
ENVIRONMENT & LEISURE



PROPOSED CAFE, TREDEGAR PARK LODGE, NEWPORT

Design & Access Statement

Issue: 24th February 2025

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24/02/2025	-	KS	Initial issue to accompany the Planning Application

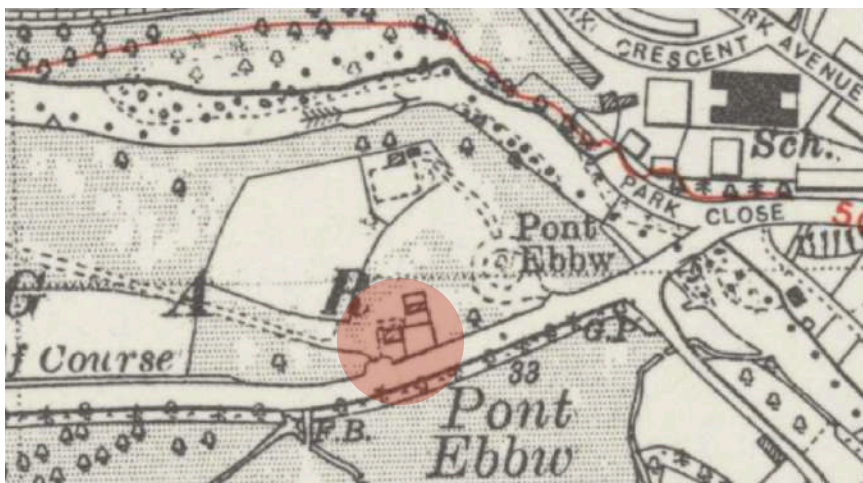


Above: An aerial view of the site today (not to scale), the Lodge and Entrance Gate location highlighted.

Above Left: An extract from the 1920 OS Survey (not to scale), the area of the existing Lodge and Entrance Gates highlighted.

Left: An extract from the 1938 OS Survey (not to scale). Note:

- Highlighted: The new Entrance, Lodge (originally titled the Park Rangers Cottage) and Outbuilding introduced within the Park, all completed in 1931 (a date recorded within the buildings extant ornamental rainwater goods).
- The additional entrance: In April 1934 the Parks Committee and the Electricity and Tramways Committee jointly agreed that a turning circle for buses be constructed at the entrance to the Recreation Ground and that Corporation buses would run there during summer time from 10:00 in the morning until 11:00 at night.



The original Park Rangers Cottage, now known as the Lodge. It's north elevation is visible on the right of this picture, the contemporaneous Outbuilding to its left.



The Lodge's east elevation, much altered and of no architectural quality. The Outbuilding is partially visible on the right, through the existing 'unclassified' trees.



The Lodge's south elevation. Of some architectural quality (the missing original windows notwithstanding), this facade faces the adjacent main road (the A48). The gate piers are visible on the left, these and the Lodge simultaneously constructed to mark the original creation of the 'Tredegar Park Recreation Ground'.



1 INTRODUCTION:

Tredegar Park Recreation Ground, as this site was originally described, was officially opened by the Mayor of Newport on the afternoon of the 28th September 1928, though at this stage very few facilities existed. Construction of the new gates, a Park Ranger's cottage (now referred to as the Lodge), a bowls pavilion and a lavatory building commenced in September 1930, opened by the Mayor on the 18th June 1931. The official Guide & Handbook described the park thus: *"This is a beautiful natural park, presented to the town in 1927 by the late Viscount Tredegar. It is a very favourite spot, and can be reached by a circular walk over Stow Hill to Bassaleg, by train the Bassaleg Station, or by bus from town and return via Cardiff Road, or Bassaleg Road, or vice versa. Various games, sports, etc., are provided"*. Clearly the Lodge and adjacent Gate Piers are an important component of Newport historic development and social history.

1. Description of the Site:

1. The application site is located within Newport's urban boundary, in a prominent position on the southeast corner of the Park (between both main entrances).
2. The building is bounded to the:
 - North: By mature trees, further buildings and recreational park areas beyond.
 - East: By the original Rangers Garden, now overgrown. Further mature trees and unmanaged landscaping separate these from the site entrance and car park beyond (the East Area).
 - South: By the A48, a major highway, separated from the site by a decorative metal fence above an ornate stone wall.
 - West: By the Park generally, the original entrance gates sited immediately to the southwest.
3. There are 2 existing buildings within the site, some 196m² (2,108ft²) in total net floor area:
 1. The Lodge: A 2-storey building, some 160m² (1,721ft²) in total net floor area. A traditional and polite 1930's building; square in plan, its brickwork and stonework detailing correspond with the adjacent gate piers. The building clearly has two more architecturally interesting elevations, the west and south elevations, these also being the most visible from the A48.
 2. The Outbuilding: A single-storey building, some 36m² (387ft²) in total net floor area. Similarly dating from the Parks creation and T-shape in plan, its detailing is much simpler than the Lodge.

These buildings form the west and north boundary of the original Rangers Garden, mature trees and the boundary wall/fence defining its east and south edges.

2. Recent History: The Lodge is now empty, boarded-up for security, and becoming increasingly dilapidated. The Outbuilding accommodates the current Park Rangers office and general storage, though also in a poor state of repair. The landscape between the buildings and to the east of the site is overgrown and unmanaged.

3. Objectives: Recognising the local historic importance of this part of the Park and the sites prominence, Newport City Council (NCC) now wish to provide these (mostly redundant) buildings with a new beneficial use, thereby securing their long-term future. Whilst looking to preserve the character and appearance of the registered park and historic lodge building generally, their aspirations for the site include the provision of:

- A permanent, internal Cafe / Coffee Shop. This is to accommodate separate seating, servery and kitchen spaces, ideally linked to additional external seated areas.
- Out-of-season storage for temporary seating and tables (and associated covers/umbrella's).
- Office accommodation for 5 ~ 6 Parks staff, with associated welfare facilities.
- Measures to maintain and enhance biodiversity, and in so doing promote the resilience of existing ecosystems, including the protection and enhancement of existing trees.
- Measures to minimise the sites energy-use.

In conjunction with the above and recognising the Parks ultimate value as a very pleasant recreational and community asset, opportunities for part-time supplementary commercial use of the site are also proposed.



Right and Left: The majority of visitors approach the proposed site from the main car park. The existing Lodge is completely hidden from these visitors, by both the existing Outbuilding and mature trees.

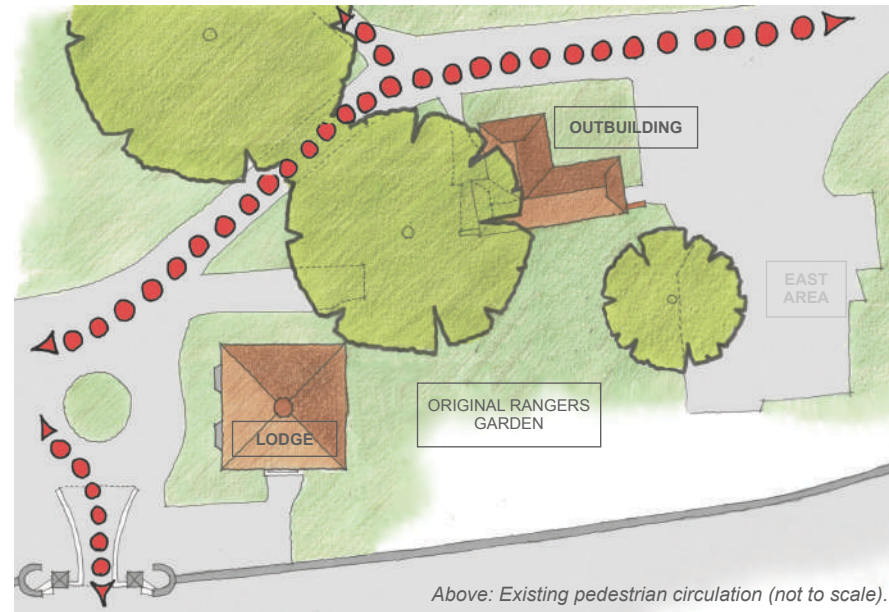


The east elevation of the Lodge with the south elevation of the architecturally much simpler Outbuilding on the right. These buildings bound what was originally the Rangers private garden ~ a southerly orientated space, sheltered from the prevailing winds by the surrounding buildings.

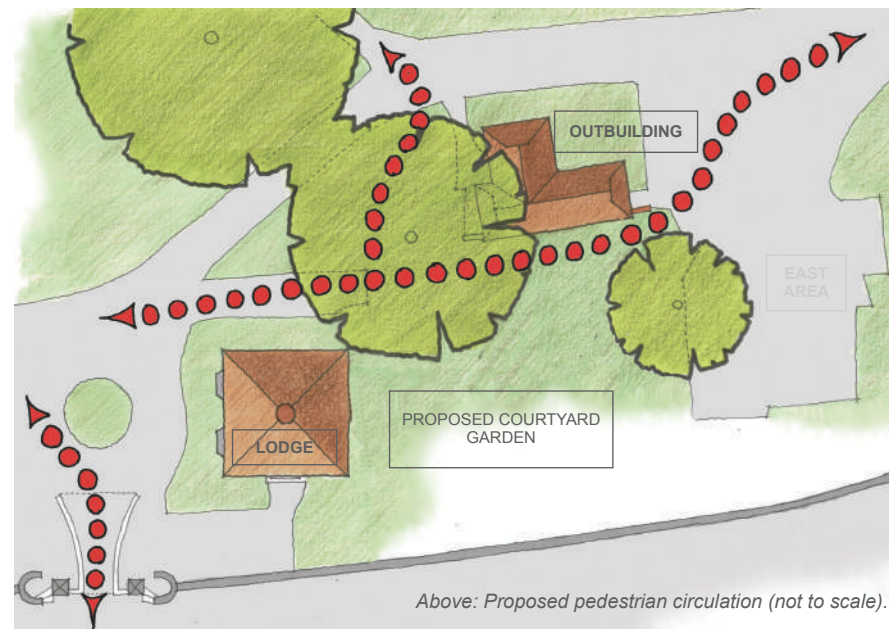


The area in front of the Lodge has retained its importance, being the focal point of various existing paths. It's also from where the full extent of the Park first becomes visible, a place to pause and orientate. In addition to their historic significance, the combination of these items provides this part of the Park with a civic presence/dignity. All should therefore remain unaltered if possible, the sites history and development thereby respected and retained for posterity.

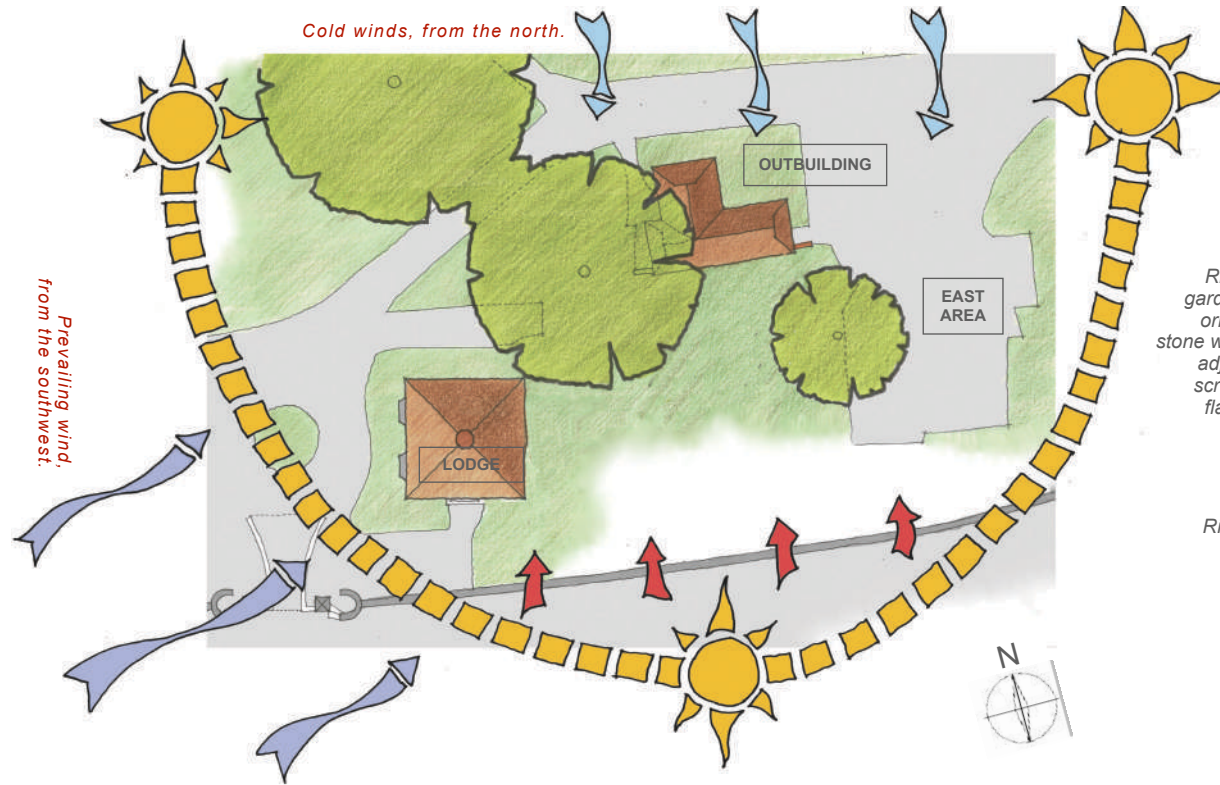
Right: New pedestrian paths are proposed around the Outbuilding, the link the existing main east-west pedestrian route with the Courtyard Garden. From the south, the existing access via the original 'historic' entrance remains unaltered, this already connecting with the main east-west route.



Above: Existing pedestrian circulation (not to scale).



Above: Proposed pedestrian circulation (not to scale).



Above: An analysis of the site's natural characteristics (not to scale).

Right: The Lodge's west elevation, overlooking the Park's historic entrance. Most visitors now approach this part of the Park via the path on the left. Views of the Lodge are currently totally screened by the existing Outbuilding and mature trees.



Right A view of the Rangers original garden, looking west. To the south, an ornamental metal fence above a low stone wall separates this garden from the adjacent road. To the north, the Park screened by the existing Outbuilding, flanking brickwork walls, dilapidated timber fencing and mature trees.



Right The Lodge's east elevation, of limited architectural quality.



Below: The north elevation of the Lodge, of limited architectural quality.

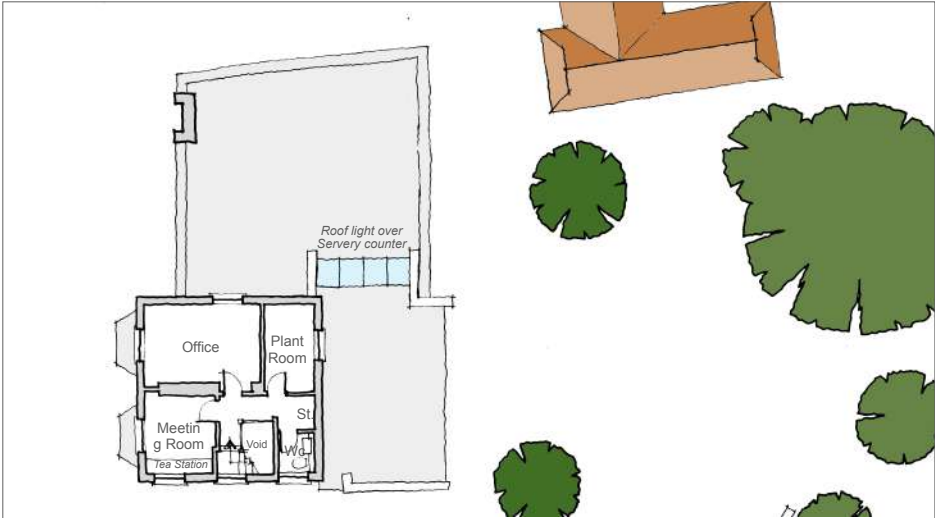


Below: A view of the Lodge and original Rangers Garden from the adjacent footpath to the south, both highly prominent on one of Newports main access roads.



