going through the W doorway leads to another rectangular room which is lit from the S by a bay window with sashes (*Plate 157*). This room also has moulded coving and skirting boards, with doorways in its N and W walls in addition that in its E, all with architraves (*Plates 158-160*). The W doorway is again deep, with the space in this case being lined with wooden panelling (*Plate 160*). A section of the room's E wall protrudes slightly, though no evidence of a fireplace survives within.

- *SF Room 8*

Going through the W doorway leads to yet another rectangular room which is lit from the S by a bay window with sashes. The room also has moulded coving and skirting boards, and a section of its W wall protrudes, though no evidence of a fireplace survives within. Additionally, another doorway with an architrave resides in its N wall, this leading back out to the second floor's main hallway. (*Plates 161-163*).

- *SF Room 9*

Going through the main hallway's W-most S doorway leads to a rectangular room which is lit from the S by a bay window with sashes. An architrave surrounds the room's only doorway, and moulded coving, a picture rail, and skirting boards run around the room. A section of the E wall protrudes, though no evidence of a fireplace survives within. (*Plates 164-166*).

- *SF Room 10*

Going through the main hallway's W-most N doorway leads to another roughly rectangular room which is lit from the N by three sash windows. Beyond its moulded skirting boards, the room has no features of note. (*Plate 167*).

- *SF Room 11*

Going through the main hallway's second to the W-most N doorway leads to a transitory space with a storeroom, kitchenette, and two washrooms off it, the washrooms being lit from the N by two sash windows (*Plates 168-169*). Only the door to the storeroom has a notable architrave (*Plate 170*), though in addition to this, sections of a picture rail survive along the space's W wall, notably also continuing along the N and S walls of the kitchenette (*Plates 171-172*). The moulded skirting board which run around much of the space's outer edge is also noted.

• ***Third Floor***

Returning to the hallway with the main staircase (*SF Room 1*) and ascending, this leg of the main staircase is again U-shaped with two landings either side of its centre flight, being lit from the N by two four-light casement-fixed windows and with a room sitting off its first landing. A turned balustrade with newel posts runs up the centre of the staircase, with a moulded skirting board and a modern handrail along its outer edge. A high three-light interior window sits in the staircase's S wall small, while a blocked interior window, with a moulded surround, sits high in the W wall of the staircase, with the doorway to the room off its first landing also sitting to the W, this room being a small bathroom which is lit from the N by a sash window. The entryway to the hallway at the top of the stairs is again wide, with three glazed panels sitting at its head. It is additionally noted of this staircase that the stairs and middle landing had a noticeable canter towards the centre of the staircase. (*Plates 173-179*).

- *Third Floor (TF) Room 1*

The main hallway of the third floor has an open doorway with architrave at its W extent and two at its E extent, with a N, S, and W doorway residing beyond the W open doorway, and a N, S, and E doorway residing beyond the E open doorways. The primary extent of the hallway houses a further N and S doorway, plus a small flight of stairs to its N. With the exception of one doorway, the second to E-most of the S doorways, these all have moulded architraves, with the hallway's other notable feature being its moulded skirting board, and interior windows sitting above the W-most N and S doorways as well as one to the room up the stairs off the hallway. (*Plates 180-181*).

- *TF Rooms 2 & 3*

Going through the second to E-most of the hallway's S doorways leads to a small rectangular room (*TF Room 2*), with an open doorway, with architrave, to a roughly rectangular room (*TF Room 3*). The latter room is lit from the S by two arched sash windows, and the only notable features in either room is the moulded skirting boards which run the majority of their perimeter. (*Plates 182-183*).

- *TF Room 4*

Going through the E-most of the hallway's N doorways leads to a rectangular room which is lit from the N by two sash windows, with half the recess of a closed-up third window also being visible in the N wall. In addition to this, a moulded skirting board runs along the W and N walls of the room, this and the half window recess likely reflecting a change in layout. (*Plates 184*).

- *TF Room 5*

Going through the hallway's E doorway leads to a thin, L-shaped hallway, which is lit from the N by a sash window which represents the other half of the closed-up window recess in *TF Room 4*. A small attic hatch was noted in the hallway's ceiling, but no other features were observed. Two doorways lead off from this hallway, opposite each other to the N and S. (*Plates 185-187*).

- *TF Room 6*

The S doorway leads to a room with roof space, with the rafters visible as well as a wooden floor platform and the stone (partially painted) of the room's W wall (*Plate 188*). It was not safe to enter this space.

- *TF Room 7*

Going through the L-shaped hallway's N doorway leads to a rectangular room where the form of the roof is visible in the angled edges of the ceiling. The room is lit from the E by a row of modern windows, and a doorway leads into another room which is thought to be similar to its N. No other features were observed and neither room was entered due to safety concerns relating to the floor. (*Plate 189*).

- *TF Room 8*

Returning to the main hallway and going through the central S doorways leads to a larger rectangular room which is lit from the S by four arched sash windows which flank a wide, roughly semi-circular window with a balustrade beyond. A doorway sits in the E wall of the room, with sections of wall protruding from both the W and E wall though no evidence of fireplaces survives, and a moulded skirting board runs around the room. Further to this, two beams are visible across the ceiling, being regular in shape and entirely obscured beneath paint and/or cladding. (*Plates 190-193*).

- *TF Room 9*

Going through the E doorway leads to a small kitchenette which is lit from the S by an arched sash window. Where cabinets have not been installed, a moulded skirting board runs around the room. (*Plates 194-195*).

- *TF Room 10*

Returning to the main hallway and going through its W-most S doorway leads to a rectangular room lit from the S by three arched sash windows. A picture rail and moulded skirting board run around the room, and sections of the E and W walls protrude though there is no surviving evidence of an associated fireplace. (*Plates 196-197*).

- *TF Room 11*

The main hallway's W doorway leads to a small storage space, which is of not only for the interior window with moulded surround in its N wall. (*Plate 198*).

- *TF Room 12*

Going through the N doorway at the westernmost end of the main hallway, one enters a roughly rectangular room with a four-panelled door to a storage space (*TF Room 12a*) in its S extent, and a blocked doorway in its S wall, both with architraves. The room is lit from the N by three sash windows, and in addition to the window above its main doorway, two further interior windows reside in its S wall, both to storage spaces. A fireplace survives within a protruding section of the room's E wall, near its corner, this comprising a plain wooden surround and a wrought iron firebox with tiles flanking, in addition to which a moulded skirting board runs around the room and a small attic hatch resides in its ceiling. (*Plates 199-203*).

- *TF Room 13*

Going through the main hallway's second to W-most of the N doorways leads to a washroom which is lit from the N by two sash windows. The room has no other notable features. (*Plate 204*).

- *TF Room 14*

Going up the stairs leading N off the main hallway, one reaches another washroom which is lit from the N by a sash window. The two doors, one to and one in the washroom, are four-panelled doors.

5.3.3 Assessment of Significance

Further to the above detailed architectural interest of the c. mid-to-late 19th century Tredegar Chambers, with its elevations being a prominent aspect of the Bridge Street and Cambrian Road streetscapes, the building's association with the nearby railway line which further enabled the commercial success and growth of Newport in this period elevates its significance. The upper floors of the building originally functioned as the offices of the Brecon and Merthyr Railway Company, with the railway line constructed in the 1850's sitting to the N of the site, while the ground floor units housed various shops, known to include stationers, drapers, gilders, and glass dealers in the early-20th century (Newportpast.com). Overall, the building's significance is linked through both its architectural form and original use to the industrial success and expansion of Newport in the 19th century.



