

Heritage Setting Assessment

Project Description: LBC remove cement render and limewash

Location: Whitson Lodge, Whitson, Newport, NP18 2AY

Contents

1.0 Introduction	3
2.0 Legislation and Policy.....	3
3.0 Site Description	7
4.0 Proposal	8
5.0 Setting	11
6.0 History	11
7.0 Significance.....	13
8.0 Conclusion	14
9.0 References.....	15
10 Appendix	16
A) Listed Building List Description.....	16

1.0 Introduction

1.1 The prepared Heritage Impact Assessment is a statutory requirement for Listed Building Consent. An application has been submitted for the removal of existing modern cement render and for the application of a limewash finish. The HIA is proportionate to the scale of the works proposed.

1.2 The following drawings should be read in conjunction with this Statement:

PP 10 Existing and Proposed Elevation Drawing.

1.3 The following heritage constraints have been identified:

Listed Building:

Whitson Lodge is a Grade II Listed Building (Cadw Ref: 2946 19/03/1970).

The building is within the Gwent Levels (HLW Gt 2) Historic Landscape and is not within a conservation area. The nearest heritage asset is Whitson Court (Cadw ref: 2944 01/03/1963) Grade II* Listed Building.



2.0 Legislation and Policy

2.1 The primary legislation the Historic Environment (Wales) Act 2023 (HEWA) has been utilised alongside national policy, Planning Policy Wales (PPW). Secondary guidance has been assessed alongside the primary legislation and policy. Cadw's managing series provides best practice guidance for the historic environment. Relevant to the proposal is Managing Change to Listed Buildings in Wales (2017), Setting of Historic Assets in Wales (2017) and Managing Change to Registered Historic Parks and Gardens in Wales (2017) with signposted references within the guidance to Cadw's Conservation Principles and TAN 24: The Historic Environment.

2.2 In November 2024, the Historic Environment (Wales) Act 2023 came into force, it consolidates planning legislation involving the historic environment into one uniform Act. The consolidated Act does not specifically affect the way in which historic assets (such as listed buildings) are assessed throughout Wales.

2.3 HEWA is the primary legislative instrument addressing the treatment of listed buildings through the planning process in Wales.

2.4 Schedule 13 Paragraph 90 sets out the statutory duty of the decision-maker, where the proposed development would affect a listed building or its setting:

“314A Wales: duties relating to listed buildings and features of architectural or historic interest

(1)In considering whether to grant planning permission for development which affects a listed building or its setting, the Welsh Ministers or a local planning authority in Wales must have special regard to the desirability of preserving—

(a)the listed building,

(b)the setting of the building, or

(c)any features of special architectural or historic interest the building possesses.

(Legislation.gov.uk, 2023)

2.5 However, it must be recognised that Schedule 13 para 90 does not identify that the local authority or the Secretary of State (Welsh Ministers) must preserve a listed building or its setting; and neither does it indicate that development that does not preserve them is unacceptable and should therefore be refused. It is for the decision-maker to decide that the proposed change is acceptable.

2.6 Planning Policy Wales (Edition 12) Chapter Six Distinctive and Natural Places contains relevant policies to the historic environment:

2.7 Paragraph 6.1.6 the Welsh Government’s specific objectives for the historic environment are outlined. Of these, the following is of relevance to the current assessment. This seeks to ‘safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved’. ¹

2.8 At Paragraph 6.1.7, it is observed that:

‘It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.’²

2.9 At paragraph 6.1.18 it states:

‘Planning authorities should value, protect, conserve and enhance the special interest of parks and gardens and their settings included on the register of historic parks and gardens in Wales. The register should be taken into account in planning authority decision making. Green Infrastructure

¹ “Planning Policy Wales” (2024) [Planning Policy Wales - Edition 12](#)

² Planning Policy Wales (2024)

Assessments should be used to explore the role of historic parks and gardens and the findings of other landscape character assessments should be fed into historical and cultural assessments to ensure consistency of information.’³

2.10 Paragraph 6.1.19 goes on to say:

‘The effect of a proposed development on a registered park or garden, or its setting, is a material consideration in the determination of planning applications.’⁴