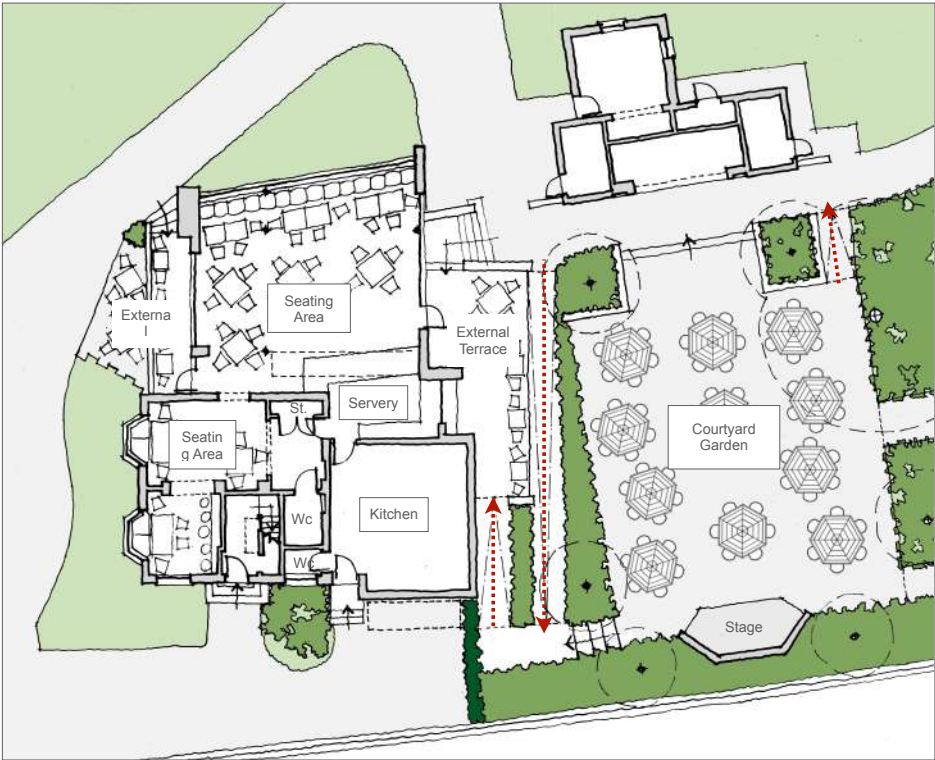
Below left and right: The Lodge's south and west elevations respectively, both incorporating high-quality materials and interesting detailing. Note also the high-quality decorative metal boundary fence bounding the southern edge of the original Rangers Garden, above a low stone wall.





THE LODGE ~ PROPOSED FIRST FLOOR PLAN
1:200 approx. @ A3

Ref.	Description	Area (sq.m.)	Comments
1	Office	15	Providing 4 Work Stations, each of 1.5m desktop length.
2	Meeting Room	9	Accommodating 6 people around a table. Tea Station included.
3	WC	2.25	Single unisex WC.
4	Plant Room	6.1	Serving Ground and First Floor
5	Cleaners Store	0.72	Including sink.



THE LODGE ~ PROPOSED GROUND FLOOR PLAN
1:200 approx. @ A3

Ref.	Description	Area (sq.m.)	Comments
1	Seating Area (New Extension)	60.25	Providing 36 covers.
2	Seating Area (Existing Building)	25	Providing 23 covers.
3	Servery	14.7	Excluding external countertop.
4	Kitchen	28.6	Extract via roof over.
5	WC	3	Single unisex 'disabled' public WC.
6	WC	1.5	Single unisex staff WC.
7	Cleaners Store	1.32	Including sink.
8	Hall (to first floor)	6.6	To access first floor over, including under-stair Store.

.....➔ Ramped access-up (min. 1:20 gradient) shown thus



Above: Proposed Site Plan (not to scale)

2 DESIGN:

1. The Site and its Context:

1. Analysis of existing pedestrian circulation, combined with the sites inherent natural characteristics, inform the proposed design ~ reinstated of the original Rangers Garden to provide a new Courtyard, and around which other desired uses are arranged. Various options were considered (see DSA's Options Appraisal dated 17th June 2024), the chosen solution comprising 3 main components:

1. The extension and conversion of the original **Rangers Lodge**, to provide:
 - Ground Floor ~ a new Cafe and associated facilities.
 - First Floor ~ Proposed Rangers accommodation.
2. A new formal **Courtyard Garden**, being a formally laid-out and landscaped area. This will accommodate temporary tables and chairs during high-season, maximising the potential numbers of visitors.
3. The alteration of the original **Outbuilding**, to support the above proposals.

2. Access to the Site:

1. Vehicular: The existing arrangement is maintained i.e. aside from servicing vehicles, no provision is proposed.
2. Pedestrian: The main east-west pedestrian route through the Park, and which links with the existing car park, is immediately to the north of the Outbuilding. This remains unaltered, new paths linking this with the proposed 'secret' Courtyard Garden. From the south, the existing access via the original 'historic' entrance remains unaltered, this already connecting with the main east-west route.

2. Individual Components:

1 THE RANGERS LODGE: Potential extension of this existing building is constrained by several factors:

- A. Its internal floor level is some 0.7m above the surrounding ground level generally. This requires specific measures to enable the building to comply with current disability access legislation e.g. lifts and/or ramps.
- B. The economic requirement to maximise the Cafe-offer, to ensure this new facilities long-term viability:
 - The buildings footprint should be the largest possible.
 - The Seating Area within should generally be open-plan in arrangement, to maximise its flexibility.
 - The Seating Area compared to the Kitchen/Servery area should comply with the generally accepted 66/34% ratio, for buildings of this type.

Two new single-story extensions are therefore proposed:

- North: Containing an open-plan Seating Area, large areas of glass providing views over the existing Park and proposed Courtyard Garden to the north, east and west.
- East: Containing separate and self-contained Kitchen and Servery areas, the latter with access to a dedicated external counter.

These new extensions are supplemented with further seating, Wc and Storage provided within the ground floor of the Lodge, existing partition walls being removed to open-up the existing interior as far as possible.

