

NEWPORT CIVIC CENTRE: ROOF WORKS BELOW THE TOWER

HERITAGE IMPACT STATEMENT

Incorporating Design & Access Statement

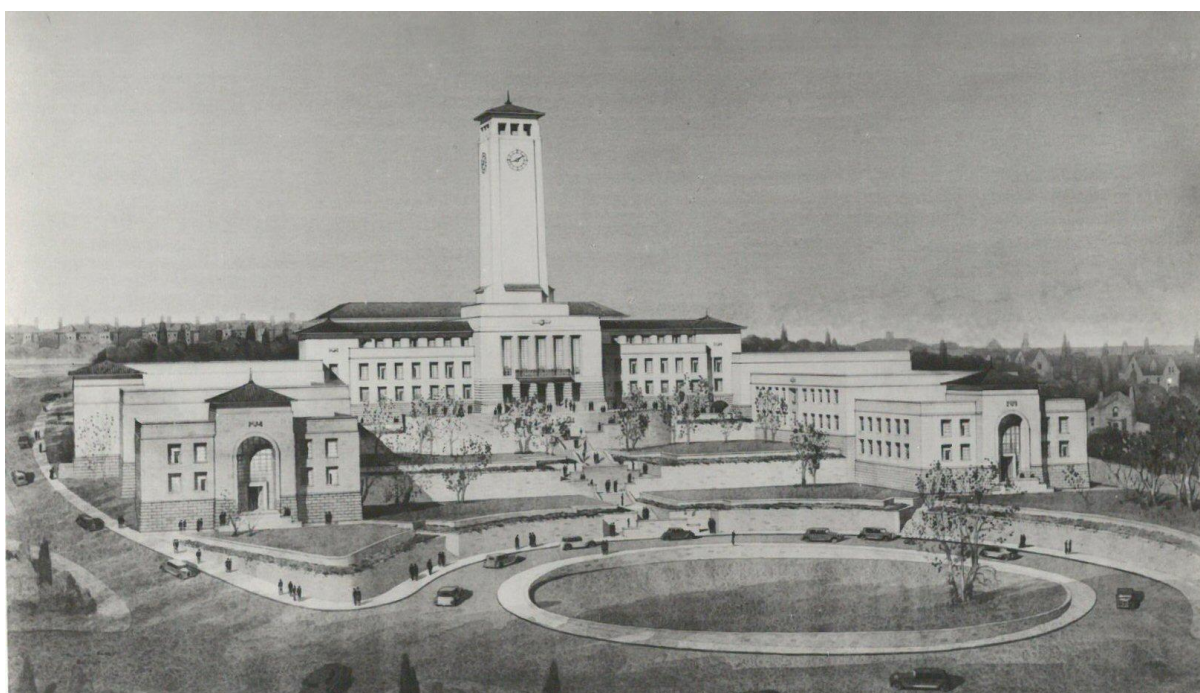
Newport City Council

05/08/26

Issue 01

Table of Contents

1.0.	Introduction	3
2.0.	THE SITE: BRIEF DESCRIPTION, HISTORY AND SIGNIFICANCE.....	4
3.0.	PROPOSED WORKS AND JUSTIFICATION	8
4.0.	IMPACT.....	25
5.0.	CONSULTATION.....	27
6.0.	SUMMARY.....	27
7.0.	DESIGN & ACCESS STATEMENT	28
	APPENDIX A – CADW'S LISTING DESCRIPTION.....	29
	APPENDIX B – SITE PLAN	30



1.0. Introduction

1.1. Site Address:

Newport Civic Centre
Godfrey Road
Newport
Gwent
NP20 4UR

1.2. Newport Civic Centre is a grade II* Listed Building. A copy of Cadw's Listing description is attached to this Statement at Appendix 'A'.

1.3. Previous Cyson Cymru records of the building comprise:

- Contemporary building journals.
- Photographs
- the architects' original floor and service plans
- Detailed drawings for completion of the new central hall (dated 1962).
- 1937 Council minutes.
- 1939 contract documents for the new assembly hall (never completed).
- Letters pertaining to the later construction of the clocktower.

There has been no dedicated archaeological assessment to date of the building.

1.4. This Heritage Impact Statement has been compiled by Cyson Cymru (CC) on the instructions of Cadw and the Local Planning Authority (LPA) in support of an application for listed building consent. It proposes the following scheme:

- Overlaying mastic asphalt and later roof coverings with Derbigum Olivine (polymer-modified bitumen);
- Formation of waterproofed parapet upstands;
- Introduction of tapered insulation to one section of roof;
- Safe access improvements;
- Drainage improvements;
- Removal of select rooflights and associated walkway gantries;
- Replacement of one number rooflight;
- Boarding-over of roof well;
- Increasing the upstand at the base of the Lantern Room windows;
- Replacement of Lantern Room windows;
- Replacement of flagpoles for new;
- Replacement of lightning protection conductor for new; and
- Replacement of service duct doors and frames.

Please refer to the attached site plan (*Appendix 'B'*), which shows the location of the main building in relation to Newport Crown Court.

1.5. The applicant wishes to commence a programme of much needed roof repairs and maintenance to the flat roof areas below the tower. It is their

intention to help to establish the long-term care and protection of the building. This will ensure that the building continues to operate as the civic and administrative focus for Newport City Council.