2.11 As such, with regard to decision making, it is stated that: ‘Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place’.⁵

2.12 In regard to listed buildings, PPW states, at Paragraph 6.1.10, that: ‘...there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage’ and adds that ‘For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses’.⁶

2.13 Secondary guidance provides the following advice on the setting of historic assets.

2.14 Relevant to the proposed development TAN 24 provides guidance to the LPA on applications which may affect a designated heritage asset excluding listed buildings and conservation areas. Paragraph 1.24 states:

‘Local planning authorities are required to consult the Welsh Ministers, through Cadw, on certain development proposals which affect scheduled monuments, registered historic parks, gardens and landscapes and the Outstanding Universal Value of World Heritage Sites and their settings. It is for the local planning authority to consider the effects of proposed developments within the settings of listed buildings, conservation areas, unscheduled monuments of national importance and other undesignated historic assets.’

2.15 TAN 24 reiterates guidance from the Managing Series document Managing Setting of Historic Assets in Wales (2017) in doing so the paragraphs stated are policy not just best practice. In relation to setting the advisory note states:

1.25 The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.

2.16 As such, TAN 24 clearly recognises that setting provides part of the significance of a heritage asset or sense of place to an area. It correctly states that setting is difficult to define and includes many facets:

³ Ibid

⁴ Ibid

⁵ Ibid

⁶ Ibid

1.27 Other factors which may affect the setting of a historic asset include; inter-visibility with other historic or natural features, tranquillity, noise or other potentially polluting development though it may have little visual impact.

2.17 The document does make it clear that the LPA are the deciding authority on the suitability of a proposal and potential impact on the setting of a heritage asset.

1.29 The local planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset, or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.

2.18 The document highlights that settings do change in lieu of changing times.

1.8 Changes in the historic environment are inevitable. This can be the result of decay caused by natural processes, damage caused by wear and tear of use, and the need to respond to social, cultural, economic and technological changes.

2.19 In Managing Change to Listed Buildings in Wales, the importance of setting is mentioned. The guidance states in Section 1:

‘All aspects of your listed building may be part of its story and contribute to its significance, including its setting, its form and layout, and its materials, construction and detail.’⁷

2.20 The guidance further states in sections 2.0 and 2.1:

‘Changes that are likely to affect the fabric of the building or its setting may affect its significance and character as a building of special architectural or historic interest.

The setting is often an essential part of a building’s character: the relationship between your listed building and other land or buildings may have aesthetic value, or may directly reflect the history of its use.’⁸

2.21 Managing Setting of Historic Assets in Wales provides guidance on assessing and managing the setting of heritage assets. Page one of the guidance provides two key fast facts:

‘Fact 1 Setting is important to the way in which historic assets are understood, appreciated and experienced, and contributes to their significance.’

‘Fact 6 Development proposals should aim to avoid any harmful impact on a historic asset and its setting.’⁹

2.22 The guidance further states in Section 1 and quotes Cadw’s own Principles of Conservation definition of setting:

⁷ ‘MANAGING Change to Listed Buildings in Wales’ (2017) <<https://cadw.gov.wales/sites/default/files/2019-05/20170531Managing%20Change%20to%20Listed%20Buildings%20in%20Wales%2024303%20EN.pdf>>

⁸ MANAGING Change to Listed Buildings in Wales’ (2017)

⁹ ‘MANAGING Setting of Historic Assets in Wales’ (2017) <https://cadw.gov.wales/sites/default/files/2019-04/Setting%20of%20Historic%20Assets%20in%20Wales_0.pdf>

‘The setting of a historic asset includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape.’¹⁰

2.23 The managing guidance expands on the former and provides clarification on the interpretation of setting: ‘Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset.’¹¹