C. The need to respect the Lodge's history, scale and mass. Both extensions are consequently 'subservient' to this original building, a contemporary and single-storey 'flat-roofed pavilion' aesthetic being adopted. These extensions:

- With the exception of the Kitchen, incorporate glazed façades generally and hence present active frontages to both the proposed Courtyard Garden and Park.
- Minimally extend beyond the existing south facade (being the highest quality and most prominent elevation), to ensure a Kitchen of adequate commercial size.
- Are set-back behind the existing west and north facades of the Lodge and Outbuilding respectively.

Left: The south and west elevations of the Lodge contain the buildings most ornamental features (much of which remain, though in increasingly poor condition). The adjacent original entrance to the Parks is framed by decorative brick and Portland stone gate-piers, its urban character being further enhanced by the ornamental metal gates and railings.



The Lodge and adjacent Gate-piers (framing the original Park entrance) are contemporary in age, both constructed to mark the park's opening in 1931. Detailing within the gate-piers and Lodge south elevation also relate to each other, the use of Portland stone within both providing a certain civic dignity. To enhance this part of the Park's character and particular architectural quality, the proposed extensions therefore incorporate:

- Portland stone, for new copings, glazed-screen thresholds, etc.
- A new 'clocktower', its style reflecting the Park's 1930 origins. This feature is also consciously located in a position where visitors pause and orientate, coincidentally also being where the civic and parkland characteristics of the Park meet.

Rangers accommodation is provided on the first floor, accessed via the existing front door and staircase. A self-contained 'office-style' arrangement is proposed, complete with dedicated Wc and Tea Station.

2. **THE COURTYARD GARDEN:** A formally planted and self-contained public garden, arranged around a hard-landscaped central space. A sheltered space, and bounded by:
 - North: The existing Outbuilding, a new 'bound-gravel' footpath between.
 - East: An existing tarmac area, the entrance and car park beyond. To enable it to be used by occasional vendors as and when required (e.g. to support formal events), grass infilled cellular grid paving and 'pop-up' water and electric connections will be incorporated within the new landscaping.
 - South: The existing main A48 dual-carriageway, separated from the new Garden by the existing railings, low-stone wall, and footpath. A proposed informal Stage within the new garden provides a focal point within this elevation, its backdrop simultaneously also screening the adjacent highway (visually and acoustically).
 - West: A new east-extension to the Lodge, with planted bed's between. Bound-gravel' ramps lead-up through this planting to a proposed raised external East Terrace, this providing additional space for tables and chairs and with views over the Courtyard Garden below.
3. **THE OUTBUILDING:** This existing building will be repaired and restored, its appearance remaining unchanged generally. The exception is:
 - South Elevation: Opened-up to overlook the adjacent Courtyard Garden, an external though covered public shelter is proposed. The formal layout of the garden immediately to the south is based upon this currently classically symmetrical facade. When the Park is closed, the large opening proposed will be secured with a roller-shutter.
 - Internally: This will be rearranged to provide a covered Seating Area, Storage (for the external table's and chairs), and Plant Rooms (to enable the space within the Cafe to be maximised).
3. **Security:** Safety of the Cafe's staff and customers, the Rangers and the building itself will be provided via:
 - The buildings main entrance and approaches being well-defined, providing a perceptible distinction between 'public' and 'private' spaces.
 - Bespoke lighting to all main approach to the building, these also being individually controlled to minimise energy use and light pollution.
 - The Cafe's predominantly glazed facades, these enabling natural surveillance of people using the surrounding Park. This will be supplemented by discrete CCTV use.
 - Roller shutters within the Lodge, closed at night to provide security. This will be supplemented by an intruder alarm system.

A secure environment around the development and for the building itself will consequently be created, the opportunity for crime simultaneously being minimised.

Right: An early concept sketch of the Lodge's proposed east elevation (not to scale). A predominantly glazed facade to the Cafe, gently sloping ramps integrated with the surrounding landscape to connect the different levels, and ornamental trees strategically located to reinforce the proposed Courtyard Gardens formality. Note also:

- *Left: The proposed stage, this being a focal point of the Courtyards south elevation (as well as screening the adjacent A48 (both visually and acoustically)).*
- *Right: The covered and south-facing shelter proposed within the Outbuilding, its facade being opened-up to overlook the new Courtyard Garden generally.*



Above: An early concept sketch of the Lodge's proposed west elevation (not to scale). The new north extension (containing an open-plan seating area) is 'book-ended' by the proposed Clocktower and existing Lodge, left and right respectively. Portland stone detailing is proposed within the Clocktower and copings, additional space for external tables and chairs provided in front of the building (at both Cafe and Park levels).





Below: An assessment of existing trees adjacent the site (not to scale).

3. LANDSCAPING:

1. **Existing:** Landscaping within the site is a combination of semi-maintained and non-maintained spaces; some completely overgrown, some detract from the sites appearance e.g. The original Rangers Garden and East Area respectively. Trees are a combination of species, of various ages and condition. A BS5837 compliant tree and hedge survey confirms all can be removed (assuming suitable replacement elsewhere), this being necessary to provide access for construction, and to open up the environment for use. The exception is a class-A designated tree to the north of the Lodge ~ its root zone currently prevents any adjacent development, though this is beginning to encroach upon the Lodge's foundations.
2. **Proposed:** New soft landscaping will help define the outdoor seating areas and East Area. Species within have been chosen to provide attractive year-round interest for visitors and passersby, as well as enhance ecological habitat. To reflect the geometries of the new spaces, the structure of planting closer to the buildings is formally arranged, becoming increasingly informal as the site merges with the surrounding landscape. Also within this landscaping:
 1. New evergreen hedges will provide a visual and acoustic screen between the Courtyard Garden and the adjacent A48.
 2. New evergreen hedges will similarly visually screen the external Waste Storage Area.
 3. Removed trees will be replaced on a two for one basis, with species selection based on site suitability, their formal or informal location, and to create visual interest.