- 1.6. A roof condition assessment has been undertaken in readiness for the works to identify the type and extent of defects, as well as appropriate repair methods and materials. During this assessment, selective core samples were taken to confirm the material construction of the roof waterproofing build-up, the deck type, and the existence, if any, of incorporated insulation. These were undertaken with a 'light touch' to minimise the loss of historic fabric and the cores were completely sealed following inspection.
- 1.7. A building-wide structural assessment has also been undertaken by *Mann Williams* who have also produced a 'Prioritised Schedule of Defects' and 'Roof Access and Risks' drawings. The former has highlighted the poor condition of the roof coverings in general and the associated risk to the internal structure of the building. Rooflights and external ladders have also been flagged-up as needing attention because of health and safety concerns. The 'Roof Access and Risks' drawings focus on areas of roof that need to be accessed for routine maintenance, including the location of plant and rainwater goods. It also pinpoints the current access/egress arrangements, which have found to be inadequate, and risks, such as fragile rooflights and unguarded edges.
- 1.8. This Heritage Impact Statement has been prepared in accordance with the general principles set out within Cadw's 'Heritage Impact Assessment in Wales 2017' and Cadw's 'Conservation Principles for the Sustainable Management of the Historic Environment in Wales'.

2.0. THE SITE: BRIEF DESCRIPTION, HISTORY AND SIGNIFICANCE

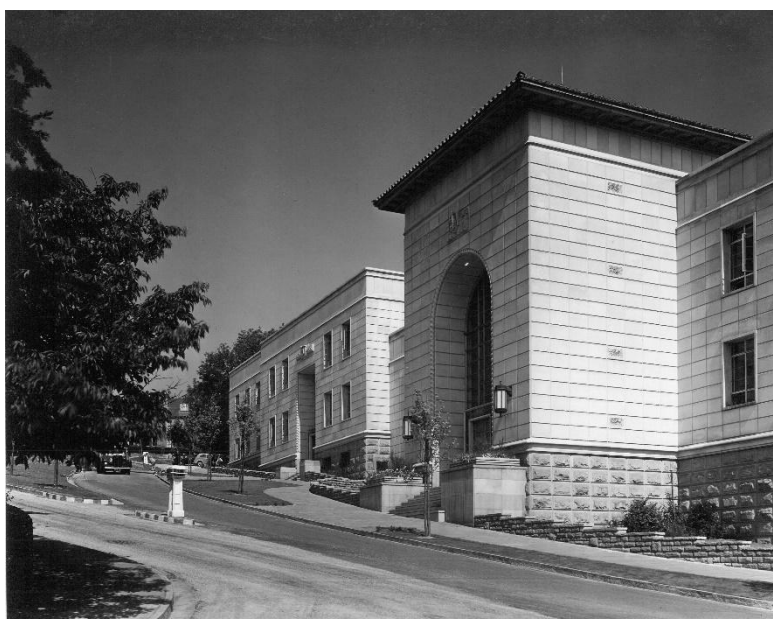
- 2.1. The site is bounded by a predominantly residential area to the immediate south, west, north and north-east, with the south-east aspect facing the city centre and Newport (South Wales) railway station further east. The site is at a higher level than the city centre, which falls away to the east and towards the river Usk.



Left: the main core and clocktower of Newport Civic Centre (2024)

- 2.2. Newport Civic Centre is of high significance. Construction began in 1937 but, interrupted by the war and subsequent austerity, the building was not completed until 1964 with the erection of the clock tower and the completion of the central hall as per the original specification. Phase 4, a proposed assembly hall attached to the west side of the central core, was unfortunately never realised.

According to Cadw, the Civic Centre's heritage significance relates to it being “...a well-designed and well-preserved major civic building, designed by a prominent early C20 architect, with a scheme of C20 municipal decoration comparable in Wales only to the murals of Frank Brangwyn at Swansea Guildhall.” As such, it was designated Grade II* listed in 1999. Cadw consider Grade II* listed buildings to be “particularly important buildings of more than special interest. These make up about seven per cent of the total number of listed buildings in Wales.”



Left: image of the west wing, Clytha Park Road, taken shortly after completion in 1939

2.3. Contextual note on the other building on the site:

Newport Crown Court (no work currently proposed): As described in 'Pevsner Architectural Guides, The Buildings of Wales – Gwent/Monmouthshire, 2000, J. Newman':

CROWN COURT, Faulkner Road. 1989-91, by PSA Projects Cardiff, design director John Roberts. Set at the foot of the slope between the arms of the Civic Centre, and effectively harmonising with it without compromising its own modern style. Portland Stone facing, of course. Seven-by-five-bay pavilion, of two storeys, the upper recessed above a loggia formed by a deep, rectangular lintel carried on slender rectangular piers, placed to set up a rhythm of alternating wide and narrow bays. Note how the piers are set back, not at the angles of the building. In the centre the lintel is brought forward polygonally over the projecting porch.

2.4. Significance: As described in 'Pevsner Architectural Guides, The Buildings of Wales – Gwent/Monmouthshire, 2000, J. Newman':

CIVIC CENTRE, Godfrey Road. A white presence which dominates distant views of the town from its hillside site. The impulse to build, when the town already contained a town hall and a shire hall, came from the decision in 1936 to move the County Assizes from Monmouth to Newport. The competition to design the new building held that year was won by T. Cecil Howitt of Nottingham. The sw wing, containing the courts, was built 1937-39, but Howitt's design was fully executed only in 1964, with the completion of the central entrance hall, stair and tower.

The style is ghostly classicism thought appropriate for public architecture of the period, influenced no doubt by Percy Thomas's Swansea Guildhall, but entirely lacking in the panache which infuses that building. The plan consists of a central ceremonial block of two storeys, with a recessed third storey, and a tall, tapering, axial clock tower. To l. and r., stepping down hillside, administration blocks, also two-storeyed. The principal entrance is through a high, plain, round-headed arch on the sw, uphill, side. Similar arches penetrate the downhill ends of the side blocks. All walls are faced with Portland stone. Channelling is introduced on the lower storey of the downhill side of the central block, above which rise the five tall, rectangular windows of the council chamber, their imposts are formed of curious convex fluted panels, the nearest approach to columns anywhere in the building. Elsewhere, the walls are given an equally curious quilted texture. But what goes furthest to undermine the monumentality of the building is the use of shallow pitched roofs everywhere, covered in brown pantiles. Even the pyramidal cap of the clock tower is given this treatment.