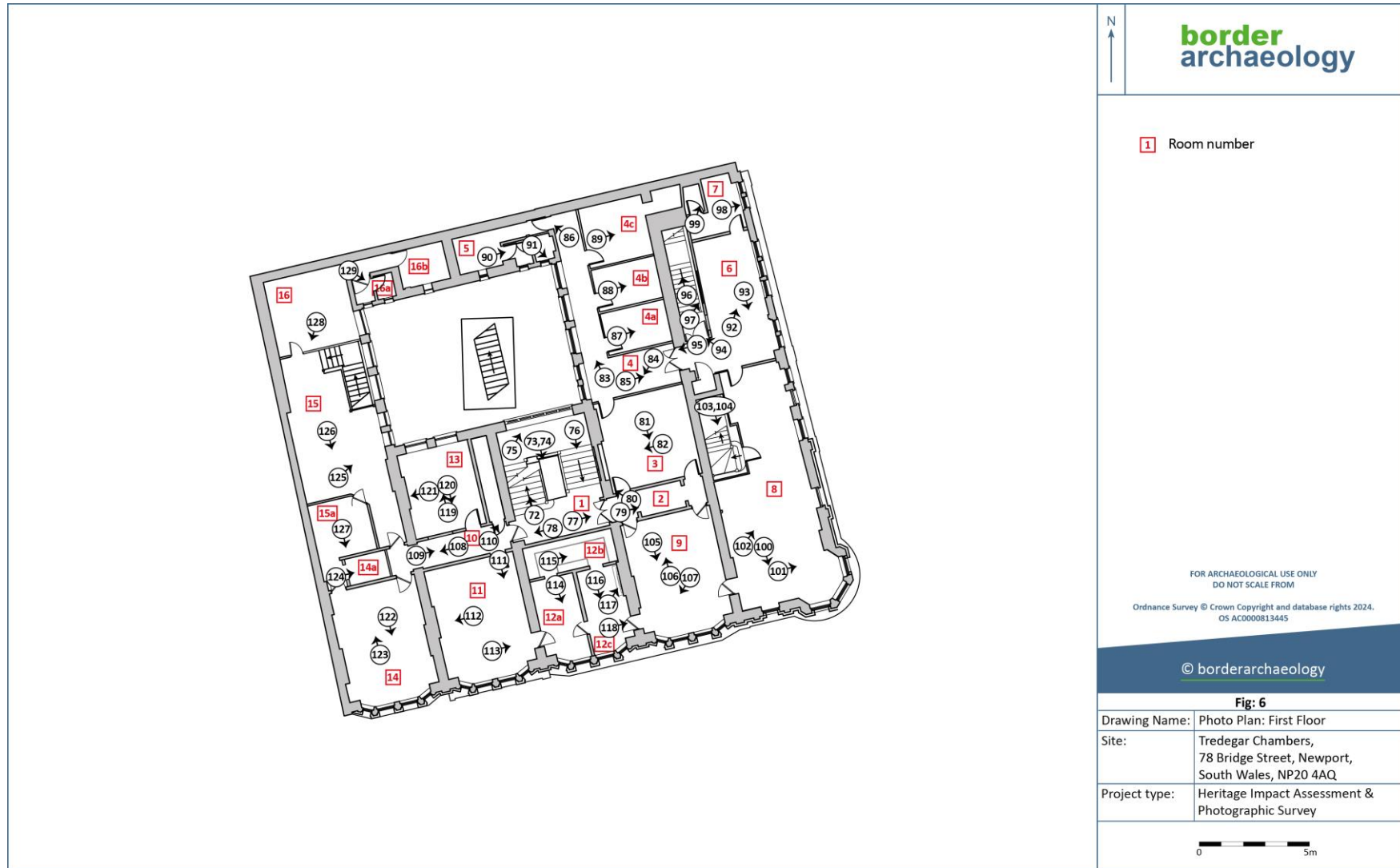
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Fig: 4

Drawing Name:	Photo Plan: Street & Basement
Site:	Tredegar Chambers, 78 Bridge Street, Newport, South Wales, NP20 4AQ
Project type:	Heritage Impact Assessment & Photographic Survey





1 Room number

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Fig: 6

Drawing Name:	Photo Plan: First Floor
Site:	Tredegar Chambers, 78 Bridge Street, Newport, South Wales, NP20 4AQ
Project type:	Heritage Impact Assessment & Photographic Survey

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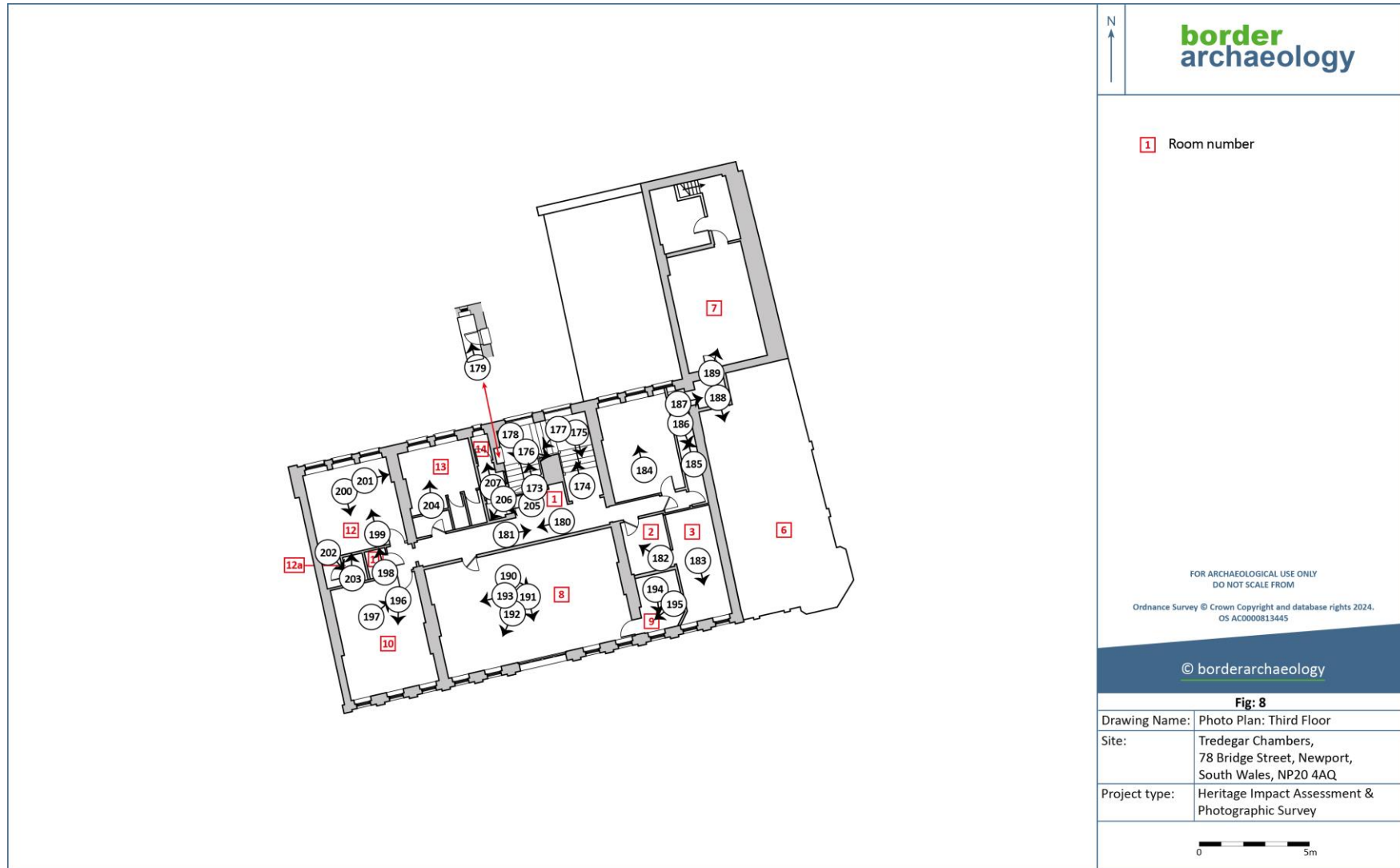
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Fig: 7