4. **ACCESS:** Required Rangers accommodation is proposed at first-floor level within the Lodge, it being assumed that all NCC staff are suitably mobile. The following therefore relates purely to the publicly-accessible areas:

1. **External Circulation:** Upon entering the Park, the proposed development is approached by the public from 2 directions. From the:

- North, via an existing tarmac road, similar new paths provided to connect with the site.
- West, via an existing tarmac road, this continuing to join with the northern route.

A combination of existing and new entrance paths will join the site to existing main pedestrian routes within the Park, with firm and relatively level access throughout. Within the site, a new entrance path provides access to the schemes various components:

1. CAFE, its ground floor level being 0.7m above the new entrance path level.
2. COURTYARD GARDEN, its proposed central courtyard being 0.3m below the new entrance path level.
3. OUTBUILDING, its ground floor level being 25mm above the new entrance path level.

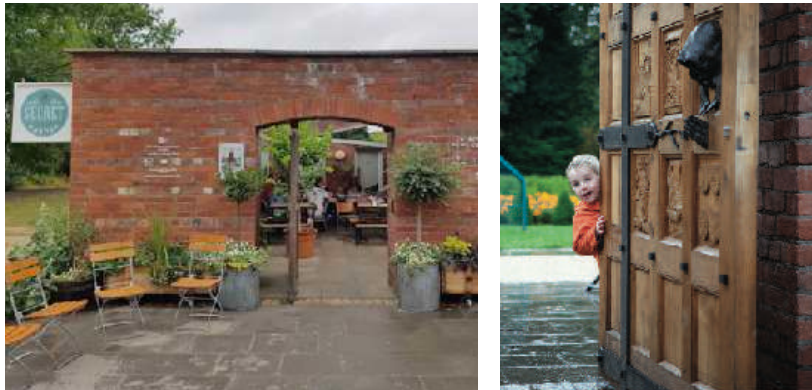
To provide 'access-for-all' (Part M of the current Building Regulations), a combination of solutions is proposed:

- Ambulant-access stairs: These steps incorporate riser heights and tread depths of between 150~170mm, and 300mm respectively, enabling some 95% of disabled people to use them (those within a wheelchair being the exception).
- Access Ramps: Gently sloping paths (1:20 maximum gradient) suitably integrated within the surrounding landscape, all with resin-bound gravel surfacing. The 'institutional' appearance of Part-M compliant ramps is consequently avoided, such paths simultaneously and subtly also providing access for buggies and/or pushchairs throughout the scheme.

2. **Internal Circulation:** Floor levels within both buildings are flat, all door openings being a minimum of 925mm wide. The levels within the Garden gently slope, following the existing contours.
3. **WC's:** Public toilets for the Park generally are currently provided within an adjacent building. A single and fully-accessible public WC only is consequently proposed within the Cafe.



Above: Proposed Landscape Plan (not to scale).



Above: The Secret Garden, Cardiff: Located within the heart of a public park, DSA proposed a new brick wall to link various existing buildings together, a new 'secret courtyard' created within. The required new cafe was accessed via this courtyard, a south-facing informal 'introverted' space created within the surrounding 'open' park. Access to the new courtyard was deliberately constrained, increasing the element of surprise when entering (via an ornamental gate).

A similar approach is proposed within the Tredegar Park ~ the Rangers original private garden altered to provide a formal and enclosed Courtyard, through which the public are diverted to enter the Cafe generally.

5. TRANSPORT, SERVICING & WASTE:

1. **Transport:** The site being currently well served by existing public transport, footpaths and cycle routes, no alterations are proposed. Additionally:
 - Car Parking: The Park generally is already a recognised 'destination', improvement to and enlargement of its existing car park currently ongoing to maximise parking numbers within. The Cafe is also not considered to represent a 'new destination', it not generating any increase in traffic. No additional car-parking is therefore proposed, the extent of existing parking provision being adequate.
 - Cycle parking: Similarly, dedicated parking is already provided within the adjacent existing car park. Nevertheless, recognising the new Cafe's location on a key cycle route and to encourage active travel, 10 additional (and uncovered) spaces are proposed adjacent to the sites main north entrance.
2. **Servicing:** The site is easily accessible from the Parks main vehicular entrance, along existing single-track roads that also define the sites existing north and west boundaries. These roads will be used to service the proposed development (e.g. goods-in and waste-out), access potentially limited to hours to be agreed with any future vendor.
3. **Waste:** The future vendor and Park Ranger's will be responsible for sorting their own waste. This will be stored within a dedicated outdoor waste and recycling storage area, the operation of which being subject to a commercial waste contract arranged by the future vendor. The Lodge has only one elevation that can't be seen from within the Park, it facing the A48. To ensure proposed Storage will not be visible from both this road and the Park's historic main entrance, it's:
 - Positioned at the east end of the south elevation, as far from the historic Park entrance as possible; and
 - Enclosed by hedging on its eastern, southern and western edges (the new Kitchen extension screening its northern edge).

6. AMENITY:

1. **Surrounding Properties:** No residential or commercial properties being in close proximity to the site, the proposals will have no impact upon adjacent occupants.
2. **Amenity Space:** The proposals include the following dedicated areas:
 1. **COURTYARD GARDEN:** A formally planted and self-contained external public space, providing the hub around which other spaces/activities are arranged.
 2. **EAST TERRACE:** A paved terrace at Cafe floor level, sheltered from the prevailing wind and overlooking the Courtyard Garden below. A dedicated 'external-counter' within the Cafe serves this space.
 3. **EAST AREA:** An existing tarmac 'wasteland', adjacent to the Parks main entrance and car park. This area will be informally re-landscaped, additional trees supplementing those being retained. A permeable parking area will also be formed using plastic 'cell-paving' infilled with grass and which, together with 'pop-up' water and electric connections, will enable this space to be used by occasional vendors as and when required e.g. to support formal events.
 4. **WEST TERRACE:** An openable glazed screen from the Cafe provides access to a paved upper Terrace, steps from which access a similarly paved area in the park below.