The main entrance leads into a square STAIR HALL, lit artificially from a central, square ceiling panel painted pale blue, which is raised above three stepped tiers of coffering. * The stair rises in two easy, straight flights to a broad, glazed balcony on all four sides of the hall. The walls here were painted 1961-4 with a series of eleven rectangular murals by Hans Feibusch, illustrating the history of

the county from the first Celtic settlement to the building of the George Street Bridge, opened in 1964. A broadly treated figure style and semi-naturalistic colouring unite the disparate subjects. As a scheme of municipal decoration, it is perhaps unsurpassed in C20 Britain – the murals of Frank Brangwyn in the Guildhall, Swansea, being a special case. (Feibusch's preliminary studies are displayed downstairs, some of them different in composition from the paintings.) – SCULPTURE. Labour, 1929 by David Evans. Small bronze group of two straining miners.

The COUNCIL CHAMBER, at the head of the stair and looking over the town, is flooded by light from its five tall windows. Flat ceiling decorated with large, shallow coffers painted red.

The hillside below the centre block is terraced and planted in a large semicircle.

* It had been intended to use natural lighting.

Significance Values

- Evidential value: **HIGH**
There are numerous sources of information detailing the development of the building and site. Drawings and written records inform the alterations made over time and how the building was used. The earlier elements of the building, including the court rooms and core, are of a higher quality of design and detailing. However, the later post-war work, whilst part of the original design, have been executed to a lesser quality. The different uses of the building can still be read, for example the courtrooms, prison cells, police functions, council chambers and committee rooms.
- Historical value: **MEDIUM/HIGH**
Some evidence exists of the history of the site from the demolition of the houses that once existed there to the construction of the new Civic Centre and its later extensions. However, this information itself does not result in historical value of great significance. The way in which the site does increase in historical value is by association with the royal visits (including the sod cutting of the original build) and through civic events throughout the years.
- Aesthetic value: **MEDIUM/HIGH**
The Art Deco design and its overall size, positioning and orientation add to the aesthetic value of the building. The later 1950s and 1960s fitouts are unfortunate in their detailing which is seen to be of lesser quality and detailing than the original 1930s elements.
- Communal value: **MEDIUM**
Given the purpose of the building in performing civic functions and becoming the focus of major civic events, it is expected that the local community will draw great communal value from the building. This can be seen in the photographs taken during such events where the people of the town (later, city) are seen around the building. These events are specific to Newport rather than of national note. There is an

argument that because public access has gradually reduced over the period the communal value of 'special place' will have been reduced.

3.0. PROPOSED WORKS AND JUSTIFICATION

[Proposed works in black text, justification in blue]

Overall, the building's roofs are in very poor condition in terms of their external coverings and are now in need of significant repair and refurbishment if they are to successfully protect the building from the country's increasingly high levels of rainfall. Externally, there is evidence of extensive repairs using felt patches and coating systems; internally, water-ingress is apparent in multiple areas of the building. When it rains there are areas of significant ponding, which has encouraged moss and vegetation growth, restricting drainage. Furthermore, ponding increases the likelihood of water penetration in these areas.

Rainwater outlets are frequently blocked, compounding the problem of water-ingress. Those located in lightwells are difficult/unsafe to access for maintenance and many cast-iron rainwater goods show signs of significant corrosion. It is evident that the current drainage strategy is inadequate for the complexity of the roofscape and the prevailing climatic conditions.

Collectively, this presents a compelling argument for upgrading the existing roofing system to address inherent defects, ill-conceived repairs and essential maintenance needs. This will ensure that the structure is adequately protected from water damage and help avoid any loss of original fabric and historic architectural detailing.

3.1. Roof works:

- 3.1.1. The flat roofs below the tower are to be overlaid with Derbigum Olivine (polymer modified bitumen).

These works are necessary to mitigate against further water-ingress and associated decay of historic fabric. Following the roofs above level 4 west, this section of the building has been identified as having the most roof leaks and the existing mastic asphalt covering has reached the end of its serviceable life.

- 3.1.2. The applicant originally considered renewing these areas of roof with new mastic asphalt. However, it has been decided **not to progress** with this method and instead to overlay with Derbigum Olivine.

This approach has been decided upon for the following reasons:

- o **Cost** – Working on a flat field area price, mastic asphalt will be around £98 m2 compared with £60 m2 for Derbigum Olivine. The applicant has only a limited budget and, given that all flat roof

coverings have reached the end of their serviceable lives, this approach will enable more of the roofscape to be addressed.

- **Aesthetics** – Most of this area of roof is hidden behind relatively high parapets and is not visible to the public. However, the flat roof immediately below the tower is fairly visible. For this reason, it has been decided not to apply insulation beneath the new covering so that its existing upstand can be maintained. As is standard, these coverings have at some stage been protected with a coating of silvery solar reflective paint. This is visually obtrusive and likely jars with the architect's original design intent. By contrast, Derbigum Olivine (opaque olive-green finish mineral cap) will provide a more subtle and natural finish. It will be subservient to the Portland Stone clad elevations and bold Italianesque tile roofs.
- **Performance** – Derbigum Olivine has a proven track record with similar applications. Its multiple waterproof layers incorporate reinforcement, which will accommodate thermal movement without the risks of breaks in the membrane.
- **Environmental benefits** – Derbigum Olivine has impressive environmental credentials. Its naturally-sourced upper mineral layer neutralises carbon dioxide during rainfall and is fully recyclable at the end of its life (circa 50 years).