Drawing Name:	Photo Plan: Second Floor
Site:	Tredegar Chambers, 78 Bridge Street, Newport, South Wales, NP20 4AQ
Project type:	Heritage Impact Assessment & Photographic Survey





5.4 Description of Heritage Assets

Heritage Asset	Description and Significance
<p>The (Newport) Town/City Centre Conservation Area (CA)</p>	<p>This CA was first designated on the 17th of March 1987, being designated chiefly for its rich landscape of 19th-20th century commercial and industrial buildings. With the industrial revolution and the expansion of the coal industry in Monmouthshire, the then town had expanded S and W from its medieval core across the area of the CA, with the town's boom being aided by the construction of the railway line and canal, all of which drew commercial interests to the area. The CA is also designated for its archaeological potential in relation to the medieval period, with the medieval township having developed around this area from the 14th century.</p> <p>The majority of the buildings in the CA, if they are not designated as Listed Buildings, are regarded as Locally Important Buildings and generally comprise three-storey terraces, many with shopfronts at their ground floor and offices or living space above.</p> <p>This CA may be regarded as heritage asset of High significance, with regard to its rich stock of Listed and Locally Important Buildings, which demonstrate the area's importance as a commercial and industrial centre in Newport during its boom, in addition to its status and archaeological potential as a key location also in Newport's post-conquest medieval establishment.</p>
<p>Lamb PH (Grade II)</p>	<p>Constructed in the 19th century, the Lamb Public House was first listed on 31/03/2000 and its reference no. is 23104. The following description is primarily based on its listing description, supplemented by observation:</p> <p>The Lamb Public House rises to a height of three storeys, being constructed of brick which is painted across its upper two storeys and obscured at the ground floor by glazed, dark red tiles which give the appearance of brick work. At the ground floor, piers rise to flank with floral capitals rise to flank a central doorway and two paired casement windows, with entablature and two lights above. The fenestration of the first and second storeys each comprise three hornless sashes, though only the first storey windows sit beneath shouldered headers with moulding. (<i>Plate 208</i>).</p> <p>This Grade II Listed Building may be regarded as a heritage asset of High importance as a 19th century public house with many interesting architectural details, such as its glazed tiles, which are unique in the streetscape, and piers and entablature, which create cohesion with its surrounding buildings. The building also sits in a prominent position, nearly opposite the intersection of Bridge Street and Cambrian Road.</p>
<p>National Westminster Bank (including Nos.2 & 4 Cambrian Road) (Grade II)</p>	<p>Constructed in 1832 to designs by C. R. Gribble, the architect of several major branches of the National Provincial Bank (Booker, 1984), this corner building was first listed on 02/05/1980 and its reference no. is 3023. The following description is primarily based on its listing description, supplemented by observation:</p> <p>This two-storey classical bank building has a tall ground floor and is constructed of Bathstone set on a granite plinth, with a balustraded parapet atop its roofline, and dentil cornice and acanthus frieze below. A dentil cornice also runs below the first storey, with entablature below this with either decorative moulding or the bank's signage across. The building's Bridge Street elevation is nine windows wide, with half-columns between the ground floor windows, with mask keystones above, and pilasters to the first floor, with the central bay emphasised by</p>

	<p>pronounced pilasters which rise the full height of the building. The building's High Street elevation is similar, though only four windows wide. The building's Cambrian Road elevation is seven window wide, being arranged across two levels at the ground floor, the lower level having two doorways, one simple and the other a granite portal doorway with an arched window at the level above. Two further granite portal doorways are located with the building's curved corner bays, with the entrance at the E corner bay being flanked by Doric columns supporting entablature, and that of the W corner bay being flanked by paired Doric columns supporting entablature. (Plate 209).</p> <p>This Grade II Listed Building may be regarded as heritage asset of High significance, as a large 19th century bank designed by the National Provincial Bank's chief architect at the time, not long prior to such exclusive contracts ceasing to be the fashion. Its imposing height and corner position to Bridge Street, Cambrian Road, and High Street, with its Bathstone construction, extensive classical dressings, and tall ground storey, add to its importance with the streetscape and as a building of architectural merit.</p>
<p>Pedestal & Statue of Sir Charles Morgan (Grade II)</p>	<p>Dated to 1848 and signed by the Welsh sculptor John Evans, this statue and pedestal of the local MP Sir Charles Morgan was first listed on 02/05/1980 and its reference no. is 3093. The statue sits where it was originally erected, but had for a time been relocated to Park Square. The following is an extract of its list description:</p> <p><i>Set on a stepped platform, the granite pedestal has broad cornice and English and Welsh inscriptions to the squared sides; rounded ends. Bronze statue of an informally seated Sir Charles Morgan with classical figures to sides of chair and coat of arms to back. Inscription to left hand side reads: "This memorial was erected AD 1850 by the friends of the late Sir Charles Morgan of Tredegar baronet in testimony of their attachment to the man whose benevolence they admired and whose loss they deplore". (Plate 210).</i></p> <p>This Grade II Listed statue may be regarded as a heritage asset of High significance, as a mid-19th century statue which stands in a prominent position along Bridge Street, between its junctions with High Street and Cambrian Road. Further to this, the statue is by a prominent Welsh sculptor, and depicts a notable MP in the region.</p>
<p>HSBC (formerly Midland Bank) (Grade II)</p>	<p>Constructed in 1896/7 to plans by Thomas Bostock Whinney, chief architect of Midland Bank at this time, this building was first listed on 31/03/2000 and its reference no. is 23132. Its W extent is of earlier date, a dating stone stating it was established in 1868. The following description is primarily based on its listing description, supplemented by observation:</p> <p>Rising to a height of three-storeys plus attic, with a tall ground floor, at its main E extent the building is constructed of beige ashlar set on a grey plinth, with corbelled eaves to the roof. At its W extent, the building rises only to three-storeys height, being constricted of red brick set on a low grey plinth, with Bathstone across its ground floor and rising as extensive dressings across its upper floors.</p> <p>The bank's E extent is arranged across five bays to Bridge Street, two bays to Stow Hill, and a flat corner bay between. The corner bay has a doorway set beneath a segmental pediment with central cartouche at the ground floor, a two-storey oriel window above, and a turret at attic level with a square clock and polygonal lantern. The majority of the bays have mullion-transom windows in enclosed arches with keystones across their ground floor, though one to Stow Hill has a doorway, with ramp approaching, also, and one bay to Bridge Street has a two-light mullion window with corbelled header and bullseye window with keystone and acanthus</p>

