

RE: Planning Consultation Request for case ref: 25/0646 (16-18 Cambrian ...



Arnall, Guy

To Ostler, Marnie (Planning Officer)

Retention Policy 7 Year Delete (7 years)

Expires 02/09/2032



09:17

Re: CHANGE OF USE OF FIRST AND SECOND FLOORS FROM RETAIL (CLASS A1 USE) TO 2 NO. ONE BEDROOM FLATS

The property is an unlisted building located within the Town Centre Conservation Area. There is no Article Direction in place but, as a non-dwellinghouse, there are no PD rights for external alteration.

According to the Town Centre CAA, the east side to Cambrian Road consists of a tightly compacted streetscape, generally more modest in character compared to the High Street, but with some classically influenced elevations. No. 16-18 certainly fits within this description. though the ground floor shopfront has large modern fascia signage (with console brackets) and solid shutters, it does feature bullnosed brick piers of some interest. Behind the shutters, is a timber shopfront with recessed entrance, of some interest. The upper floors present an even more interesting elevation, consisting of a pared-back classical arrangement fronting the street; formed in pressed-red brick, with ornamentation of freestone pilasters, stringcourses, with a central plain pediment motif. Existing windows are square-headed, single-glazed, one-over-one sashes formed in painted timber. With boxes recessed behind the brickwork, they have very slim visible margins. Diminutive 'horns' are plain and rounded, perhaps indicating later replacement. The upper floor frontage makes an especially positive contribution to the character and appearance of the Town Centre Conservation Area.

I have no concern regarding the proposed alterations to the rear of the building, or the proposed PV array to the south-facing roof slope. Due to the density of the urban block and the narrow width of Cambrian Road, neither will be seen from the public realm.

Windows to Front Elevation

However, it is proposed to remove the existing painted timber sliding-sash windows to the principal road-facing elevation and replace them with "*4 No Aluminium, double glazed vertical sliding sash*" in "*Graphite Grey*". Generally, we do not consider the loss of timber sash windows to preserve or enhance the character or appearance of an historic building (and therefore the CA).

As proposed, the new aluminium windows will be considerably deeper in section, with substantial double-glazed units (presumably with black perimeter seals). They are proposed to feature rather crudely attached horns and externally visible vents to the top rail. It is also unclear how they will sit within the existing masonry surrounds. As it stands, these are not considered to preserve or enhance character or appearance.

Therefore, if the applicant wishes to pursue aluminium windows, they will need to clearly demonstrate that these front elevation window alterations will preserve the character and appearance of the building (and the CA) via submission of up-front details (i.e. prior to determination). Though existing window drawings have been provided, we would need detailed side-by-side drawings of existing and proposed, annotated with dimensions, to show:

- Existing and proposed window elevations (including position within masonry surrounds)
- Existing and proposed vertical window sections (including position within masonry surrounds)
- Existing and proposed horizontal window sections (including position within masonry surrounds)
- Double-glazed (DG) units should be 'slimline' with perimeter seals/spacers coloured to match the finish of the frames, to reduce their visibility.
- The window frames should also remain white.

If the proposed aluminium sashes are not considered to preserve the existing appearance, it may be that painted timber sashes will need to be retained to this prominent elevation. These could be formed in acetylated timber for longevity, with slimline DG as above.

Shopfront

Though existing and proposed shopfronts remain essentially the same in elevation, there seems to be some detail change between existing and proposed shopfront within the plan drawings. It is assumed that the existing flats entrance door is also formed in timber. Are any alterations proposed here?

Existing shutters are not shown. Are these proposed to be retained to both shop and flats entrances?

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