3.2. Waterproofed parapet upstand details:

3.2.1. Parapet walls are to be lined with timber battens and exterior grade plywood boarding.

This approach will provide a suitable and uniform substrate for the Derbigum Olivine membrane to be dressed up the parapet walls. It will be terminated below the existing copings, thereby ensuring no visual alteration to the principal elevations of the building.

Robust and durable materials have been specified throughout, including preservative-treated timber battens, 18mm plywood to BS EN 636-3 and stainless-steel fixings. A treated timber fillet will also be included at the head of the boarding to promote positive water run-off where the new lining projects beyond the line of the existing copings. The waterproofing membrane will be secured beneath the copings using a GRP termination bar sealed with a compatible polyurethane sealant to provide a durable and weather-tight finish.

The proposed detailing is considered appropriate given the generally poor condition of the parapet brickwork, which has, at some stage, been coated with a proprietary coating system that is now peeling and breaking down. Extending the Derbigum Olivine membrane further up the parapet walls will improve the integrity of the waterproofing detail and facilitate the continuation of the roofing system warranty.



Left: indicative image of completed parapets from phase I (above level 4 west) works.

3.2.2. Existing cavity vents are to be carefully cleaned and retained in situ.

The proposed boarding arrangement will accommodate the vents and maintain their function. As most are blocked by layers of paint/ coating systems and are no longer fulfilling their original purpose, their careful cleaning will help reinstate ventilation whilst retaining existing fabric.



Left: typical image of existing cavity vents blocked by waterproof coatings.



Left: indicative image of completed vent detail from phase I (above level 4 west) works.

3.2.3. Existing coping stones are to be cleaned, raked out and repointed using an NHL 3.5 lime mortar.

The existing concrete coping stones are coated with a waterproof surface treatment that has deteriorated and is now peeling. In addition, numerous open and defective joints are present between the copings, increasing the potential for water penetration. Loose coating material and moss will be carefully removed by hand scraping and brushing (plastic or natural bristle). Coping joints will then be repointed in NHL 3.5 lime mortar to restore the weathertightness of the parapet.



Above: images showing typical condition of copings

3.3. Insulation:

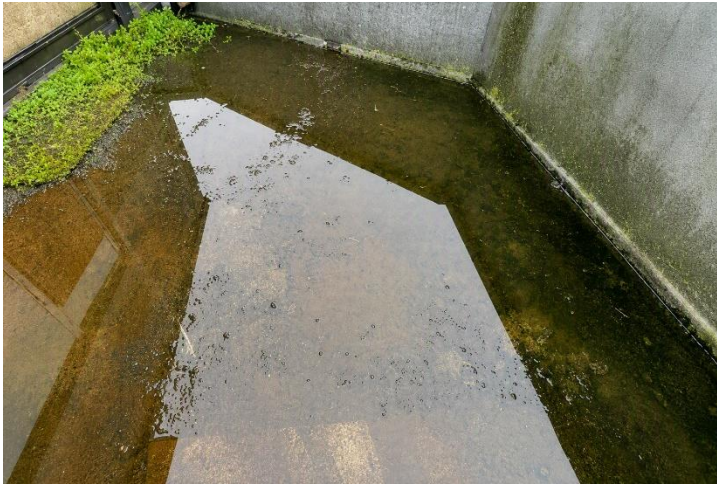
3.3.1. *It is proposed to introduce tapered insulation to a section of roof (highlighted in yellow on the accompanying specification).*

The works are required to improve drainage falls and address significant historic ponding. Insulation will be specified to achieve compliance with the energy efficiency requirements of Building Regulations Part L, resulting in an additional improvement in the thermal performance of the roof construction. The build-up will be designed and detailed in accordance with BS 5250 to manage condensation risk, including the provision of a suitable vapour control layer.

The proposal forms part of a wider programme of roof improvement works. Owing to project budget constraints, the installation of tapered insulation has been prioritised to the area most affected by inadequate falls and ponding. This targeted intervention represents the most effective use of available resources, delivering the greatest benefit in terms of roof performance and asset protection whilst enabling a larger extent of the wider roof renewal works to be undertaken as part of the overall project.



Left: view of roof with inadequate falls and drainage.



Left: typical image of ponding.



Left: image of the existing sub-standard drainage arrangement.

3.4. Safe access improvements:

- 3.4.1. A cat ladder on this section of roof will be replaced with new ladders (Roof-Pro high strength galvanised mild steel cat ladders) finished in polyester powder coated (PPC) Oyster White (RAL 1013) to blend in with the surrounding Portland Stone. It will be provided with a vertical lifeline system to facilitate access onto the roof at the base of the tower.

These ladders are significantly corroded, making them unsuitable for safe access and increasing the likelihood of historic fabric being lost due to lack of routine maintenance. Their embedded fixings are also corroding, resulting in localised spalling to adjacent masonry. The new ladders will comply with current British Standards and dispense with the need for costly temporary access scaffold when carrying out maintenance and inspection. The

incorporated lifeline will extend to the system located at the base of the tower, creating a continuous and secure access route across the roof.



Left: existing badly corroded cat ladder.

3.4.2. It is proposed to replace the existing steps serving the main access/egress door with a new set of steps.

The existing steps are not original to the building and are therefore considered of limited heritage significance. Their removal is required to facilitate the installation and use of the new cat ladder and associated platform. The replacement steps will incorporate a handrail and provide improved safe access for maintenance, reducing the risk of deterioration to the historic fabric.