	<p>moulding around. Above these windows is entablature with the bank's signage, and then at the first storey transom and mullion windows set beneath pediments, with a string course joining the sills of the second storey's mullion-transom windows.</p> <p>The bank's W extent has a four-light mullion window, a two-light mullion window, and two windows flanking a recessed doorway at the ground floor. Above this, a metal balcony runs between and either side of the splayed two-storey bay windows of the first and second storey, with a central first floor sash opening out to this balcony, with another central sash, set beneath a pediment, at the second storey. A dentil cornice and a string course run between the first and second storey. (<i>Plate 211</i>).</p> <p>This Grade II Listed Building may be regarded as heritage asset of High significance, as a large 19th century bank which occupies a prominent position at the corner of Bridge Street and Stow Hill, also forming a notable aspect of views from High Street and Cambrian Road. Its ashlar, Bathstone and red brick construction, and extensive dressings around windows and near the eaves, add to its presence in the streetscape and as a building of architectural merit.</p>
<p>34 & 35, High Street, Gwent (Grade II)</p>	<p>Constructed in 1887 to designs by Habershon & Fawckner, 34 & 35, High Street was first listed on 02/05/1980 and its reference no. is 3024. The following description is primarily based on its listing description, supplemented by observation:</p> <p>The elevation of the building relevant to this assessment is the one to Cambrian Road, which rises to a height of four-storeys plus attic and is arranged across three bays, being constructed of red brick with Bathstone dressings. The ground floor is entirely modern boarding, being the rear entry to McDonalds, with a mullion window with a stone header and sill in each bay of the first to fourth storey, and a semi-circular window in each bay of the attic storey, which is entirely of stone. Across the upper floors, pilasters rise between the bays, being corbelled and becoming more pronounced at the second storey. These pilasters are for the majority brick, except at the attic storey, and where they adjoin the stone headers and sill of the windows. (<i>Plate 212</i>).</p> <p>This Grade II Listed Building may be regarded as a heritage asset of High significance as a late-19th century with elevations along High Street and Cambrian Road. It has notable architectural merit where it fronts High Street, being constructed of Bathstone and Pennant stone with classical dressings including pilasters and entablature, as well as the more understated merit of its Cambrian Road elevation, which is of red brick with Bathstone dressings.</p>
<p>Queen's Hotel (Grade II)</p>	<p>Constructed in c.1863-4, around the same time Bridge Street was opening, the Queen's Hotel was first listed on 02/05/1980 and its reference no. is 2999. The following description is primarily based on its listing description, supplemented by observation:</p> <p>Rising to a height of three-storeys and faced with Italianate stucco in blue, the building's most prominent elevation faces out across the corner of Bridge Street and Baneswell Road and is three bays wide. The ground floor of this elevation houses the hotel's main entrance at its centre, a recessed arched doorway, with overlight, set beyond a stone porch with four pilasters, this also forming the balustraded stone balcony of the floor above. This entryway is flanked either side by a tripartite sash window, with wooden mullions. A string course runs between the ground and first storey, with the fenestration of the first storey comprising two sash windows, with bracketed cornice, which flank a central French door, set beneath a bracketed cornice and a pediment, which open to aforementioned balcony. A sill band runs below the second storey windows, which comprise three sash windows with keystones. Above this is a</p>

	<p>string course and then the eaves, supported by paired corbels. Above the roof line rises stone entablature with a central segmental pediment topped with a finial. (<i>Plate 213</i>).</p> <p>This Grade II Listed Building may be regarded as a heritage asset of High significance as a mid-19th century hotel which is associated with unrest during the 1868 General Elections, crowds having damaged the building during the turmoil. The building occupies a very prominent position at the corner of Bridge Street and Baneswell Road, with its stucco facing, dressings, and prominent stone porch and entablature giving it a strong character and adding to its architectural merit.</p>
<p>31, 32, 33 High Street, including 2a & 2-4 Skinner Street (Grade II)</p>	<p>Constructed around the turn of the 20th century, this Free Renaissance style building was first listed on 31/03/2000 and its reference no. is 23123. The following description is primarily based on its listing description, supplemented by observation:</p> <p>Rising to a height of three-storeys plus attics, this corner building is constructed of red brick with terracotta dressings. The buildings ground floor comprises a shopfront to no. 33 with polished granite articulation, fascia and cornice above, and an arched doorway entry in the corner bay, with the remainder of the ground floor being modern shopfronts. The fenestration of the first and second storey of the corner bay comprises a two-storey splayed bay window, with a pediment between the storeys, with the bay window transitioning into a two-storey polygonal turret above, with a corbelled iron rail balcony to the fourth storey and lantern above.</p> <p>The building's elevation to High Street is three bays wide, the right two bays each being occupied by a mullion-transom window set beneath a pediment at the first storey, and a mullion sash window at the second storey, with a balustrade parapet across the roofline either side of a chimney. The left bay has four sash windows, separated by brick pilasters at the first storey, with a shallow oriel window with relief panelled aprons, central niche, and dentil cornice at the second storey, rising to a two-storey Dutch gable attic with finials, the third storey windows set beneath pediments, and the fourth storey central window being arched with a keystone above.</p> <p>The first three bays of the building's elevation to Skinner Street resemble the right bays of its High Street elevation, with the addition of a gable dormer with arched window above the third bay. The fenestration of the remaining three bays of this elevation comprises mullion sash windows, paired in two bay and tripartite in the far bay, rising and slightly protruding up all three-storeys, the far bay having a pediment above. Terracotta tablet flowers sit between the floors, with one and then six at the left bays, and three and then seven at the right bay. (<i>Plate 214</i>).</p> <p>This Grade II Listed Building may be regarded as a heritage asset of High significance, as an early-20th century Free Renaissance style building which occupies a prominent position on the corner of High Street and Skinner Street. The building's colouring contrasts with the stone and yellow brick of the majority of building in its immediate setting, adding to its prominence, while the extent of its terracotta dressings, turret, and scale create a sense of cohesion with these same buildings, as well as adding to the its overall architectural interest.</p>

6 Description of Proposals and Magnitude of Impact

6.1 Summary Description of Proposals

The following description of the proposed scheme is based on drawings provided by client in June 2024 (figs. 9-15).

Overall, the works comprise the conversion of the upper three storeys of Tredegar chambers into fifteen apartments, plus restoration and repairs to the exterior with alteration to modern signage to achieve a more cohesive street frontage.

Plans of the proposed elevations and therefore the exterior works were not available at time of writing, and the assessment in this report is therefore based on information provided via email on 18/06/2024 which stated the following of the proposed external works:

'[...]the exterior of the building will undergo restoration and repair efforts. As part of this process, [...]no changes are planned or anticipated, except the signage, with a focus on ensuring uniformity in its appearance.'

The restoration efforts will prioritize maintaining the existing aesthetic and functionality of the exterior [...]'

'[...] only modern aspects of the signage [will be altered][...]

We are [...] carefully considering the best approach for bringing the historic building back to its former glory while incorporating modern elements.

To achieve this, we will be working closely with experts in heritage restoration methods, who are helping us to select materials and techniques that not only preserve the building's original charm but also meet modern accessibility and safety standards. For example, we may incorporate LED lighting or other energy-efficient solutions to minimize our environmental impact while still providing a warm and inviting ambiance.'

There are no works proposed in relation to the ground floor or basement.

The proposed internal works to the first floor comprise:

- Closing three doorways in solid walls, plus several others in partition walls;
 - Opening three doorways in solid walls, plus several others in partition walls;
 - Demolition of the W staircase;
 - General works, including demolition and input of partition walls and various services, to create six one-to-three-bedroom apartments.
-

The proposed internal works to the second floor comprise:

- Closing three doorways in solid walls, plus several others in partition walls;
- Demolition of NE staircase;
- General works, including demolition and input of partition walls and various services, to create five one-to-two-bedroom apartments;

The proposed internal works to the third floor comprise:

- The closure of one doorway in a solid wall, and the removal of one door in a solid wall;
- Removal of internal windows as part of the demolition of partition walls;
- Demolition of NE staircase;
- General works, including demolition and input of partition walls and various services, to create four one-to-two-bedroom apartments.

