

# ***K W DORRINGTON*** ARCHITECTURAL ASSOCIATES

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18<sup>th</sup> August 2025.  
Planning Division,  
Newport City Council,  
Civic Centre,  
Newport.

## **PROPOSED EXTENSION AND ALTERATIONS AT CEDAR HOUSE, GOLDCROFT COMMON, CAERLEON**

### **HERITAGE IMPACT / DESIGN STATEMENT-**

Dear Sir/Madam,

Please find attached a full planning application for the above works. The application includes details drawings KD2025/1, KD2025/2, Green Infrastructure Statement and a Location Plan.

#### **00 - BACKGROUND**

1. The application property falls within the Caerleon Conservation Area. The property has not been added as 'Positive Contributor'.
2. The application property is a modern, three storey dwelling set amongst mainly Victorian properties. It is estimated that the dwelling was constructed in the 1950s / 1960s. Before the house being constructed, the previous building was a small chapel. See Photo 1 below-



Photo 1 – The Chapel

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3. The property's lesser structure shows signs of aging and minor structural defects. The property is in need of modernisation. The new owner wishes to improve the property and update it whilst following the character of this individual home

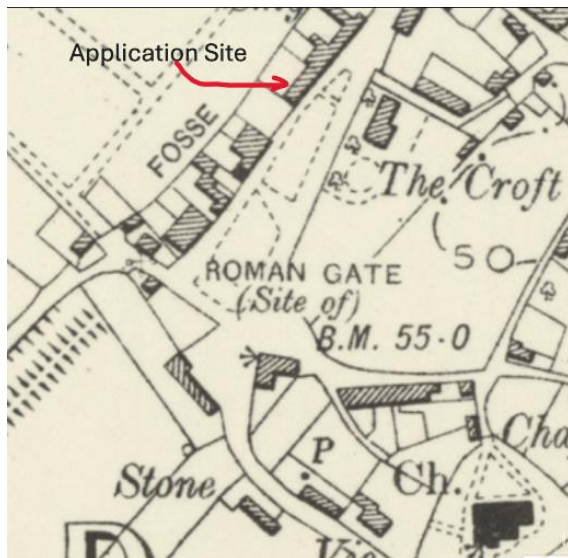


Photo 2 – 1888 Map before Chapel was constructed

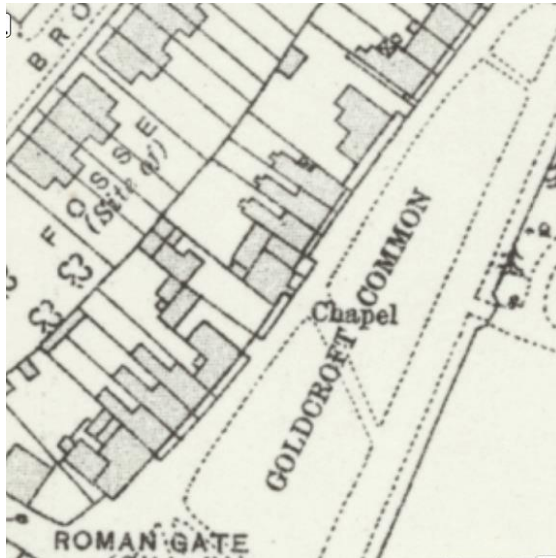


Photo 3 – Map dated 1914



Photo 3 - Front Elevation

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*Photos 4 and 5 – Rear Elevation and Boundary Walls*

## **01 - PROPOSED WORKS**

4. The works can be subdivided as follows:
  - a. Replacement windows, cladding between windows and chimney removal
  - b. Replacement Oriel window and
  - c. Rear extension / alterations
  
5. The proposed replacement windows will be coloured black d.g. aluminium.
  - a. The existing metal single glazed windows are in need of replacement. Currently there a mix of colours – white, brown and some blue frames. It is felt that a consistent colour is import. Aluminium is recognised as a high quality material and offers minimal size frame sections. Black frames will complement the overall design of the property, the slate roof finish and the oriel design.
  - b. To the front there will a small area of cladding between the windows to the second floor. This material will match the black aluminium widows.
  - c. The chimney which sits above the front dormer will be removed. The location of the chimney hindered the house layout and has been found to be in need of maintenance at the chimney dormer intersection.

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6. The front oriel window is a major feature of the front façade.
  - a. The existing, with its glazed roof and timber frame, is in need of replacement.
  - b. The proposed replacement roof will be natural slate. In reality the roof is barely visible externally, however this will match the main roof and the window frames.
  - c. The black aluminium frames, with minimal size frame sections will continue to enhance the design of the property.
  - d. The lower portion of the windows will be obscure glazed.
  
7. The rear extension is to replace the existing first floor conservatory.
  - e. The existing timber conservatory is in need of replacement.
  - f. The applicant proposes to replace the conservatory with a stepped design rear two storey extension, with 2 flat roofs covered with sedum.
  - g. The Photo 6 below shows the location of the proposed extension ground levels.
  - h. The conservatory will be roughly the same size as the existing. However, the side glazing area will be reduced.



*Photo 6 – Area where extension is proposed*

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## **02 - ARCHEOLOGY-**

8. The property falls within Caerleon, an area rich in Roman history. The application site has been previously developed and redeveloped.
9. The 1892 -1914 Map Edition – see above also shows another building to the rear of rear former chapel. This would explain the rear boundary walls – they were part of that building.
10. The proposed ground floor extension will project approx. 1.0m past the overhang of the first-floor conservatory. The extension will be built on the lower part of the patio – see Photo 6 above.

## **03 - CONCLUSION**

The proposal change to the front is minimal. These works being essentially repairs.

The work to the rear has been carefully considered and will reduce the impact to the No. 25 by way of reducing the glazing to the side elevation.

The Biodiversity Statement is attached; the proposals score well due to the Sedum roofs.

The proposed ecological enhancement will be low maintenance through using quality products. The bird box is well located.

I trust that these proposals can be supported. If there are any queries, please contact me.

*Kevin Dorrington*

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