7 IMPACT ON GREEN INFRASTRUCTURE: Green infrastructure is defined in PPW12 as "the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places". Section 6 of the Environment (Wales) Act 2016 requires public bodies such as Newport Council to seek to maintain and enhance biodiversity and, in the exercise of their functions, promote the resilience of such ecosystems.

1. **Existing:** The landscape within the site comprises a combination of semi-maintained and non-maintained spaces, some completely overgrown. An existing class-A tree will need to be removed to enable the proposals, together with several other class C or unclassified trees.
2. **Proposed:** The proposals will enhance the sites contribution to the protection and provision of green infrastructure assets and networks, via:

1. A grey-water reclamation system, within the Courtyard Garden. Rain and suitable waste water will be collected and stored for re-use e.g. within Wc's and for plant-irrigation. Overflow from this system will be coordinated with tree pit and planted borders.
2. Removed trees being replaced on a two for one basis.
3. Species within the enhanced soft-landscaping being deliberately selected to enhance ecological habitat. Significant net gain in biodiversity and ecological resilience will therefore result, compared to the current baseline state.

8 ECOLOGY:

1. Existing: Existing ecology within the site is authenticated within:

1. Just Mammal Ltd's. accompanying 'Ecological Survey', dated September 2023, this confirming:
 - Bats: Neither the Lodge or Outbuilding are currently bat roosts.
 - Breeding birds. No active nests were discovered, an historic nest however noted within the Outbuilding's western elevation.
2. Amey's accompanying 'Ecological Appraisal Report, dated 18th January 2023), this confirming:
 - Any clearance of habitat and refugia piles with potential to support common reptile species, then this must be carried out under a precautionary method statement under the supervision of an ecologist.
 - Should hedgehogs be discovered during the works, then they should be moved to a safe and suitable location and covered over.

2 Proposed: Aside from those enhancements described above, various recommendations within these reports are also incorporated into the proposals. Namely:

1. A suitably qualified/experienced ecologist will carry out a nesting-bird check, where clearance of any vegetation with the potential to support nesting birds is undertaken during the breeding bird season (March-August inclusive).
2. Required artificial lighting will be sensitively designed, the minimum necessary, and will not be directed upwards at natural features e.g. tree-lines. All luminaires will be motion-triggered and on a short timer of 15 – 20 seconds duration.
3. 3 no. nesting boxes to be provided, installed onto existing retained trees.
4. 3 no. bat boxes to be provided, again installed onto existing retained trees on site.
5. 4 no. Insect hotels and 2 no. bee hives to be provided, strategically located within the new landscape.

9 FLOODING: The application site is located within Flood Zone 3, as shown on the Flood Map for Planning.

The proposal however is a form of less vulnerable development, the existing floor level of the Lodge also being some 0.7m above the adjacent Park. The Flood Consequences Assessment accompanying the application demonstrates the development is acceptable in terms of flooding (in reference to sections 5, 7 and appendix 1 of Technical Advice Note 15).



The proposed external Courtyard Garden provides an ideal location to host activities and events that would compliment the Cafe, potentially supplemented by additional vendors.

A proposed simple, small external stage structure provides a base for entertainers, in addition to providing a focal point within the landscaping generally. This could also be covered by a temporary gazebo structure, if it should rain.



Providing power, water and audio supplies would enhance the provision of such events, by servicing temporary vehicles. Locating these within strategically located 'pop-up' service towers (e.g. pictured right), would avoid trailing cables and which, whilst always looking unsightly, also provide a health and safety hazard to the public.



7 SUMMARY

The Lodge, Outbuilding and Rangers Garden formed the main built feature of the original Tredegar Park Recreation Ground (as this site was originally described). Clearly all, with the adjacent Gate Piers, are an important component of Newport historic development and social history. Currently predominantly vacant and in increasingly poor condition, without a beneficial new use these existing buildings have no long-term future, demolition being the only viable alternative. In seeking to enhance existing facilities at this popular community and recreational facility, an integrated building and landscape scheme is proposed to provide such new use:

1. LODGE: Sympathetically converted and extended to provide a new Cafe, bespoke accommodation for NCC's Rangers provided on the first floor. The original most architecturally interesting facades, and those most visible from the A48, are the west and south elevations. These are retained and refurbished, maintaining the historic relationship with the adjacent entrance piers. Extensions:
 - Are carefully sited and detailed to ensure the original building remains fully readable.
 - Are flat-roofed contemporary pavilions in style, to ensure they are 'subservient' to the original in mass and scale.
 - Incorporate predominantly glazed elevations to the Cafe's public areas that overlook the surrounding Park, facades full of activity being presented.

A feature clocktower reinforces both the original buildings style and this part of the Parks civic presence, simultaneously acting as a focal point at a crucial location within the Park.

