



HERITAGE STATEMENT

PROPOSAL: CHANGE OF USE OF THE GRADE II LISTED COACH HOUSE TO AN A3 TAKEAWAY/CAFÉ, INCLUDING INTERNAL AND EXTERNAL SEATING, ASSOCIATED SIGNAGE, LIGHTING, PLANTERS AND WALKWAY, GUTTERING/RAINWATER GOODS, AND NEW FOUL DRAINAGE CONNECTION TO THE PUBLIC SEWER

CLIENT: CHARLOTTE JONES / HIPPO DEVELOPMENTS LTD

SITE: THE COACH HOUSE, CAERPHILLY ROAD, NEWPORT, SOUTH WALES, NP10 8LE

DATE: SEPTEMBER 2026



1.0 Introduction

- 1.1 This Heritage Statement has been prepared in support of the proposed change of use of the former Coach House at Caerphilly Road, Bassaleg, Newport, to a small-scale A3 takeaway/café, together with associated internal and external seating and minor external works.
- 1.2 The Coach House is a Grade II listed building and is therefore a designated heritage asset. The proposal has been developed having regard to the architectural and historic interest of the building and seeks to secure its continued beneficial use whilst preserving the elements which contribute most strongly to its significance.
- 1.3 The current proposal builds upon the principles established through previous planning and listed building consents for the property. The previous heritage assessment identified that the principal significance of the building lies in its historic association with the former Tredegar Arms Inn and, in particular, its relatively little-altered mid-19th-century form and Tudor architectural detailing.

2.0 Historic Background

- 2.1 The Coach House is understood to date from the mid-19th century and was historically constructed as the coach house associated with the adjacent Tredegar Arms Inn. The building was therefore originally associated with a public/commercial use serving the inn and its patrons.
- 2.2 The building subsequently passed into private ownership and, more recently, was principally used for private storage. The previous heritage statement records that the building had been vacant from a beneficial public use for a considerable period and had previously suffered from deterioration and neglect.



2.3 Previous planning history is also relevant to understanding the building's evolution. A number of earlier proposals were refused where alterations were considered unsympathetic to the listed building. However, later applications in 2009 for a change of use together with internal and external repairs were granted, with the proposed alterations considered sympathetic to the character of the building. Subsequent works were undertaken and conditions associated with those works were discharged.

2.4 The previous heritage assessment therefore provides an important precedent for the principle of finding a viable commercial use for the building while protecting its historic fabric and architectural character.

3.0 Architectural and Historic Significance

3.1 The Coach House was listed in 2003 and is described as a little altered mid-19th-century building with Tudor detail. It is group listed with the attached Cottage, which shares similar architectural detailing.

3.2 The principal elements contributing to the building's significance include:

- its historic association with the former Tredegar Arms Inn;
- its mid-19th-century coach house form;
- its three-bay principal elevation;
- the central gabled element;
- the three large depressed-arched coach entrances;
- the timber boarded coach doors;
- the hoodmoulds and Tudor detailing;
- the brick quoins and arches;
- the timber eaves detailing;
- the slate roof; and
- its relationship with the attached Cottage.



- 3.3 The previous assessment concluded that the principal heritage interest is concentrated in the external architectural character and Tudor detailing, while the interior was not considered to contain the same level of historic significance.
- 3.4 The building has also benefited from repair and refurbishment works, including repairs to the roof and historic fabric. The previous assessment records that the building was generally in good condition following these works.

4.0 Impact of the Proposed Change of Use

- 4.1 The proposed A3 takeaway/café use is considered capable of being accommodated within the Coach House without adversely affecting the significance of the listed building.
- 4.2 The proposal is principally a change of use of the existing building, rather than a substantial physical alteration or extension. The current proposal will retain the established form and principal architectural features of the Coach House.
- 4.3 Importantly, the proposed café will operate as a cold-food-only establishment. There will be no hot food preparation, pizza oven or large commercial extraction system. This represents a less intensive form of food and drink use than the previously proposed delicatessen scheme, reducing the requirement for potentially intrusive servicing or extraction equipment.
- 4.4 The proposal will therefore allow the building to accommodate a viable modern use while limiting physical intervention and potential impacts upon its historic fabric.

5.0 Retention of Historic Fabric and Features

- 5.1 The principal historic features of the Coach House will be retained and, where necessary, repaired.



5.2 The proposal will continue to respect the existing:

- stone and brickwork;
- Tudor detailing;
- coach doors;
- timber eaves;
- roof form and slate covering;
- cast-iron rainwater goods; and
- established external form of the building.