‘Setting is not itself a historic asset, though land within a setting may contain other historic assets. The importance of setting lies in what it contributes to the significance of a historic asset.’¹² ‘The setting of a historic asset can include physical elements of its surroundings. These may be boundary walls, adjacent fields or functional and physical relationships with other historic assets or natural features.’¹³ ‘The setting of a historic asset is not fixed and may change through time as the asset and its surroundings evolve’.¹⁴ ‘These changes may have a negative impact on the significance of an asset; for example, the loss of the surrounding physical elements that allow an asset to be understood or the introduction of an adjacent new development that has a major visual impact. But changes can also have a positive impact that may enhance the setting, such as the removal of traffic from part of a historic town or the opening up of views, or the return of a sense of enclosure to sites where it has been lost’.¹⁵

2.24 Section 2.3.1: ‘Setting can be explained as the surroundings in which your registered historic park or garden is understood, experienced and appreciated. It includes the relationship between spaces and structures, between the designed landscape and the surrounding landscapes, and between aesthetic and utilitarian uses.

‘Setting is often thought of as the aesthetic or visual quality of a place but it also includes tranquillity and other sensory factors, such as sound and smell. Historical, artistic, literary, linguistic, or scenic associations may be important factors too.’¹⁶

2.25 Importantly highlighted in the above policy is that the LPA are the deciding authority.

3.0 Site Description

3.1 Whitson Lodge is on Whitson Road, in a direct line it is 1.8km south of the A4810. The building is 250 metres south west of Whiston Court. The building is within the Gwent Levels reclaimed land from the sea. A flat landscape, roads are narrow and several reens are evident within the landscape and plots of buildings. The building runs at a linear north east axis to south west with a projecting angled double storey west gable. Parking is to the west of the building and south east of the site. The nearest neighbour is Little Orchard 13.5 metres to the north.

¹⁰ ‘Conservation Principles for the Sustainable Management of the Historic Environment in Wales’

<https://cadw.gov.wales/sites/default/files/2019-05/Conservation_Principles%20for%20the%20sustainable%20management%20of%20the%20historic%20environment%20of%20Wales.pdf

¹¹ MANAGING Setting of Historic Assets in Wales’ (2017)

¹² Ibid

¹³ Ibid

¹⁴ ‘Planning Policy Wales Technical Advice Note 24: The Historic Environment’ (2017)

<<https://www.gov.wales/sites/default/files/publications/2018-09/tan24-historic-environment.pdf>>

¹⁵ ‘Planning Policy Wales Technical Advice Note 24: The Historic Environment’ (2017)

<<https://www.gov.wales/sites/default/files/publications/2018-09/tan24-historic-environment.pdf>>

¹⁶ MANAGING Change to Registered Historic Parks and Gardens in Wales (2017)

4.0 Proposal

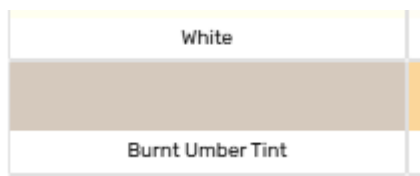
4.1 Listed Building Consent is required for the removal of modern cementitious render and the application of a limewash.

4.2 The existing render is a cementitious render with peddledash affect and acrylic paint finish. The underlying construction is random rubble mudstone. The property is on the Gwent levels and is exposed on all sides. Protection of the building fabric is required due to the quality of the substrate and exposure to weather conditions.

4.3 Propose Method of repair and application:

Limewash – Ty Mawr Limewash

[Ty-Mawr Limewash](#) Burnt Umber Tint





Tŷ-MAWR LIMEWASH

Limewash is the traditional paint used to finish lime work both internally and externally. Tŷ-Mawr's high-quality limewash is the ideal paint to use on lime plaster/render or masonry/brick pointed with lime mortar as it is the most vapour permeable paint. This is an extremely cost-effective paint and has good coverage, 3-4sqm per litre (~ 20 litres will cover 60-80sqm per coat). It is now available in a beautiful range of tints and full colours to suit all tastes and budgets.

Disclaimer: Please note that whilst every effort has been made to ensure the accuracy of the colours on this chart, due to the limitations of digital & printing processes, variations will occur. They are therefore produced purely to give an indication of our range for you to be able to select samples. Samples should be purchased and applied in situ. We cannot be held responsible for any loss, damage or costs incurred as a result of choosing and using a colour based solely on the colour chart or digital media.

Collection
 Next Day
 Made to
 Economy
 Parcel

Pallet
Order
Pallet
Delivery

White	Off-White	Burnt Umber
Burnt Umber Tint	Clean Yellow	Clean Yellow Tint

Ratio 2.1.1 by volume. 2 parts sand Ty Mawr Cheshire Aggregate (Light Brown In Colour), 1 part NHL 2 Lime (St Astier), 1 part 5mm of anthracite rice coal. Dependent on the year, temperature and humidity additional free lime can be added to the mix. For repointing only.



AGGREGATES FOR MORTAR (CHESHIRE)

High quality aggregates specifically selected to be blended with lime putty or hydraulic lin for pointing and building.

Collection
 Next Day
 Economy
 Parcel

Pallet
Pallet
Delivery

- Remove cement render. Areas have failed and have hollowed. Use hand tools only.
 - Remove existing cement pointing, chisel out to 1/3 of the joint where cement mortar is in place. Repoint with NHL 2 mix above. Ensure joint is clean of debris and dampen prior to repointing.
 - Dub out deep hollows with the NHL 2 mix above.
 - Ensure all modern materials have been removed as the limewash will not adhere.
 - Dampen the wall, further dampening may be required based on weather conditions.
 - Stir limewash every 20 minutes, apply a thin translucent coat with a long haired brush.
 - Apply thin coats, one coat per day to allow for carbonation. Lightly mist at the end of each coat.
 - Ensure coats are thin. Apply seven coats due to orientation and exposure of the building.
- Cyclical maintenance required.







4.4 The above images, show the condition of the cement render. Localised removal of the render where it has failed to assess the condition of the existing stonework has been carried out. Areas have retained lime pointing which shall remain. The proposal is to remove the cement render across the whole building envelope as shown above and replace with a sympathetic limewash application.

5.0 Setting

5.1 The proposed works shall lead to a revived appearance of the property with a positive impact upon its character and appearance. Those change proposed will alter the exterior but considered to have a positive impact on the character and appearance of the listed building, and will have an aesthetically beneficial effect. The existing setting of Whitson Lodge will be protected and enhanced by the proposed changes. The setting of the nearest listed building is Whitson Court which, due to the development, is no longer visually connected to Whitson Lodge. Therefore, there is no anticipated impact on the setting of Whitson Court.

6.0 History

6.1 Little has been recorded on the building; archives hold the list description which can be accessed via Cadw. The list entry is light on information and provides a basic description of the building and designates the building as a picturesque lodge. The Royal Commission and Welsh Historic Environment Record maintained by GGAT can provide no further information on the building or the land. The National Library of Wales cares for the Tithe Map records of Wales. From this record taken the landowner and occupier of the site is detailed, and the extent of the land under the lease and use of the land.

6.2 In 1836 the tenant is lady called Mary Kendrick and the landowner William Philips who also owned the land on which stands Whitson Court and surrounding land. As can be seen in the image below the front piece of land is under separate ownership Montagu Gore. Whom it appears hold a ransom strip towards Whitson Court.

6.3 Other than the information gained from the Tithe Map records, the rest of the history is based upon what can be found on the history of the court and settlement, but these aren't conclusive and there is very little corroborating information. The court is an early 19th century Picturesque building,

constructed for William Phillips, a High Sheriff of Monmouthshire. The village of Whitson itself, historically was little more than the court, a farm and a church, all three of which are listed. We can speculate that the lodge was constructed contemporaneously with the court, which is no stretch to assume as this is common practice. However, some doubt is thrown on the dating of the lodge by the list description which suggests it is a secondary addition to the court landscape. Externally, some architectural fabric remains to provide dating references, yet the property underwent 20th century alterations prior to its listing so evidence has been lost. The combination of its condition and the loss of fabric make the ability to date the building and provide understanding of its history limited and it is difficult to provide any clear data or be definitive.

