

**HERITAGE IMPACT STATEMENT INCLUDING DESIGN & ACCESS
STATEMENT for 30,32 Clarence Place, Newport
Supporting Listed Building Applications to reinstate ground floor walling
in doorway (created circa 2012).**

To be read in conjunction with submitted drawings:

2321-B344 existing ground floor plan

2321-N345 proposed ground floor plan

OVERVIEW

The proposed works primarily intend to separate the ground floor of no. 30 and no.32 Clarence Place. The works do not involve any alteration or amendments to the fabric to the front (street) facade to Clarence Place, the works solely consist of the infill of a doorway created in circa 2012 between the two units on the line of the party wall..

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.

Specific Fabric Interventions

DETAILED DESCRIPTION OF THE WORKS PROPOSED

General Notes:

1. masonry infill to 350mm wide party wall approximately 850x2100mm.
2. brickwork walling and plastered finish to match existing.
3. No M&E services will be provided in this area

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.

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 with the reinstatemnt of the vacant commercial units to the ground floor.

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 commercial units and dwellings is such that the building will continue to exhibit an insignificant impact upon the privacy and amenity considerations of the neighbouring properties.

CFW Architects Ltd
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