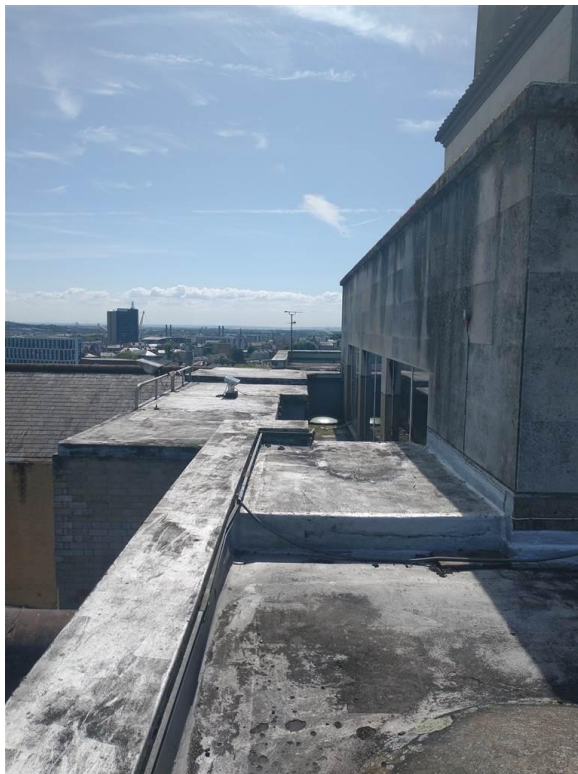
Left: existing steps.

3.4.3 The existing ladder and walkway gantry, which spans the ductwork associated with the air-handling unit, will be removed and replaced with a new set of steps located in a more central position, further away from the parapet edges.

The existing ladder and walkway gantry are not original features and are therefore considered of limited heritage significance. Their replacement with a new centrally located stair arrangement will provide a safer means of access for inspection and maintenance activities, reducing reliance on access routes adjacent to the parapet edges. The new arrangement will be less visually prominent than the existing ladder and gantry and will be finished in Oyster White (RAL 1013) to better blend with the surrounding Portland stone, thereby minimising its impact on the building's appearance.

- 3.4.4 A new horizontal lifeline system will be installed at several locations where parapet walls are of insufficient height to provide edge protection and are therefore classified as unguarded edges.

The parapet walls in places are of insufficient height to provide compliant edge protection and are therefore classified as unguarded edges. Installation of a new horizontal lifeline system will provide a safe means of access for inspection and maintenance activities, facilitating the ongoing upkeep of the building. The proposed system will connect with the lifeline incorporated within the new cat ladder arrangement and extend to the lifeline located at the base of the tower, creating a continuous and secure access route across the roof. The system is lightweight and unobtrusive in appearance, minimising any impact on the character of the building.



Left: typical view of unguarded edges.

3.5. Drainage improvements:

- 3.5.1. Existing drainage outlets are to be replaced with a new sumped gutter detail.

The existing outlets are insufficient to cope with the volumes of rainfall Wales has experienced of late. Several have been 'sleeved' at some stage, resulting in smaller diameter outlets. This work will ensure more effective discharge of rainwater from the roof.

- 3.5.2. Two existing cast iron rainwater outlet spigots will require raising to accommodate the proposed tapered insulation build-up.

This work is necessary to ensure that the outlet inverts remain above the finished roof level and maintain adequate drainage falls. Without this modification, the increased roof build-up would impede the effective discharge of rainwater, increasing the risk of ponding and premature deterioration of the roof covering.



Above: images showing the two outlet spigots to be raised.

3.6. Removal of rooflights and associated walkway gantries:

3.6.1. Five rooflights and their associated kerbs/upstands are proposed for removal, with the resulting openings infilled flush with the surrounding roof deck. The modern, and badly corroded, metal walkway gantries above four of these will also be dismantled and carted away.

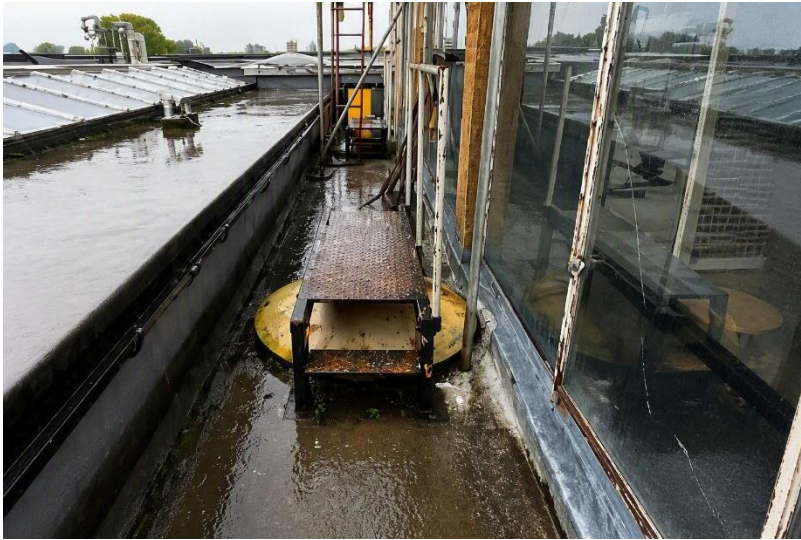
Four of these rooflights have already lost their original glazing and have been covered with fibreglass domes, which are relatively opaque and therefore admit very little natural light into the spaces below. The fifth rooflight retain its original glazing; however, due to its limited size and the difficulty of accessing this area to clean, its contribution to daylighting is similarly modest and is no longer required to support the use of the corridor below. Internally, the rooflights are formed with deep reveals. These will be preserved, thereby retaining a clear record of the rooflights' former presence and safeguarding the legibility of this aspect of the building's historic development.