6.2 Assessment of Magnitude of Impact

6.2.1 Tredegar Chambers (Grade II)

It is considered that the proposed development will have a **Minor** impact on the historic fabric and setting of Tredegar Chambers. The proposed works predominantly involve the removal and insertion of modern partition walls, with no solid walls being removed, limiting the loss of historic fabric, ensuring that the building's original layout remains discernible.

Furthermore, while the degree of layout change created by the new partition walls is slightly greater than those existing, the removal of some existing partition walls will partially restore some rooms towards their original layout (i.e. *FF Room 12*, *SF Room 3*, and *TF Room 13*). In addition to this, plans indicate three of the building's four surviving wrought iron fireplaces (namely the three with tiled ornamentation) will be retained, preserving some of the building's significant historic fabric, with it being considered that, if the wooden panelling, coving, and coffered ceilings associated with several rooms in the building are also retained, the impact to the building's historic fabric appears to be limited in extent.

Loss of historic fabric would result from the removal of a number of connecting doors in solid walls, however, with thus also disrupting the existing flow within the building and some of these doors having associated wooden panelling which will also be lost depending on the manner in which the doorways are closed up. Further disrupting the building's existing flow are alterations to some corridors and the removal of two staircases, though it is noted some doors along these corridors and between rooms are presently one way, and the top of one staircase is blocked-up, and as such flow is already disrupted. That the proposed works will bring the building's upper floors back into use, with its present vacancy having resulted in some areas being unsafe to access (either without safety equipment such as masks or overall due to concerns relating to the floor's integrity), while works to the exterior are limited to sympathetic restoration and repair, as well as ensuring uniformity with historic signage, are also

considered to mitigate the impact of the proposed works, conserving and restoring the building's presence along the streetscape with precedent given to its historic character in terms of exterior works.

6.2.2 The (Newport) Town/City Centre Conservation Area (CA)

The impact of the proposed works on The (Newport) Town/City Centre CA can be assessed as **No Change to Negligible**. The proposed works to the exterior, as they are presently understood, aim to restore the building's exterior with heritage-based repair techniques and alterations to modern signage to create uniformity with its historic shopfronts. This will represent a slight change within the streetscape, however one which will improve the streetscape by restoring it towards its historic appearance and bringing a building which is a significant presence in the city centre, at a major intersection, back into full use, likely also increasing foot traffic in the area.

6.2.3 Lamb PH (Grade II)

The impact on the setting of the Lamb PH (Public House) can be assessed as **No Change to Negligible**. The proposed works to the exterior of Tredegar Chambers, as they are presently understood, are extremely limited, with the upper storey's elevations being restored but not altered, and only the modern ground floor shopfronts being altered, this being towards the appearance of their historic counterparts and thus creating a greater continuity. As such, the impact on the setting of this Grade II listed public house will be limited despite direct intervisibility, with changes likely to be beneficial in restoring the condition and historic appearance of a large building in the asset's setting. (*Plates 4-5*).

6.2.4 National Westminster Bank (including Nos.2 & 4 Cambrian Road) (Grade II)

The impact on the setting of the National Westminster Bank (including Nos.2 & 4 Cambrian Road) can be assessed as **No Change to Negligible**. While the direct intervisibility of the asset and the site, and that they are commonly viewed in the context of each other, mean any exterior changes will impact the asset's setting, these proposed alterations are extremely limited. Not only will only modern signage be altered towards uniformity with Tredegar Chamber's historic signage, the only other changes aim to restore the appearance of the site, which will benefit the asset's setting. (*Plates 6-7, 210 & 215*).

6.2.5 Pedestal & Statue of Sir Charles Morgan (Grade II)

The impact on the setting of the Pedestal & Statue of Sir Charles Morgan can be assessed as **No Change to Negligible**. The proposed changes to Tredegar Chambers exterior are limited to restoration and repair, plus some alterations to modern signage which will create a more uniform street frontage, in line with the building's historic signage. As such, while there will be some change in the statue's setting, these changes will improve the appearance of a large and prominent building across its streetscape, with works altering only modern signage and repairs being undertaken based on the opinion of experts in heritage restoration. (*Plate 215*).

6.2.6 HSBC (formerly Midland Bank) (Grade II)

The impact on the setting of the HSBC (formerly Midland Bank) can be assessed as **No Change to Negligible**. While the direct intervisibility of the asset and the site, and that they are commonly viewed in the context of each other, mean any exterior changes will impact the asset's setting, these proposed alterations are extremely limited. Changes will be limited to the alteration of modern signage to create a cohesive street front with Tredegar Chambers' historic signage, while the other proposed works entirely comprise restoration of the building's elevations, improving its appearance via repairs devised in consultation with experts in heritage restoration. As such, it is considered the greater cohesiveness and repair of such a significant building will also positively impact the asset's setting. (*Plates 210 & 215*).

6.2.7 34 & 35, High Street, Gwent (Grade II)

The impact on the setting of 34 & 35, High Street, Gwent can be assessed as **No Change to Negligible**. Further to the only intervisibility between the asset and the site being with what may be regarded as the asset's rear elevation, which has less architectural interest than its elevation to High Street, the proposed exterior works are very limited. With only modern signage being altered towards uniformity with Tredegar Chamber's historic signage, and the other aspect of the proposed works being restoration rather than alteration, it is considered the proposed works will have a minimal and positive impact on the asset's setting. (*Plate 8*).

6.2.8 Queen's Hotel (Grade II)

The impact on the setting of the Queen's Hotel can be assessed as **No Change to Negligible**. While the direct intervisibility between the asset and the site, both being prominent corner buildings, mean any proposed exterior works will impact the asset's setting, these proposed works are very limited and comprise few changes. Said changes relate entirely to alterations to modern signage, which the proposed works intent to make more uniform and cohesive with Tredegar Chambers' historic signage, with the other aspect of the proposed works being restoration and repair, which will improve the building's appearance. Overall, the work's will make the site a more attractive aspect of the asset's setting, restoring it towards its historic appearance. (*Plates 1 & 216*).

6.2.9 31, 32, 33 High Street, including 2a & 2-4 Skinner Street (Grade II)

The impact on the setting of 31, 32, 33 High Street, including 2a & 2-4 Skinner Street can be assessed as **No Change**. With consideration given to the limited extent of the proposed works to the exterior of Tredegar Chambers, with the restoration works not amounting to alteration and the changes to the modern ground floor shopfronts being minimal and creatin uniformity with historic signage, the distance and angle of intervisibility between the asset and the site mean it is unlikely these changes will impact the asset's setting. (*Plate 215*).

7 Overall Significance of Impact & Conclusion

Having determined the intrinsic significance of the specific heritage assets considered for the purposes of this study and the potential magnitude of impact of the proposed development on these built heritage assets, it is now possible to reach an informed overall appraisal of the implications of the development proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

The overall impact of the proposed development in heritage terms on the Grade II listed 19th century building of **Tredegar Chambers** can be assessed as **Slight to Moderate and Positive**. This assessment considers the **High** significance of the heritage asset considered against the magnitude of impact, assessed as **Minor**. The most significant aspect of the proposed works involves changes to the layout and flow of the building with the insertion and demolition of partition walls, as well as the blocking up of some doorways in solid walls and the removal of two staircases. While the latter works will result in some loss of historic fabric, the former will predominantly impact modern material, with it also being of note that the layout and flow of the building is at present already notably altered from its historic form by modern partition walls, one-way doors, and a blocked-up staircase.