2. COURTYARD GARDEN: A new landscaped public space within the park, in the location of a previous domestic garden. Temporary tables and chairs within this 'secret garden' maximise potential 'high-season' user numbers, this simultaneously enabling the size of the Cafe to be limited to cater for 'out-of-season' visitors (and resulting in a much smaller overall building, with consequent reduced impact upon the Park as a whole).
3. OUTBUILDING: Converted to mainly provide an external but covered seating area, plus Storage (for the temporary tables and chairs) and Plant Rooms (to maximise net commercial area with the Cafe). Sympathetic remodelling of its south facade will include traditional detailing, the appearance of the current somewhat bland elevation being improved.
4. EAST AREA: The conversion of an existing disused space to provide a predominantly soft-landscaped area. Suitable landscaping will simultaneously enable it to accommodate light commercial vehicles, the visitor offer and commercial potential of the Park thereby being improved.

Access: Proposed via existing tarmac roads and paths within the Park, access to the site consequently being firm and relatively level. Ensuring 'access-for-all' throughout the site is an integral part of the design ~ the various 'public' levels within the scheme can all be reached via gently sloping paths, subtly integrated into the landscape. A natural appearance results, the institutional appearance of 'Part M' compliant ramps being avoided. The proposed public Cafe is at a single (ground-floor) level internally, suitably wide door openings provided within easing circulation. A single 'fully-accessible' WC is located within the Cafe.

Waste & Servicing: Waste collection and arranging provisions for the Cafe will be the responsibility of the future vendor. The site's location immediately alongside an existing road within the Park allows this to be achieved safely, presuming both will be outside the Park's 'peak' visitor periods and via suitably sized vehicles. A suitably designed and sized external communal waste Storage Area is provided, easily accessible from ground and first floors, and adjacent to an existing roads within the Park. This Store is screened from surrounding public spaces by evergreen hedges.

Traffic and Transportation Impacts within the Site: The site is well served by public transport, recent improvements to the car park maximising car and cycle parking provision:

- Car Parking: As the proposals do not constitute a 'new destination', no significant increase in traffic is therefore expected. Amey's appended report also demonstrates that the potential impact of any increase in dwell/visit time can be accommodated by the existing car park provision.
- Cycle Parking: The proposals key location will hopefully result in the Cafe becoming a new 'destination'. Recognising this and to further encourage active travel, 10 additional secure and accessible spaces are provided and immediately adjacent to its main entrance (from the Park).

Amenity: The Park's existing character is predominantly an 'open landscape', existing buildings and formal 'play-spaces' being located along its eastern boundary. In addition to the Cafe, the proposals also seek to increase the variety of these spaces by creating a screened, sheltered and more intimate space ~ a 'secret garden', more introverted in nature. Adjacent to this garden, provision is also made to encourage private vendors, located and carefully screened to avoid intrusion into the wider parkland. This increased variety of spaces and commercial use will improve the existing Park's character as well as the amenity of potential users. The proposals will have no negative impact upon the amenity of existing neighbouring residents by virtue of general disturbance, noise, or overlooking.

Impact on Green Infrastructure: Aside from the overgrown landscape and existing trees, the site currently makes minimal contribution to existing Green Infrastructure. The proposals require the removal of several trees, a class-B tree unfortunately having to be removed to avoid future damage to the Lodge building, though no woodland or hedgerows that have wildlife or amenity value are affected. Several measures are also proposed to improve the current situation:

- A grey-water reclamation system introduced, overflow from which is coordinated with tree pit and planted borders.
- Existing trees being retained where possible, conflict between the existing buildings and trees being designed out. Appropriate new tree planting is proposed to replace those lost, and on a 2-for-1 basis.
- An appropriate landscape scheme proposed, the number, extent and variety of plant species being substantially increased. The species within this enhanced soft-landscaping have also been deliberately selected to enhance ecological habitat.

The proposals consequently take the opportunity offered by the proposed improvements to the public realm, to protect and enhance biodiversity and assist pollution abatement through careful design and implementation of planting.

Ecology: Specialist Reports demonstrate the existing baseline state, there being a lack of existing ecology within the site. The proposals address and improve this situation, enhancement of existing ecology and biodiversity resulting, and without causing any significant loss of habitats or populations of species, locally or nationally. Compared to this current baseline state and given the specific improvements included within the scheme, the proposals will consequently clearly result in a significant net gain in biodiversity and ecological resilience.

Risk and Consequences of Flooding: The FCA included within the application confirms that the proposals require no associated alterations, they being TAN 15 compliant.

CONCLUSION:

The proposals recognise and seek to build upon the Parks ultimate value as a very pleasant recreational and community asset, taking account of existing historical and cultural significance. This response to context is not confined solely to architectural design ~ existing and proposed development is integrated to provide a hierarchy of new internal and external spaces, via consideration (where possible) of retaining existing buildings, mature trees, etc. Re-landscaping of this space and the site as a whole is also proposed, species within being chosen to provide attractive year-round interest for visitors and passersby, as well as promoting ecological habitat. Simultaneous enhancement of Green Infrastructure provides further assistance in tackling climate change and which, together with the proposals to enhance ecology, will ensure that the environment is not irreversibly damaged. The interest of future generations is consequently safeguarded.

The existing buildings are clearly visible to users of the Park and nearby Public rights-of-way, the Lodge being highly prominent on a primary route into Newport. The proposals respect this and the positive contribution they make to the Park, related elevations remaining relatively unchanged and retaining their prominence ~ typical early 20th century ornate features within are retained e.g. brickwork and roof detailing. A more modern style has been chosen for the proposed extensions to the Lodge ~ though the materials within integrate with or have regard to the existing historical setting and traditional character (e.g. brick walls and Portland stone detailing), the new presents a lucid contrast with the existing. This latest phase in the Parks history is clearly expressed as a result.

Ultimately, the proposals preserve and enhance the site's heritage assets whilst maximising opportunities for user engagement. A high quality design results, integrating existing buildings around an enclosed new public space, new facilities within holistically providing the site with the required long-term future.



Examples of the proposed bricks, matching the existing in terms of size, colour and texture.

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