Left: typical internal view of rooflights.

As all five rooflights are surplus to operational requirements, their removal and overboarding is recommended. This approach represents a more cost-effective solution and will also enhance the overall weathertightness of the roof. Potentially vulnerable roof penetrations will be designed out, with the affected areas then incorporated within the manufacturer's roofing warranty.

The removal of the modern walkway gantries, which are in a hazardous condition, will allow for level and uninterrupted access across this section of roof.



Left: typical view of rooflight and walkway gantry arrangement.



Left: original rooflight to be removed.

3.7. Replacement of rooflight:

- 3.7.1. A rooflight at the north corner of the core of the building is to be replaced with a modern unit to match the established form of the existing.

This work is necessary since the existing rooflight is admitting very little natural light into the stairwell below. The original glass dome has, at some stage, been replaced with a relatively opaque fibreglass covering. A new clear rooflight will significantly increase the amount of natural daylight reaching the stairwell below, improving the quality of the internal environment and restoring the opening's intended function as a source of natural illumination.

Reinstatement of a replica glazed dome was initially considered. However, this would be prohibitively expensive and would provide limited heritage benefits at this discreet location.

The proposed rooflight, a C6 A-Range Alumasc unit, will adopt the established form of the existing rooflight whilst remaining identifiable as a modern intervention. As such, it will preserve the legibility of the building's evolution and avoid unnecessary reconstruction. It will be formed from robust, low-maintenance materials, including a polycarbonate dome with substantially greater impact resistance than traditional glazing. This will enhance durability, reduce the likelihood of breakage during future maintenance operations and support the building's long-term management and upkeep.

Furthermore, the new rooflight will be fully compatible with the new roof covering. This will provide a durable and effective weatherproof seal whilst ensuring that it benefits from the warranty applicable to the wider roofing works.



Left: external view of rooflight to be replaced.



Left: internal view of rooflight to be replaced.

3.8. Boarding over of roof well:

3.8.1. It is proposed to board over a roof well at the south-west corner of the building's core.

This work is necessary to facilitate level and uninterrupted access at this location. It will rationalise the roof layout and contribute to improved drainage in an area currently affected by longstanding drainage deficiencies.

The existing walkway gantry will be removed and 18mm OSB boarding will be laid on suitably sized timber joists and proprietary joist hangers to create a stable and durable subfloor construction. Joist hangers will be mechanically fixed to the adjacent brick walls using the minimum number of fixings necessary. This represents the least invasive means of achieving the required structural support. The works will result in only a negligible loss of historic fabric and, should the structure be removed in the future, the fixing holes could be readily filled and made good. Given that the brickwork is painted and the works are located within a discreet location, the intervention would be visually reversible.



Left: typical view of walkway gantry above roof well.

To facilitate positive drainage, the deck will be formed with a slight fall. Retention of the existing drainage outlet is proposed by coupling a new downpipe into it and forming a new outlet through the deck above. The deck will then be primed and finished with a self-adhesive bituminous underlay and mineral cap sheet, matching the specification of the adjacent roof areas to ensure compatibility and a consistent appearance.

An access hatch and new accompanying ladder (Roof-Pro high strength galvanised mild steel ladder) will be provided to facilitate access to the lower well and small plant room contained within. Currently this space is served by two badly corroded ladders, the condition of which raises concerns regarding their continued safe use. They will be carefully removed and the new ladder will comply with current British Standards.

3.9. Increasing the upstand at the base of the Lantern Room windows:

3.9.1. The existing windows and doors of the Lantern Room will be carefully removed and a new timber upstand will be provided.

This work is proposed to rectify an inherent defect. The existing upstands are approximately 75mm high, whereas best practice recommends a minimum height of 150mm. As a result, during periods of heavy rainfall, and compounded by inadequate falls, water accumulates against the base of the windows and doors, leading to water ingress at low level.

To facilitate the introduction of tapered insulation to the previously highlighted roof area, the height of the new upstand on the north-eastern elevation will vary, increasing to approximately 650mm at its highest point. This increase is required to accommodate the roof build-up and drainage strategy and will ensure the long-term weatherproofing of the roof.

3.10. Replacement of Lantern Room windows:

3.10.1. The existing windows and pivot doors of the Lantern Room are to be replaced with new heritage-style units.

This work is necessary since the existing windows and doors are beyond economic repair and have reached the end of their useful serviceable life. Significant corrosion, distortion of the frames and widespread cracking of the glazing have compromised their weathertightness, resulting in water ingress into the Lantern Room. Continued deterioration and moisture penetration pose a risk to the historic fabric and the murals below.



Left: typical view of existing condition of Lantern Room windows.

The proposed aluminium replacement units have been selected in preference to like-for-like steel windows and doors due to their enhanced corrosion resistance, improved thermal performance and reduced maintenance requirements. They adopt a heritage-inspired design that reflects the character of the existing glazing whilst remaining identifiable as a modern intervention. Finished in Oyster White (RAL 1013) and installed within the existing openings, they will preserve the appearance of the elevation and minimise visual impact.

The replacement glazing will incorporate UV-filtering properties to reduce the transmission of harmful ultraviolet radiation, thereby helping to protect the historic murals below from fading and other forms of light-induced deterioration whilst maintaining appropriate daylight levels within the Lantern Room and the Hall below.

The existing windows will be carefully removed by an experienced stone mason. This will ensure that any inadvertent damage can be promptly and appropriately repaired.