Furthermore, three of the building's four wrought iron fireplaces (those with tiled surrounds) will be retained, with it being considered impact could be further mitigated with the retention of all the building's historic coving, wooden wall panelling, and coffered ceilings, as well as architraves so far as is possible within the scope of the proposed layout changes. Further to this, the proposed works to the exterior are limited to restoration works, restoring the appearance of the building's elevations by repairing degradation and altering the building's modern signage towards uniformity with its historic counterparts, which will make it more reflective of the building's historic character and a more attractive presence along the streetscape. In addition to this, the positive impacts of bringing the building back into use, both as it relates to restoring its condition, ensuring its future conservation, and increasing footfall and thereby appreciation of its significance, are also noted.

The impact of the proposed development on **The (Newport) Town/City Centre Conservation Area**, and Listed Buildings and locally important buildings therein, with specific consideration of: the **Lamb PH; National Westminster Bank (including Nos.2 & 4 Cambrian Road); Pedestal & Statue of Sir Charles Morgan; HSBC (formerly Midland Bank); 34 & 35, High Street, Gwent; Queen's Hotel; and 31, 32, 33 High Street, including 2a & 2-4 Skinner Street**; all of which are Grade II Listed Buildings which reside in close proximity to Tredegar Chambers, can be assessed as **Neutral to Slight**. This assessment takes into account the **High** significance of the Conservation Area and the Grade II listed buildings in the site's immediate setting considered against the magnitude of impact, assessed as **No Change to Negligible**.

The proposed work to the exterior of Tredegar Chambers are very limited, principally comprising restoration and repair works, the specifics of which are not yet known but are to be determined in consultation with experts in heritage restoration techniques. The other aspect of the exterior works is the alteration of the building's modern signage to create uniformity with its historic signage, which will be a more notable but likely positive change. These works are considered to have a positive impact on the assets' settings, improving the appearance of a highly visible

and large building within their setting, and only making alterations to its appearance towards cohesive ground floor signage in line with its surviving historic signage.

Conclusion: The overall impact of the proposed development on Tredegar Chambers and its surrounding heritage assets can be assessed as Slight and Positive. This overall assessment reflects that the proposed works are, for the majority, focused upon the building's interior, with those to the exterior being limited in scope and comprising restoration works and alterations to modern signage to create a frontage cohesive with the surviving historic signage.

As such, the impact to the building's historic fabric and the setting of surrounding assets will be limited and broadly positive. The proposed works to the interior of the building principally comprise changes in layout, with the insertion and removal of modern partition walls forming the majority of these changes, though the blocking up of several doorways and the removal of two staircases also form part of these works and will result in the loss of some historic fabric. It is also considered that the potential impacts of the proposed works are partially mitigated by the existing layout of the building already having been notably altered by modern partitions, as well as features including three wrought iron fire places being retained, with it being noted impacts would be further mitigated with the retention of coving, architraves, wooden wall panelling, and coffered ceilings, which the proposed works appear to be able to accommodate in most cases.

In terms of the National Planning Policy Framework, the overall impact of the proposed development in heritage terms, based on the results of this assessment, may be said to constitute 'less than substantial harm' and may be considered to fall within the Slight/Moderate range of this category of impact.

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10 Cartography

(All maps were obtained from the National Archives unless otherwise stated):

1886: Ordnance Survey 1st Edition 6-inch Map;

1902: Ordnance Survey 2nd Edition 6-inch Map;

1920: Ordnance Survey 3rd Edition 25-inch Map;

1947: Ordnance Survey 6-inch Map;

1954: Ordnance Survey 6-inch Map.

11 Appendix 1: Existing and proposed plans and elevations

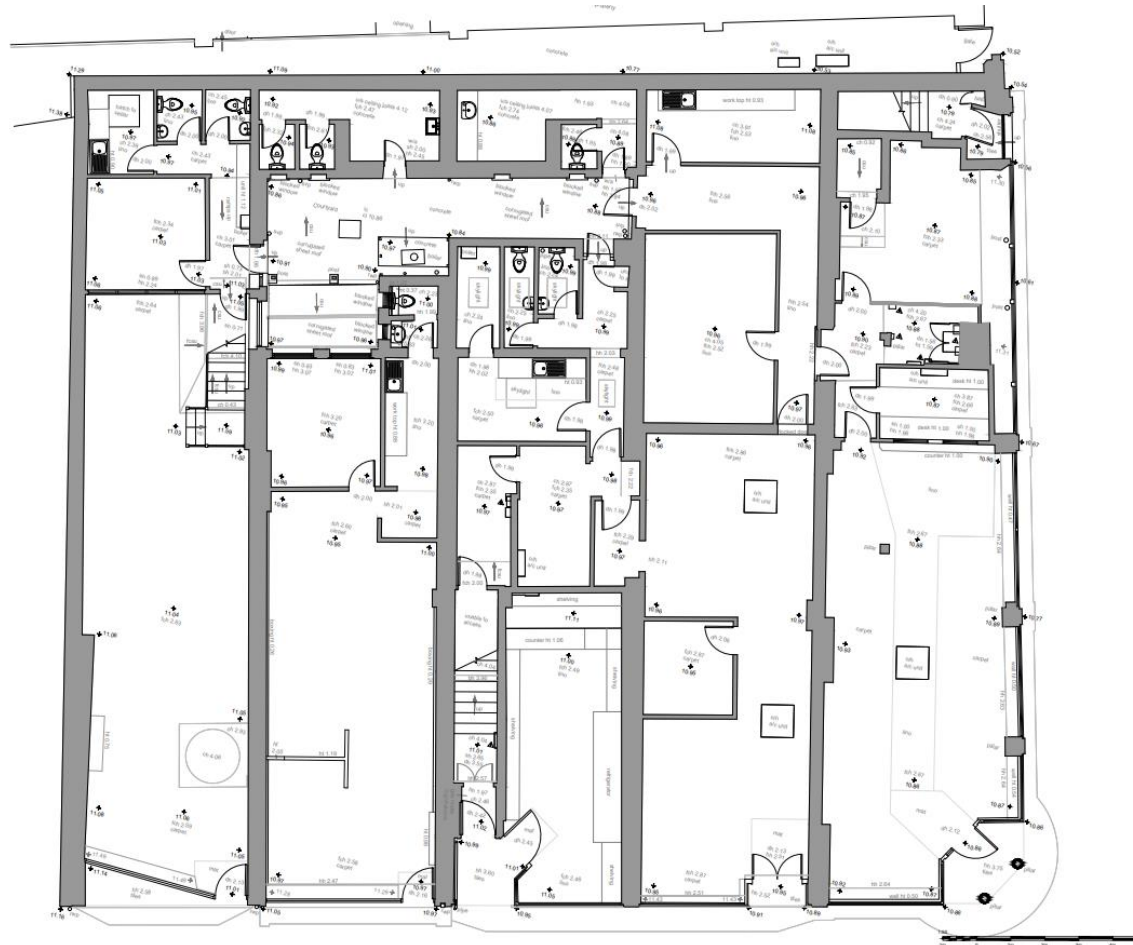


Fig. 9: Existing Plan of the Ground Floor (reproduced courtesy of the client).