5.3 The previous proposals specifically sought to retain and showcase these features, including the coach doors and the exposed historic materials. The current proposal continues that approach.

External Seating and Associated Works

5.4 The proposal includes external seating within the existing forecourt area, together with a walkway around the perimeter of the seating area and associated planter features.

5.5 These works are considered to have a limited impact upon the setting of the listed building. The external seating is directly associated with the proposed café use and will be contained within the existing developed forecourt rather than requiring the creation of a new building or substantial hardstanding.

5.6 The proposed planters and seating will be of a modest scale and will be arranged so that they do not obscure the principal architectural features of the Coach House.

5.7 The existing relationship between the building and Caerphilly Road will remain legible, and the historic building will continue to be the dominant architectural feature of the site.



Signage and Lighting

- 5.8 The proposal includes new signage and lighting associated with the café use. Given the listed status of the building, these elements will be appropriately scaled and positioned to avoid unnecessary visual intrusion. Signage will be subordinate to the building and will not obscure or detract from the historic architectural features of the principal elevation.
- 5.9 Lighting will provide appropriate illumination for customers and staff during the operating hours of the premises while avoiding excessive illumination of the building or surrounding area. The approach is consistent with the principle established by the previous heritage statement that new interventions should sit alongside the historic fabric without concealing or overwhelming it.

Rainwater Goods and Guttering

- 5.10 The existing timber eaves and rainwater goods are important elements of the building's architectural character.
- 5.11 The proposal includes works to the guttering/rainwater goods as required. Existing historic features will be retained where practicable and repaired or replaced to match the existing character where necessary.
- 5.12 This approach is consistent with the previous approved heritage approach, which identified the retention, repair and matching replacement of cast-iron rainwater goods as part of the conservation of the building.

Foul Drainage

- 5.13 A new foul drainage connection is proposed to serve the café use.



- 5.14 The drainage works will connect the building to the public foul sewer and have been discussed with Welsh Water. The relevant Section 104 arrangements have been agreed/completed, Welsh Water has signed off the works and the required deposit has been paid.
- 5.15 The drainage infrastructure is functional rather than architectural in nature and will not require alteration to the principal architectural features of the listed building. The works will therefore have no material effect on the identified heritage significance of the Coach House.

Beneficial Reuse of the Listed Building

- 5.16 A key benefit of the proposal is that it will secure the continued active use of the Coach House.
- 5.17 The previous heritage statement identified that continued private storage provided limited public benefit and carried a risk of future deterioration, whereas a viable commercial use would generate income and activity capable of supporting the ongoing maintenance of the property.
- 5.18 The proposed café/takeaway provides an appropriate opportunity to realise this benefit. It will bring regular activity and customers to the building and provide an ongoing commercial use capable of supporting its maintenance.
- 5.19 The proposal will also return the building to a use which is accessible to the local community. This is particularly appropriate given its original association with the inn and its historic role in serving the local community.

6.0 Heritage Impact

- 6.1 The proposal is considered to result in no unacceptable harm to the special architectural or historic interest of the Grade II listed Coach House.



- 6.2 The majority of the proposal relates to the reuse of the existing building and the introduction of a modest café/takeaway operation. The principal elements which contribute to the building's significance will remain legible and will continue to be retained.
- 6.3 The limited external works, including seating, planters, lighting, signage and rainwater goods, can be accommodated without undermining the character of the listed building when appropriately designed and positioned.
- 6.4 The cold food only nature of the proposed use also removes the need for intrusive cooking or extraction infrastructure which could otherwise have had an impact upon the historic fabric or appearance of the building.

7.0 Conclusion

- 7.1 The proposal provides a viable and appropriate reuse of the Grade II listed Coach House and represents an opportunity to secure its continued use, maintenance and contribution to the local community.
- 7.2 The proposal:
- retains the principal historic form and architectural character of the Coach House;
 - preserves the Tudor detailing and other features identified as contributing to its significance;
 - avoids substantial alteration or extension;
 - introduces only modest and appropriate external works;
 - does not require a pizza oven or large commercial extraction system;
 - provides a cold-food-only café/takeaway use;
 - provides an opportunity for continued maintenance of the listed building;
 - brings the building back into active use for the local community; and
 - provides a viable long-term use for an existing heritage asset.



- 7.3 Overall, having regard to the significance of the listed building and the nature and scale of the proposed works, the proposal is considered to represent a sympathetic and sustainable reuse of the Coach House, with the identified heritage significance preserved.