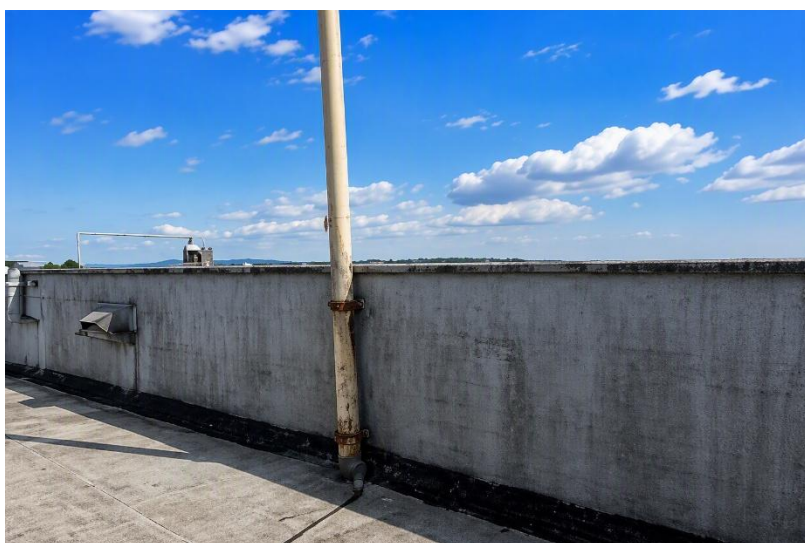


Left: image showing extent of deterioration to Lantern Room windows.

3.11. Replacement of flagpoles:

3.11.1. Three broken and relatively modern flagpoles are proposed to be replaced on a like-for-like basis.

The existing flagpoles are not original features and do not contribute to its special architectural or historic significance. Having reached the end of their serviceable life, they are no longer capable of safely flying flags. The replacement flagpoles will be installed in the same locations, matching the existing scale and appearance, and will utilise existing fixing points wherever possible. This will avoid unnecessary intervention to the historic fabric and, as such, the works constitute a minor maintenance intervention that will preserve the significance of the building.



Left: view of one of the flagpoles.

3.12. Replacement of lightning protection conductor:

3.12.1. The existing copper strip conductor at the base of the south elevation of the tower is proposed to be replaced on a like-for-like basis.

The existing conductor is in poor condition, having become detached from its fixings and deformed in places. Replacement on a like-for-like replacement will ensure the continued effective operation of the lightning protection system. The new conductor will be installed in the same location and utilise existing fixing points wherever possible, thereby minimising intervention to the historic fabric.

3.13. Service duct doors and frames:

3.13.1. Service duct doors and frames will be replaced with new weather-stripped PPC aluminium doorset (Oyster White – RAL 1013) complete with barrel bolt to slave leaves and lock to main leaves.

The existing softwood doors are not original. They are in poor condition and providing a route for water-ingress and pigeons. Replacement provides an opportunity to increase the height of inadequate upstands and introduce a more robust and durable material (PPC aluminium).



Left: image showing typical condition of service duct doors and frames.

3.13.2. One redundant metal door and frame will be carefully removed and the opening boarded over prior to the installation of the waterproof membrane.

The door and frame are associated with a later services installation and provide access only to enclosed ductwork associated with an air handling unit. As a non-original intervention, they do not contribute to the architectural or historic significance of the building and their removal is therefore considered justified. Removal will also facilitate the uninterrupted installation of the waterproof membrane and eliminate a potential vulnerability within the roof covering.



Left: view of redundant door to air-handling ductwork.



Left: internal view of redundant door to air-handling ductwork.

4.0. IMPACT

- 4.1. The proposed works will make a positive contribution in sustaining the heritage values and significance of the main building. The proposed works have been considered carefully in accordance with relevant heritage guidance and the established legislative framework.
- 4.2. The proposed roof renewal will result in a minor alteration to the appearance of sections of the flat roofscape. However, these areas are generally concealed behind parapets and make a limited contribution to the building's significance. The impact on the building's architectural character is therefore considered negligible. Conversely, the improved weatherproofing afforded

by the new roofing system will have a significant beneficial effect in protecting historic fabric from ongoing water ingress and deterioration.

- 4.3. The drainage improvements, including replacement outlets, raised spigots and localised introduction of tapered insulation, will have a negligible visual and physical impact upon the historic fabric. These interventions will provide a substantial conservation benefit by reducing ponding and improving rainwater disposal, thereby safeguarding the fabric of the building against future decay.
- 4.4. The waterproofing of parapet upstands and repairs to coping stones represent sensitive interventions that are largely concealed from public view. As the works do not alter the profile, form or appearance of the principal elevations, the impact on aesthetic significance is considered negligible, whilst delivering a positive benefit through improved long-term weather resistance.
- 4.5. The replacement of deteriorated access equipment, including cat ladders and steps, will have a minor visual impact. However, these elements are functional additions of limited heritage significance and the proposals are designed to be unobtrusive and reversible where practicable. The resulting improvement in access for inspection and maintenance will provide a long-term heritage benefit through better stewardship of the building.
- 4.6. The removal of five rooflights will result in the loss of one surviving historic rooflight and several later altered examples. This gives rise to a minor adverse impact on evidential value. However, the significance of these features has been diminished by alteration, poor condition and redundancy. Retention of the internal reveals will preserve evidence of their former presence, while the elimination of vulnerable roof penetrations will improve the overall weatherproofing and long-term conservation of the building.
- 4.7. The replacement of the Lantern Room windows and doors will result in the loss of deteriorated fabric that has reached the end of its serviceable life. The increased height of the new roof upstands will require shorter replacement windows, resulting in a reduction in the glazed area. Whilst the proposed heritage-style aluminium units and revised proportions will have a minor adverse impact on aesthetic value, the overall level of harm is considered less than substantial and is outweighed by the benefits of improved weatherproofing, thermal performance, durability and the long-term protection of the Lantern Room, the Hall below and its historic murals.
- 4.8. The improved weatherproofing achieved by the roof renewal at the base of the tower will enable the removal of the temporary safeguarding net installed within the Lantern Room and facilitate the repair and reinstatement of missing and deteriorated ceiling tiles, enhancing the significance of this important historic interior.

