



1st November 2024

Our Ref: DJD.LPC.4673

Ms Catherine Aldous
Senior Planning Officer – Uwch Sywddog Cynllunio
Regeneration and Economic Development – Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd
Civic Centre
Godfrey Road
Newport NP20 4UR

Dear Ms Aldous,

**Town and Country Planning Act 1990
Planning and Listed Building Consent Applications
24/0044 & 24/0045 - Conversion Of Existing Church To 9no.Flats At St Paul's
Church Commercial Street Newport NP20 1LU**

Further to our recent correspondence regarding these applications, please find enclosed the following documents and drawings:

St Paul's Church Structural Condition Survey (August 2024)
Mann Williams Structural Scheme
Heritage Statement (October 2024)
Drainage and Asset Water Search
LPC4673 EX 10 – Existing Section A
LPC4673 EX 11 – Existing Section B
LPC4673 PR 01 Rev A – Proposed Site Plan
LPC4673 PR 02 Rev A – Proposed Ground Floor Plan
LPC4673 PR 03 Rev A – Proposed First Floor Plan
LPC4673 PR 04 Rev A – Proposed Second Floor Plan
LPC4673 PR 05 Rev A – Proposed South East Elevation
LPC4673 PR 06 Rev A – Proposed North East Elevation
LPC4673 PR 07 Rev A – Proposed North West Elevation
LPC4673 PR 08 Rev A – Proposed South West Elevation
LPC4673 PR 09 Rev A – Proposed Mezzanine Plan
LPC4673 PR 10 Rev A – Proposed Section A
LPC4673 PR 11 – Window Details
LPC4673 PR 12 – Door & Roof Vent Details
LPC4673 PR 13 – Proposed Section B
LPC4673 PR 14 – Services Strategy Plan

The above details have been submitted following comments from the conservation officer. At the recent meeting held between the planning case officer conservation officer the applicant and heritage consultant in July 2004 it is understood that officers were supportive of the principle of the conversion of this heritage asset into flats. However, it is understood that the conservation officer required more detailed information about the conversion to make more of an informed decision about the

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impact on the listed building. Therefore, the purposes of this letter and accompanying documents and drawings is to provide the conservation officer with this information explaining how the conversion will be achieved structurally and how this would affect the historic fabric of the building.

For ease of reference, I have set out below the conservation officer's comments under which I have provided references to the relevant drawings and some commentary explaining these:

Internal

Detailed internal cross sections of the proposed structure, demonstrating the free standing structure that would be installed as well as how internal features would appear/be preserved.

- St Paul's Church Structural Condition Survey (August 2024)
- Mann Williams Structural Scheme
- LPC4673 PR 10 Rev A – Proposed Section A
- LPC4673 PR 13 – Proposed Section B

The recent structural condition survey of the building has been enclosed as this provides the baseline information from which the scheme has been based around. The proposed apartments within the church would be supported by its own structural frame 'in board' of the internal walls of the church. As shown, this would be supported by its own footings/concrete pad. This means that there would be no load bearing onto the existing church. Furthermore, the Steel frame is designed to prop the existing lower ties of roof trusses to provide sufficient capacity for truss ties to act as floor beams to the apartment on the second floor.

The metal/steel framing for the apartments, how will this be secured/tied into the building? How would it compromise internal character, especially the timber ceiling and gallery detail? We want to keep as much as possible visible to preserve internal character, but it currently isn't clear from the plans what would be retained

- Heritage Statement
- St Paul's Church Structural Condition Survey (August 2024)
- Mann Williams Structural Scheme
- LPC4673 PR 10 Rev A – Proposed Section A
- LPC4673 PR 13 – Proposed Section B

As mentioned, the steel structure will act independently of the main walls at the church but will also play a supporting role with the steel columns supporting the roof trusses. Furthermore, in terms of the effects on the character of the building the design of the apartments (1 to 8) has been slightly revised. The suspended ceiling has now been removed from the scheme and what is now proposed is for each apartment to be split level on the ground and 1st floor (as originally shown) but now the upper level will be full height exposing the original roof trusses with just an upper level for storage, this has the result in revealing the full height of the church and the original timber roof from both the communal central corridor and from the upper level

of the apartments (1 to 8). It is considered that this is a much more sympathetic and reveals the character of the church at the particular the timber roof till much greater extent than the previous drawings or as originally submitted with the applications. Further details of this approach is set out in the heritage statement.

Additional support for unit within the roof space. How will the existing ceiling be reinforced? While a structural engineer report relates to monitoring of the roof beam dating back to 2015. The application should include details of how the roof accommodation can be provided and what impact this would have on the historic roof and ceiling structure.

- St Paul's Church Structural Condition Survey (August 2024)
- Mann Williams Structural Scheme
- LPC4673 PR 10 Rev A – Proposed Section A
- LPC4673 PR 13 – Proposed Section B

The enclosed updated structural conditions survey provides the baseline information for the reef structure. The intended steel frame and columns will act as support to the existing roof - as set out within the enclosed structural scheme.

What linings and insulation would be used, and again how would these elements impact internal character and how would they respect the solid construction of the building (i.e. allow the breathability of the structure). Both in the roof space and within each flat.