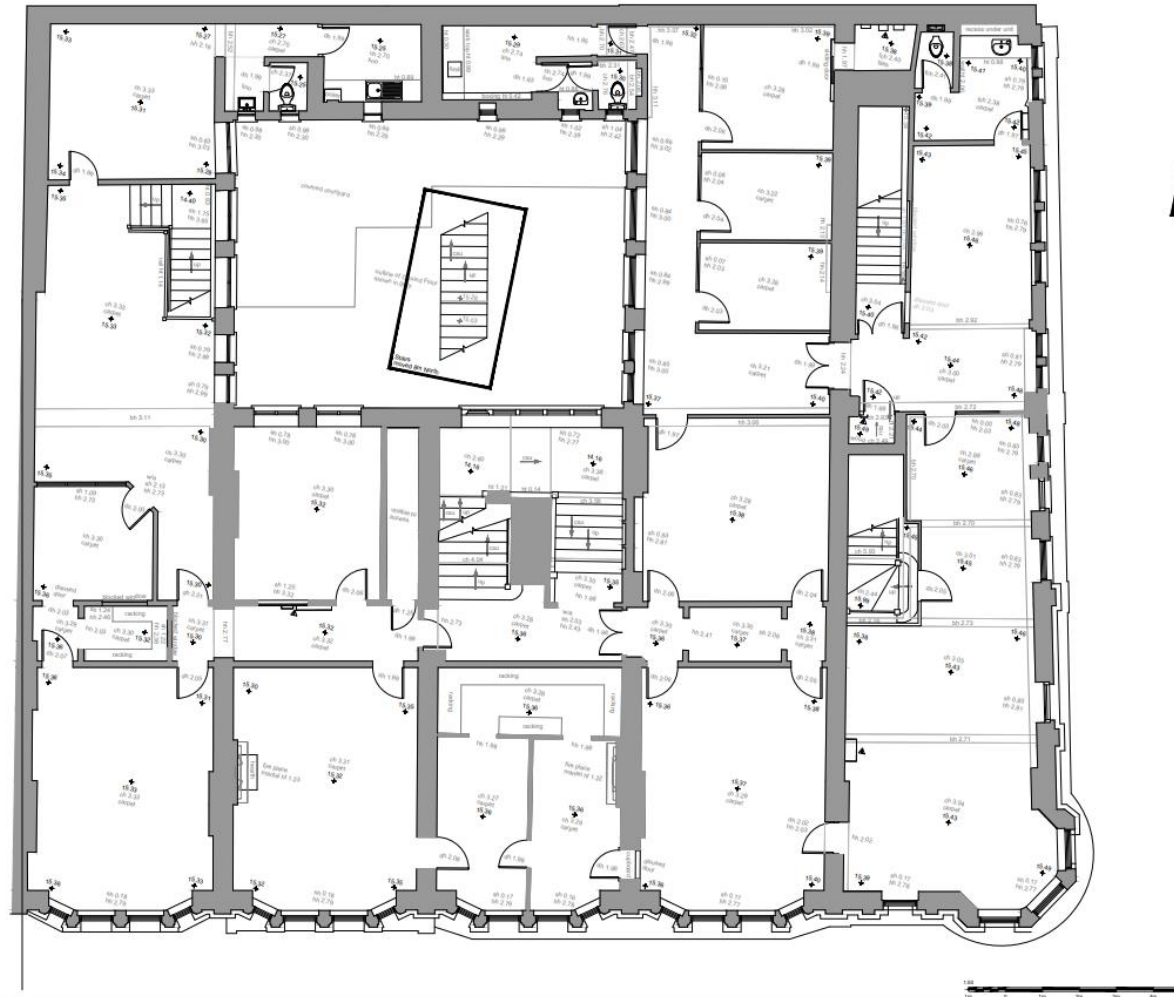


Fig. 10: Existing Plan of the First Floor (reproduced courtesy of the client).

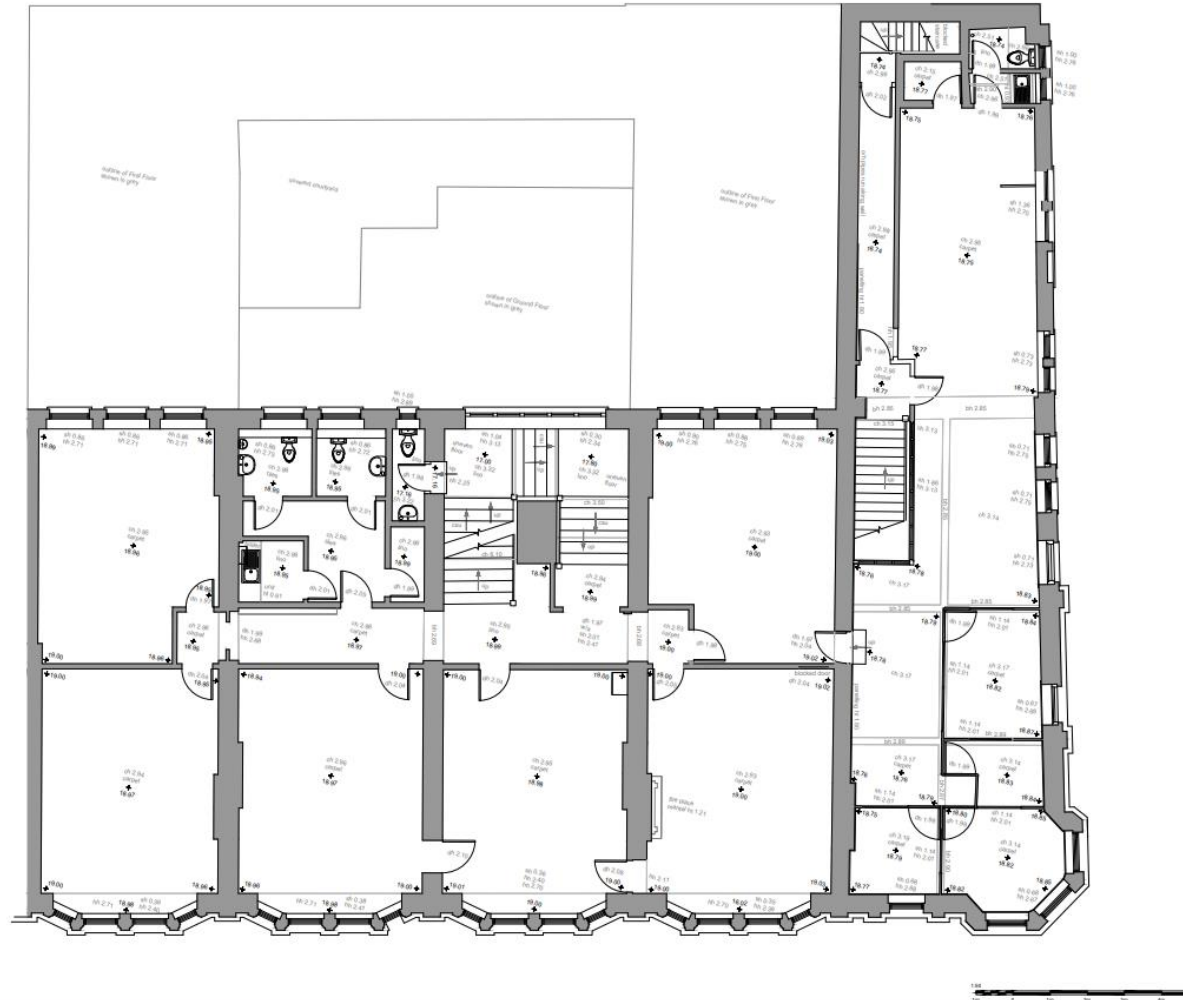


Fig. 11: Existing Plan of the Second Floor (reproduced courtesy of the client).

