

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Sent: 01 December 2025 13:47

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/1004 (Kensington Court Day Centre Oaklands Road Newport South Wales NP19 8GQ) (FULL)

Hi Vicky

Re: DEMOLITION OF THE FORMER DAYCARE CENTRE BUILDINGS AND THE CONSTRUCTION OF 6 NO DWELLINGS, ACCESS ROAD, TURNING AREA AND ASSOCIATED WORKS

This is a question of setting impact upon nearby heritage assets, namely:

- Kensington Place Conservation Area
- Grade II Church of St John the Evangelist (Cadw ref: 3035)
- Grade II Listed The Lawns (Cadw ref: 18273)
- Grade II Listed Cambrian House (Cadw ref: 3034)

As identified within the accompanying *Heritage Note*, the site in question was originally the location of a Victorian villa called 'Oaklands', constructed in the C19 as one of several high-quality villas within expansive grounds (including 'The Lawn', 'Sunnybank', 'Loxhore House' and 'Cambrian House'); all of which reflected the once highly-affluent nature of this suburban development.

As shown within the first OS maps for the area (c.1884 – see below), Oaklands Road provided rear service access to both *Sunnybank* and *Cambrian House*, and to the service buildings of *Oaklands* (which were set to the north-west of the now-demolished building).



Over time, many of these buildings were lost entirely to development, or had their extensive grounds curtailed. Today, Grade II Church of St John the Evangelist, Grade II Listed 'The Lawns' and Grade II Listed Cambrian House represent last vestiges of this early development, with the grounds of Cambrian House also curtailed to the rear (north) by modern development.

The supplied Heritage Note provides a thorough and well-reasoned analysis of Cambrian House (Grade II listed), its significance, and the contribution made by its setting. It correctly identifies that the primary heritage values of Cambrian House derive from its architectural and historic interest as a mid-19th century Italianate villa, with its aesthetic qualities most strongly expressed in the prominent south and west elevations, set against the remains of the building's once highly ornamental front gardens.

The report also recognises that the wider setting, including the application site, makes only a very limited contribution to the building's significance, primarily through historic association and glimpsed views of the tower and roof.

By virtue of the topography of the area and the visual screening provided by the large existing trees to the south of the proposed site, I would agree that the proposed development will not impact negatively upon the setting (and therefore the significance) of Cambrian House. Nor will there be any impact upon the setting of those other assets identified within the vicinity.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk