

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk

18th August 2026.

Planning Dept.,
Newport City Council,
Civic Centre,
Newport.

Your Ref – 26/0388 & 26/0209

PROPOSED ALTERATIONS –
HERITAGE IMPACT STATEMENT
12, CLARENCE PLACE, NEWPORT. NP19 0AE.

Dear Sir/Madam,

Purpose of this Statement

This statement should be read in conjunction with amended plan number KD2036/1A and the submitted Heritage Impact Assessment. Together, these documents provide the information required to support the Heritage Impact Statement for the proposed works.

Listed Building and Group Context

Numbers 10–18 Clarence Place were group listed on 23rd February 2002. The wider locality also forms part of this group value, including the former Art College and numbers 20–34 Clarence Place. Together with the Odeon cinema and cenotaph, these buildings contribute to a wider Edwardian townscape, characterised by mixed commercial uses at ground floor level with residential accommodation above.

Number 12 Clarence Place was included within this group listing on the same date. The application building was listed for its group value; its internal areas were not inspected as part of the listing assessment.

Scope of the Current Application

It is acknowledged that approved application reference 18/0043 included conditions relating to the shopfront. The current application relates instead to the proposed change of use and associated alterations to the internal areas and rear of the building.

COMPANY NUMBER 16140564



K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk



The application building is Listed yet has no remaining internal features of importance. The photographs below show the inside, in its current state.

The property has undergone rear extensions since its original construction.

1. The first-floor rear balcony is a later addition. The balcony is a concrete construction.
2. The rear single storey extension has been added. This is referred to as the 'rear section' below. The rear section will need additional work for the roof structure to accept the proposed steel extraction flue.

THE PROPOSAL ASSESSMENT

Townscape and Front Elevation

The photograph above shows numbers 20–34 Clarence Place, with the application site visible in the distance beyond the white car. With the exception of three buildings where the ground-floor commercial character has unfortunately been lost, the terrace remains largely intact, retaining its traditional arrangement of residential accommodation above commercial premises. The brickwork and stone detailing are a notable and attractive example of Edwardian architecture.

The proposal does not include any alterations to the front elevation. As a result, the character and appearance of the principal elevation, and its contribution to the wider listed group, will remain unaffected.

COMPANY NUMBER 16140564



K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk

Condition and Rear Alterations

The rear of the property has been significantly altered over time and has limited architectural merit.

The long-term vacancy of the application building has contributed to deterioration, demonstrating the need for a viable use and a programme of refurbishment.

The proposed works will refurbish the rear section of the building and include the installation of a steel extraction flue. Given the condition and limited architectural value of the rear area, these works are not considered to harm the listed character of the building.



Vacancy, Condition and Need for Refurbishment

The property has been vacant for a long period and is beginning to deteriorate, as shown in the photographs below. The proposal would bring the building back into a long-term viable use while allowing for its refurbishment and improvement.

It is anticipated that fairly extensive work will be required to the rear roof. The full extent of those works will only be confirmed once the roof structure has been opened up and properly inspected.

External Flue and Visual Impact

The only proposed external alteration is the installation of a steel extraction flue. A number of alternative options were considered; however, the proposed arrangement is considered the most visually acceptable solution.

The flue has been designed to be low in profile, quiet in operation and suitable for controlling cooking odours. It will be located to the rear of the building, away from the principal listed frontage and away from the original building fabric.

COMPANY NUMBER 16140564



K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk

Internal Refurbishment and Proposed Use

The proposed works will renovate the ground-floor interior and allow the installation of the cooking equipment required for the proposed takeaway use, in order to meet the necessary environmental health requirements. Public access to the premises will also require the installation of appropriate customer seating and associated fittings.

The design approach reflects the current condition of the building and its previous use as a food takeaway. As no internal architectural features of listed-building significance remain, the proposed installations will be standard in nature. Detailed specifications can be submitted for prior approval before installation.

Schedule of Works and Heritage Safeguards

Given the very poor internal condition of the building and the absence of retained historic features, it would be reasonable for a full schedule of works to be secured by condition and submitted for approval before works commence on site.