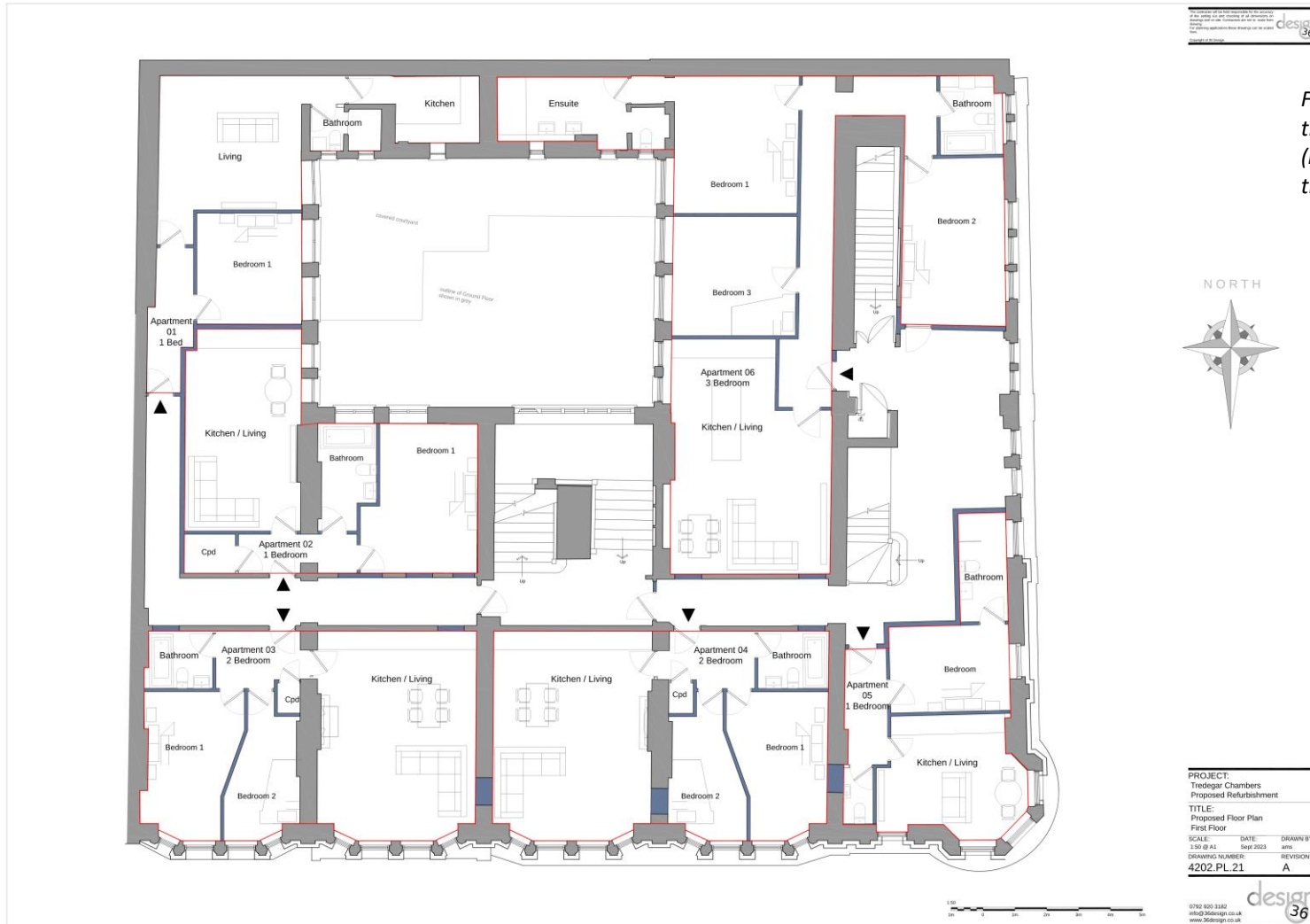


Fig. 13: Proposed Plan of the First Floor (reproduced courtesy of the client).



Fig. 14: Proposed Plan of the Second Floor (reproduced courtesy of the client).



Fig. 15: Proposed Plan of the Third Floor (reproduced courtesy of the client).

PROJECT:
Tredegar Chambers
Proposed Refurbishment

TITLE:
Proposed Floor Plan
Third Floor

SCALE: 1:50 @ A1 DATE: Sept 2023 DRAWN BY: amw

DRAWING NUMBER: 4202.PL.23 REVISION: A

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12 Appendix 2: Historic Maps



Fig. 16: Ordnance Survey 1st Edition 6-inch Map (1886)
(Reproduced courtesy of the National Archives)



Fig. 17: Ordnance Survey 2nd Edition 6-inch (1902)
(Reproduced courtesy of the National Archives)



Fig. 18: Ordnance Survey 3rd Edition 25-inch Map (1920)
(Reproduced courtesy of the National Archives)

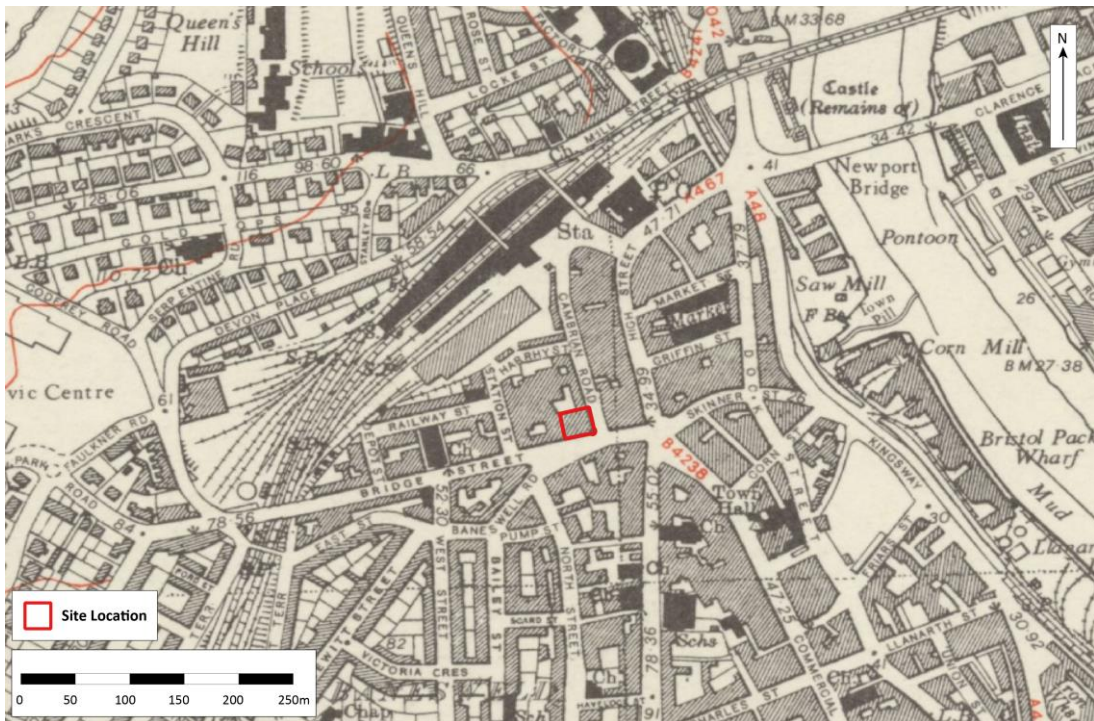


Fig. 19: Ordnance Survey provisional edition 6-inch Map (1954)
(Reproduced courtesy of the National Archives)

Document Title		Document Reference	
Heritage Impact Assessment: Tredegar Chambers, 76-81 Bridge Street, Newport, NP20 4AQ.		BA2487TCB	
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