6.4 The O/S maps provide two images associated with Whitson Lodge. The 1887 O/S map shows that Whitson Lodge is known as Whitson Villa. By the 1922 O/S map the building is known as The Lodge. Both maps show that the footprint of the building has not changed.



Fig 1. 1887 O/S map



Fig.2 1922 O/S map

7.0 Significance

7.1 The significance of the lodge lies in part with its association with Whitson Court, an early 19th century house built for William Phillips. The lodge has its own list entry and is not curtilage listed to Whitson Court.

7.2 The building is a three bay, two storey building with projecting double storey central bay gable, flanked by a verandah on the west elevation. The building is built with soft mudstone and rendered, with a projecting band course below the second storey windows.

7.3 Whitson Lodge is a statutory protected building. Grade II the building was not listed at the time Whitson Court was. The lodge was listed seven years after the court in March 1970. Cadw's list entry states the reason for designation:

'Listed as picturesque lodge.'

7.4 Whitson Lodge's significance derives from the heritage value that the building holds. The heritage values as defined by the Cadw's conservation principles are detailed as Evidential, Historical, Aesthetic and Communal value. The lodge, due to its location and function, is associated with Whitson Court, and has group value with the building. The historical value of the property lies with the group value and connection directly with Whitson Court; it is ancillary to the use of the court, constructed as an identifier to those travelling past there is a country house leading away from the road, and of the fashion, status and wealth of the owner. Furthermore, it is positioned in this location to monitor and control those entering the estate. Despite this clear relationship and associated use, the visual link between the court and the house has been disconnected by the 20th century development of later detached buildings to the north.

7.5 Whitson Lodge's evidential and aesthetic value are intertwined. Aesthetically, the lodge is architecturally inspired by the picturesque architecture movement and is easily identifiable as a Georgian building, with symmetry and proportion evident. Historic fabric is still evident in the remaining lattice iron casements in situ, the diamond-shaped chimney stacks, decorative finials to the gables and verandah. However, this evidential and aesthetic value was detrimentally affected by the 20th century alterations incorporated and utilised in the structure and on the building by the time it was listed. The 2023 consent approved sympathetic improvements and restoration of fabric and features.

7.6 The works proposed as part of this application are considered to improve the function of the building fabric and alleviates any penetrative damp and damage to the underlying substrate caused by the existing modern finishes.

8.0 Conclusion

8.1 Due to the scale of the proposed removal of render and application of limewash, LBC is triggered. The works are affectively sympathetic repair and maintenance to a listed building to remove the unsympathetic later 20th century finishes which are not conducive to the function and fabric of the historic core of the building. The significance and setting of the listed building and surrounding heritage assets shall not be impacted by the work. It is considered the proposal is a betterment and enhancement to the significance of the building ensuring the protection of historic fabric.

9.0 References

Mapping: Cadw GIS Portal, NLS historic maps.

<https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>

<https://maps.nls.uk/>

<https://www.google.com/maps>

Historic Environment (Wales) Act 2023

Planning Policy Wales (ed. 12) Feb. 24

Cadw Managing Series

10 Appendix

A) Listed Building List Description

Full Report for Listed Buildings						 
The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.						
Summary Description						
Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment	
2946		II	Designated	19/03/1970	31/10/1996	
Name of Property		Address				
Whitson Lodge						
Location						
Unitary Authority	Community	Town	Locality	Easting	Northing	
Newport	Goldcliff	Newport	Whitson	337074	184461	
Street Side		Location				
		Approximately 300m S of Whitson Court				
Description						
Broad Class		Period				
Domestic						
History						
Exterior						
Early-to-mid C19 lodge. Two-storey, 3 window front, rendered with band course below first floor windows, slate roof, paired end brick chimneys set diagonally. Central advanced bay has deep eaves, narrow first floor window, and ground floor doorway with Tudor arch. On first floor, splayed bay windows, on ground floor, small mullioned windows under verandah on wooden posts. Outshut rear with further diagonal chimney to N.						
Interior						
Reason for designation						
Listed as picturesque lodge.						
Cadw : Full Report for Listed Buildings [Records 1 of 1]						