

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 22 October 2025 08:05:06 UTC+00:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0738 (20 Bridge Street Newport NP20 4AN) (LBC)

Hi Jacob

Re: LISTED BUILDING CONSENT FOR THE CHANGE OF USE, CONVERSION. REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 8 APARTMENTS

1. External Elevations

Significance

As per the list entry, no.20 presents a well-preserved and richly ornamented Italianate style elevation towards Bridge Street. Unfortunately chimney stacks have, at some stage, been lost. The rear elevation presents considerably less interest (being plain-rendered and unadorned), though the wide rear outshot is certainly of some interest, if not fully understood. Built to accommodate the generous internal plan (which allows for grand and substantial stairwell), it remains unclear whether the associated rear closets at half-landing height are original to the late-C19 building, or a later addition. Either way, they provide considerable interest to the grand internal staircase (see below). The later-inserted 'ribbon window' at second floor level, applied modern services (such as the large stainless boiler flue), substantial metal fire-escape stairs, and security bars to windows all impact further upon the special interest of the rear of the building.

Impact

The principal elevation remains unchanged as part of this application, with alterations proposed to rear basement level only. To make the basement habitable, it is proposed to enlarge existing window openings (drop sills) to create half-glazed doors (accessing patios) and, within the rear outshot elevation, to insert new windows adjacent to the existing doors. Considering the existing windows are uPVC (with applied security bars), this loss of material fabric and the resultant appearance is considered an acceptable external alteration to the less significant rear - particularly when balanced against removal of the modern flue, security bars, and escape staircase, all of which are prominent and unsightly.

I would highlight here that, should the applicant need further natural light gain to make habitation of the basement a feasible prospect, fully glazed doors may be considered an acceptable alternative – details dependent.

2. Internal Alterations

Significance

As identified within the HIS I would agree that, internally, highest significance is reserved for the remarkable surviving staircase and the symmetrical planform of the building; wherein rooms to all floors (including interesting 'closets' to half-landings and the expansive basement) are all fed from this grand

staircase core. There are also significant details surviving within a number of rooms, including skirtings, doors (and their architraves), picture rails, and lath-and-plaster ceilings with wide decorative cornices.

This internal significance has, however, been impacted by office adaptations over the last 170 years, which has resulted in the erosion of historic detailing and the planform of the building – most notably via dropped ceilings, and insertion of new partitions at first and second floor levels.

Impact

At basement level, the amount of demolition previously proposed (see withdrawn application 25/0163) has been reduced, and a structural feasibility report produced. I would suggest that, provided the original planform remains legible following proposed demolitions (i.e. wall nibs and visible down-stands are retained), it may be possible to enlarge these proposed openings further without causing much in the way of additional harm (if this allows for more light to make the basement habitable). Though closing-off the masonry basement stairs is regrettable, the feature will at least remain (and may be re-opened in the future). Overall, these works may be balanced positively against the opportunity for enabling future habitation of this characterful level of the building. Full structural details may be secured via condition (see below).

At ground floor level, the main entrance hall has been harmed by the modern aluminium partition to form a 'Wind-Lobby', and the large openings into both side rooms, to create one large space. Most other openings are in their original locations, with original architraves. Some doors have been replaced - and some removed altogether. Whilst proposed subdivision of the principal rooms to ground floor front is regrettable, this is presumably required as means of escape from the bedrooms in the event of fire (to be confirmed by fire strategy – see query below). Here, it is proposed to scribe new partitions (with matching cornice) to the existing. It is also proposed to close-off the behind-stair windows and 'closets' at this level, thus reducing the natural light to the stairwell. Though loss of the rear under-stair windows to new WCs is regrettable, these interesting features are still retained at GF-FF half-landing height. In my view, the ground floor is principally characterised by its grand entrance, with the imposing central staircase forming a focal point to the space. If proposed subdivision of the front rooms is considered necessary in terms of fire, loss of planform to the front rooms is partially mitigated by proposed restoration of the principal entrance hall space (including demolition of the unsightly modern aluminium wind-lobby). Details of any replacement wind-lobby partition may be secured by condition (see below).