4.9. The impact on significance values (Section 2.0) is as follows:

- Evidential value: There will be a negligible effect on evidential value since the as-designed roof covering will be replaced by a modern material and one original rooflight and cat ladders will be removed. However, this will be mitigated by the benefits in weatherproofing these roofs and preventing further loss of historic fabric in the building below.
- Historical value: The building's historic context and associations will be strengthened by addressing noticeable neglect and safeguarding the future of the building.
- Aesthetic value: Aesthetic value will be retained and strengthened. These roofs will have a smart uniform finish as opposed to the current patchwork of numerous repairs.
- Communal value: Communal value will be retained and enhanced in enabling the continual occupation of the building as the civic and administrative focus for Newport City Council.

4.9. Taken as a whole, the proposals constitute a programme of repair-led conservation works. Any adverse impacts arising from the loss of limited historic fabric or changes to individual features are considered minor and are outweighed by the substantial benefits derived from arresting water ingress, improving maintenance access and securing the long-term preservation of the building. The overall heritage impact of the scheme is therefore considered positive.

5.0. CONSULTATION

- 5.1. This application has been prepared with great care and has been submitted following pre-application consultations with Guy Arnall, Principal Heritage Officer to Newport City Council (NCC) and Jonathan Green (Cadw).
- 5.3. Cyson Cymru (formally Newport Norse) discussed the works with Jonathan Green during a site visit on 5th June 2024 where he gave specific advice on the level of information that would be required in support of an application for such works.

6.0. SUMMARY

- 6.1. We believe that the proposed works are proportional to address the onerous repair and maintenance requirements for this section of the building. These have been carefully thought through with due regard for national, and local, planning and heritage policy and guidance.
- 6.2. The overall aim of the proposals is to return the building to a semblance of its former glory and ensure that it can continue to safely operate as the civic and administrative focus for Newport City Council.

7.0. DESIGN & ACCESS STATEMENT

7.1. Layout

The overall layout of the property is not affected by the proposals. The extent and impact of the proposed works have been addressed in the preceding parts of the Heritage Impact Statement.

7.2. Character & Appearance

The proposed works have a limited impact upon the character and appearance of Newport Civic Centre. It is envisaged that they will significantly enhance the present building.

7.3. Scale

No alterations to the scale of Newport Civic Centre are proposed.

7.4. Environmental Sustainability

Derbigum Olivine has been specified for the flat roof areas because of its proven performance and impressive environmental credentials. Derbigum Olivine's naturally-sourced upper mineral layer neutralises carbon dioxide during rainfall and is fully recyclable at the end of its life (circa 50 years).

7.5. Community Safety

The proposed works have no impact on community safety.

7.6. Community Involvement

The proposed works will have no impact on community involvement.

7.7. Access

The proposed works have no impact on public access to Newport Civic Centre. The proposals include improvements to maintenance access arrangements, comprising replacement ladders, steps and new lifeline systems. These measures will facilitate the safe inspection, maintenance and long-term conservation of the building, whilst having minimal impact upon its special architectural and historic interest.

APPENDIX A – CADW'S LISTING DESCRIPTION

Description

Commissioned by Newport Corporation in 1936. A u-plan complex, facing SE, set on a sloping site. Elevations of unbonded Portland stone in panels. Basement level of brown rock-faced Derbyshire sandstone. Roofs of brown pantiles, with deep coffered eaves. Steel casement windows. SE front of three storeys, with taller advanced two-storey centre block containing council chamber: five bays. Centre block has tall upper windows with balcony to centre three bays; rusticated ground floor. Tall tapering clock tower set above central block on low square base; pyramidal roof. Tower has panel-like raised sides, simple clock. Three small square openings below eaves to each side. Flanks of centre block of seven bays, the outer bays slightly advanced, with hipped roofs. Lower two floors have parapet roofs and project in front of end bays. Long wings, stepped down the slope in three stages, 1+11+6 bays. Flat roofs behind parapets; rock-faced plinths. Lowest blocks have SE entrance facades each of two storeys and five bays, the centre entrance bay higher and advanced, with pyramidal roof. Entrances set within giant round-arched openings with glazing above, similar to those at Cambridge University Library (by Giles Gilbert Scott). Openings have cable-mouldings. Projecting door surrounds of polished black granite within Portland stone frames. Carved and painted shields above. NE elevation stepped up slope in three two storey blocks, each slightly advanced of one another. Six bay lower block. Middle block of eleven bays with entrance within giant central opening; door surround as above. Upper block of five bays, with similar door; three bays slightly recessed to the right. SW elevation has similar upper block, its entrance with shield and date of 1939 above. Nine bay middle section, the taller pyramid-roofed centre bay containing entrance within giant cable-moulded arch, as SE elevation. Six bay lower block. NW elevation contains current entrance. Central entrance range of fifteen bays, two storeys. Upper storey set behind parapet roof as to SE. Wide centre bay with tower above, containing entrance, set within giant arch: later glazing and balcony. Five bay returns to centre block to single bays which have round-arched service entries to SE court. Range to left of nine bays; right range of eight bays with delivery doors to centre.

(Source: Cadw Listings database) S Garfi 3/10/06

Designed by Thomas Cecil Howitt in Art Deco style, the Newport Civic Centre was finally opened to the public in 1940. This centre of local government houses the city council, courts (NPRN: 304460) and mayor's office.

APPENDIX B – SITE PLAN