- LPC4673 PR 10 Rev A – Proposed Section A
- LPC4673 PR 13 – Proposed Section B
- LPC4673 PR 02 Rev A – Proposed Ground Floor Plan
- LPC4673 PR 03 Rev A – Proposed First Floor Plan
- LPC4673 PR 04 Rev A – Proposed Second Floor Plan

Proposed service runs and ducts are shown on the sections above. These will be entirely independent of the existing historic building.

Further to the above, what ventilation is required and how will this impact fabric and external character?

- LPC4673 PR 02 Rev A – Proposed Ground Floor Plan
- LPC4673 PR 03 Rev A – Proposed First Floor Plan
- LPC4673 PR 04 Rev A – Proposed Second Floor Plan

The the existing windows to the church will provide natural ventilation and air flow to the apartments. The second floor apartment will be served by roof lights and all bathrooms will be mechanically ventilated. However all apparatus for this ventilation will be accommodated within the free standing steel structure in board of the church walls and contained within the service runs as shown.

What drainage will be required and will this impact any original flagstones? Will these be retained as a historic feature?

- Drainage and Asset Water Search
- LPC4673 PR 14 – Services Strategy Plan

It has been established that there are existing connections to foul and surface water drainage to the main sewerage network. These connections will be used for the drainage for the proposed apartments. This will be achieved three service ducts and connections to the external drainage network as shown above.

External

There is a need for greater justification and details of the replacement windows. Whilst they are not as intricately designed as the stained glass at the apse, it still holds historic and architectural value. The HIA has not assessed this appropriately. The plans also do not detail the windows that would replace these sufficiently.

- Heritage Statement (October 2024)
- LPC4673 PR 11 – Window Details
- LPC4673 PR 02 Rev A – Proposed Ground Floor Plan

The existing stained glass windows in the side elevations of the church will be replaced with new double glazed units which will be a combination of opaque and clear glazing. This will provide light and ventilation to the new apartments. The justification for the removal of the stained glass windows in the side elevations has been set out within the enclosed heritage statement. All stained glass that is removed will be recorded photographically. Additionally, it will also be reused within the ground floor and this is shown on the enclosed proposed ground floor plan. Panels from the stained glass will be inserted within the entrance corridor and main corridor. This will appear as an historic feature within the building.

Additionally, how will the new entrance doors appear?

- Heritage Statement (October 2024)
- LPC4673 PR 12 – Door & Roof Vent Details
- LPC4673 PR 02 Rev A – Proposed Ground Floor Plan

A new entrance door is proposed at the rear of the building entering into the stairwell leading up to the 2nd floor. Details of this new entrance door shown in the enclosed plan provided above. This will be a metal door with clear glazing providing light into what is quite a dark space. The main timber doors on the front elevation will remain unchanged. These will simply be refurbished and if necessary, a coat or two of lacquer or Danish oil applied as required.

Boundary and landscaping details need to be provided

- LPC4673 PR 01 Rev A – Proposed Site Plan

The enclosed proposed site plan will show how the external areas of the church will be landscaped. This will comprise a combination of lawn and a small number of

trees within the site. The boundary treatment will continue to comprise a combination of iron railings and stonewalling.

As per comments from Historic Buildings and Places, the rooflights need to follow the rhythm and form of the original openings below. They shouldn't be too large.

- LPC4673 PR 05 Rev A – Proposed South East Elevation
- LPC4673 PR 07 Rev A – Proposed North West Elevation

As per the attached drawings, the roof lights have now been amended to address these comments. These roof lights are now all other consistent size and have been arranged so they are directly above the main windows in the side elevations of the church. This now provides for a much more sympathetic and symmetrical appearance.

What external works are required? Method statements of repair and refurbishment should be detailed.

- St Paul's Church Structural Condition Survey (August 2024)

No further repair works are proposed other than those detailed within the recent structural conditions survey. Of course, any repairs to rainwater goods or other repointing or repainting to the external building will be carried out as a matter of course. It is considered that these repairs are such that they fall within normal repair works during the course of the lifetime of any listed building and it is often the case that these do not require listed building consent in their own right.

It may also be useful to have a conservation and maintenance plan.

- Heritage Statement (October 2024)

It is considered that the enclosed heritage statement provides the professional and independent qualified assessment of the proposals and the impact on the heritage asset. Of course, the council may wish full such a management plan and it is considered that that this would be appropriate at the point of the grant of planning and listed building consent and could be attached as a condition as part of these consents.

Conclusions

In conclusion it is considered that at the recent meeting at the church with the planning case officer and conservation officer it was felt that officers were supportive of the proposals but required further details to be satisfied of the impacts on the listed building. As part of this revised package of information technical information and drawings have been provided relating to the structural details of the proposals and heritage impacts. It is now hoped that officers will be supportive of the scheme but of course should any further information be required please do not hesitate to contact me at this address.

Yours faithfully



Daniel Drayton
Associate

Cc Mr Stephen Williams West Area Planning Manager
Ms Laura Smith (Principal Heritage Officer)
Mr Andrew Brown (Applicant)
Mr Greg Beale (Heritage Consultant)
Mr Max Allard-Bridge (Structural Engineer)
Ms Tessa Surawy (Architect)

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