At first-floor level, it is proposed to remove later infill to the four-centred landing archway, creating a new lobby entrance to two flats. Whilst the planform of the large front rooms is also proposed for dilution at first floor level, this impact is mitigated somewhat by the modern partitions and dropped ceilings already in situ – and may be partially balanced against enlargement of the grand and significant stairwell space that the restored archway will provide.

At second floor level, the stair hall has already been encroached upon by modern partitioning and impacted by the large ribbon window to the rear elevation. Additionally, there are modern dropped ceilings in situ throughout. Proposed alteration of planform is considerably less to these third-floor spaces of reduced special interest.

3. Prior to determination

Throughout, structural support and repair of the grand central staircase is proposed. This is considered to bring significant heritage benefits, as the structure forms principal internal focus for this building. Generally, it is considered that this (and the substantial community benefit of bringing the asset back into viable use) may be balanced positively against harm to planform proposed elsewhere as part of this application. However, it is my view that there remain several issues that have not yet been satisfactorily addressed prior to determination. These are required to demonstrate that the proposed layout is feasible. Therefore, we need 'proof of concept' for:

- Details of proposed Drainage routes for kitchens and WCs – we obviously do not want unsightly services on the front of the building
- Details of proposed extraction routes for kitchens and WCs – we obviously do not want unsightly services on the front/top of the building and, though there are flues available, it should be noted that there are no longer any chimney stacks on the roof.
- Details of proposed fire strategy and compartmentation for fire and sound (to walls/ceilings/floors) – noting that the application proposes to retain the currently exposed decorative ceilings throughout

Following this, full details may be secured by condition as part of any approval (see below).

4. Conditions

Pending confirmation of the above, I have compiled a **DRAFT** list of conditions below.

All scaffolding is to be freestanding and not fixed into the historic fabric. Where scaffolding abuts historic fabric, details of suitable protections are to be submitted to and agreed in writing by the Local Authority prior to commencement of scaffolding works on site. Where any fixing into the historic fabric is considered unavoidable, details and locations of proposed fixings (including means of making good) are to be submitted to and agreed in writing by the Local Authority prior to commencement of scaffolding works on site.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Although 'hot works' (defined as any activity or process that generates a source of ignition through a flame, heat or a spark and including cutting, welding, brazing, soldering, hot air, the use of blow-lamps and other equipment producing heat or naked flames, and lighting fires in hearths) shall be avoided unless there is absolutely no alternative, should any such hot works be required, they shall not be commenced until such time as a method statement relating to all hot works has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of services and their proposed routes through the building (to include proposed ventilation and drainage) shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of proposed fire compartmentation (to include works to basement staircase, floors, ceilings, and walls) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of said works.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Full details of all proposed structural works (including proposed works of demolition to basement walls, new openings and any reinforcing of floor structures) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of said structural works.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

A door schedule of all existing internal doors and their architraves, including any details for their retention and relocation, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works to said doors.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of all doorways proposed to be closed-off, to a minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details sufficient to describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to close-off any doorways within the building.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Prior to installation, details of the proposed entrance foyer partition (and its associated doors) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Prior to installation, representative details of all proposed secondary glazing to windows shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details for any works to support, repair or restore existing lath and plaster ceilings within the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to said ceilings.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

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

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 17 September 2025 09:15

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

Subject: Planning Consultation Request for case ref: 25/0738

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0738

Address: 20 Bridge Street Newport NP20 4AN

Proposal: LISTED BUILDING CONSENT FOR THE CHANGE OF USE, CONVERSION. REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 8 APARTMENTS

submitted on 8 September 2025.

View details of 25/0738 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0738&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Ce88f671f56bc4d00085c08ddf5c24642%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638936937560662928%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoITWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=eHRSHZjCAqdlagejjQ0qtdb355BiK%2B17exBolgh1O%2FM%3D&reserved=0>

Your sincerely
Development Management