

**HERITAGE IMPACT STATEMENT INCLUDING DESIGN & ACCESS
STATEMENT for 30,32,34 Clarence Place, Newport WINDOW
REPLACEMENT APPLICATION**



To be read in conjunction with submitted drawings:

2321-101 block B (30,32,34) location plan

2321-B044 Existing G.F plan Block B

2321-B045 Existing F.F plan Block B

2321-B046 Existing S.F plan Block B

2321-B047 Existing T.F plan Block B

2321-B049 Existing GA elevations Block B

2321-B104 Proposed G.F plan Block B

2321-B105 Proposed F.F plan Block B

2321-B106 Proposed S.F plan Block B

2321-B107 Proposed T.F plan Block B

2321-B050 Proposed Elevations

2321-A110A timber window details

OVERVIEW

The proposed works primarily intend to renovate and improve the internal spaces of the three floors of the building. The works do not involve any alteration or amendments to the fabric to the front (street) facade to Clarence Place, there are minor amendments to the rear facade and within one light well which specifically relate to the replacement of dilapidated windows.

Internally, the vast majority of any amendments to the fixed fabric are proposed to the timber/plasterboard partitions that were introduced in the early 2000's to the building and it is maintained that these partitions, whilst part of the listed fabric, offer no quality or sympathetic intervention to the listed characteristics of the buildings.

DETAILED DESCRIPTION OF THE WORKS PROPOSED

General Notes:

1. Replacement of a limited number of existing windows with new upvc casement and timber sash

Specific Fabric Intervention to 30,32,34 Clarence Place

Refer to existing and proposed elevations and notation/schedules which itemise each window to be replaced and the proposed treatment of the replacement

It is envisaged there will be a positive impact on the building driven by the proposed works.

Whilst the renovations will not be able to return some of the original character and features that have been lost in previous and recent decades, it is maintained that the works will enhance the fabric of the building, rejuvenate its occupation and economically safeguard, in so much that it is able, the future of the building.

The main elevation fronting Clarence Place will remain unaffected by the works..

Likewise the rear elevation and roof fabric, whilst having limited historic value, will also benefit from a maintenance regime supported by the redevelopment.

DESIGN & ACCESS STATEMENT.

The site is located along the southern side of Clarence Place which large imposing Victorian and later period properties. The buildings are mid terrace with a access road/lane with a limited service yard to the rear.

The last use of the properties was a development of small studio apartments to accommodated supported housing for tenants with substance abuse issues - this was supported in house by a local Houssing Association (Fairlake Properties/Pobl) which had fallen into a poor state of repair.

The Applicants vision for the renovation of the buildings is to create a newly restored and refurbishment series of small and affordable dwellings which will foster city centre living and work areas, modest but affordable facilities supporting home working and sustainable access and travel to the city and wider areas.

Land Use Policy - the site is located in a highly sustainable location within the defined settlement limits and as such it is considered that the principle of the proposal is supported by both PPW and the Local Development Plan.

The site is well located in terms immediate access to a range of shops, services, public transport, sport and recreation and employment opportunities, all within convenient walking distance. The principle of the proposal therefore complies with key objectives related to health and well-being, sustainability and climate change.

Amenities - the design of the existing dwellings is such that the building will continue to exhibit an insignificant impact upon the privacy and amenity considerations of the neighbouring properties.