Impact on the Listed Group

The property was listed as part of a group. The proposed works are located to the rear of the building and will not affect, or be visible from, the front elevation. They will therefore not harm the contribution that the frontage makes to the listed group.

Access and Rear Views

Public access to the listed building will remain unchanged. Customers will use the front entry/exit. Staff will have access to the rear of the property, from where the steel flue will be visible. The low-profile design of the flue will help minimise any visual impact for occupiers of properties to the rear of Clarence Place on St Vincent Road.

Internal Photographs and Existing Condition

The photographs below show that the internal ground floor had already undergone substantial alteration before the building was listed.

No materials, finishes or internal features of architectural or historic merit remain within the ground-floor area.

Photographic Reference

This section should be read in conjunction with amended plan number KD2036/1A. The floor plan identifies the locations from which the photographs were taken, together with the direction of each view. The comments below should be read alongside the corresponding photographs.

COMPANY NUMBER 16140564



K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk

Proposed Works

The proposed works can be summarised as follows:

1. The front section of the ground floor will be renovated, including the installation of work counters, food storage and preparation units, and the high-level steel extraction flue.
2. The work counters will comprise standard catering units, together with the necessary cooking equipment such as fryers, cookers and refrigerators. Full kitchen layout details can be provided at a later stage and secured by condition if required.
3. The rear section will be refurbished. This area contains the route of the proposed steel flue, which will enter and exit through the rear section. The existing poor-quality felt-covered mono-pitch roof will need to be amended to accommodate the flue.

For clarity, the “front section” refers to the larger front part of the building. The “rear section” refers to the smaller rear rooms that will be affected by the proposed steel extraction flue.



Figure 1- Underside of Patio / Reinforced Concrete slab

COMPANY NUMBER 16140564



K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk



Figure 2- Rear Section from Point 1



Figure 3- Internal View Rear Section roof



Figure 4- Rear Section External View

COMPANY NUMBER 16140564



K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk



Figure 5- Looking towards rear from Point 2



Figure 6- Looking towards front from Point 2

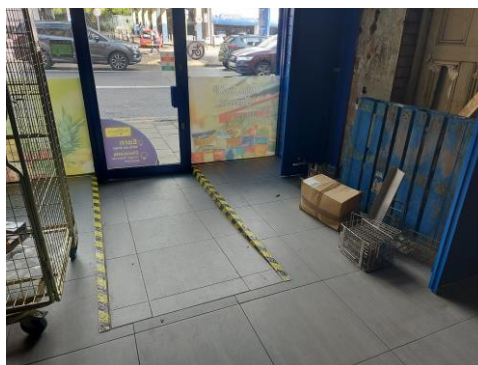


Figure 7- Front Doors from inside

COMPANY NUMBER 16140564



K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk



Figure 8- Existing soil pipes - see plan



Figure 9- Rear Wall from Point 3

COMPANY NUMBER 16140564



K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

Address – 116, Aberthaw Circle, Newport, NP19 9QJ.

Email – info@kwdorrington.co.uk

Website – www.kwdorrington.co.uk



Figure 10- Side/Rear wall from Point 4

Conclusion

Vacant Building in a Prominent Location

The building has been vacant for a long period and occupies a prominent position at an entry point into the city centre. Bringing the ground-floor premises back into active use would therefore provide a clear benefit to the building and to the surrounding area.

Previous Takeaway Use and Viability

The property has previously operated as an A3 food takeaway, and the proposed development would re-establish a viable use for the ground-floor premises. This would support the long-term occupation, maintenance and refurbishment of the building.

Need for Investment

The building is clearly in need of significant investment. Its current condition indicates that an adequate maintenance programme has not been in place for some time, and the proposed works would help address this deterioration.

Overall Benefit

Approval of the application would remove a long-term vacant unit from a prominent location and secure a sustainable use for the property. It would also support the repair, refurbishment and continued occupation of the listed building without causing harm to its heritage significance.

Kevin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

COMPANY NUMBER 16140564

