

Heritage Impact Statement

10 Clarence Place

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10 Clarence Place Newport

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Executive Summary

The background features two abstract white line drawings on a grey background. One is a parallelogram in the lower-left, and the other is a larger shape with a curved edge on the right side, located in the middle-right.

SSA

Extant Planning

This Heritage Impact Statement (HIS) has been created by Sustainable Studio Architects (SSA) based upon the information provided within the extant planning permission, Heritage Impact Statement document, produced by KEW Planning. Some elements have been altered with the consideration of any newly proposed design amendments implemented by Sustainable Studio Architects (SSA).

The extant planning permission associated with 10 Clarence Place was prepared in 2021 by SSA.

Planning permission was previously obtained for a HMO development at the site under application (ref. 23/0668).

The new owner of the building has determined that a Hostel would be a marketable and financially viable solution in comparison to a HMO.

After the completion of a feasibility study, SSA prepared the new proposal for the scheme, retaining emphasis on the significance of preserving and enhancing the existing building.

Approved applications numbers as follows:

Planning: 23/0668

LBC: 23/0669

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Any main body text in orange signifies text that has been altered by SSA to update the relevant information to coincide with the revised design.

Extant Planning

This Heritage Impact Statement (HIS) supports a full application and a listed building consent application for 10 Clarence Place, Newport, NP19 0AE.

The proposed development relates to external restoration, refurbishment of the ground floor unit (Use Class A3), and the conversion and change of use of the upper floors to provide a 8-bed hostel, creating 8no. bedrooms all of which have en-suites, a shared kitchen & living space, a meeting room and a provisional roof terrace for bike and bin storage.

The building forms part of a group of 5 Grade II listed buildings, extending from 10 to 18 Clarence Place (evens). It sits in a prominent location in proximity to the city centre and is adjacent to other listed buildings: nos. 20-34 to the east and the Technical Institute (also known as the old Arts College) immediately to the west.

No.10 has been vacant for an extended period of time, and it received no maintenance prior to its purchase by the previous applicant. Over time, animals had infested the building and a significant amount of water had entered from the roof, both causing damage to the original structure. Upon purchase, the previous applicant had no choice but to carry out urgent repair works necessary to avoid complete dilapidation, and to make the building safe to enter and visit. The previous application sought retrospective consent for those alterations.

No.10 is now structurally sound but is still in a state of disrepair internally. It is therefore in urgent need of repair and renovation.

Over time, a number of unauthorised and unsympathetic works were carried out to the building, externally and internally. As a result, very few original features remain internally, and the original layout of the floors has been lost.

The proposals will preserve and enhance the appearance and character of the listed building by retaining and repairing the few surviving original features, keeping the original built form and restoring the appearance of the elevations.

The proposed hostel use ensures that the building is returned to a viable and stable use and secures its long-term conservation and viability, threatened by a significant long period without maintenance.

This report concludes that as the extant approval, this revised proposal will make a positive contribution to the significance of the listed building and its setting, and that when changes to the original design are proposed, they will not affect the integrity of no.10 Clarence Place. The development will also deliver public benefits to the local area, making this a more desirable place to live and invest in.

The previous proposal for the site, which included Full planning and Listed Building consent applications (ref. 23/0668 and 23/0669) made by SSA and the previous owner of the building, to convert 10 Clarence place to a 5 Bed HMO were approved. Supporting evidence that there is planning policy support for the proposal and the applications should be considered favourably.

01 Introduction

Overview

This Heritage Impact Statement (HIS) has been prepared by SSA based upon the information and previous documentation supplied by KEW Planning, to support full planning and a listed building consent application for the refurbishment of the ground floor unit (Use Class A3), and the conversion and change of use of the upper floors to provide a 8-bed Hostel at 10 Clarence Place, Newport NP19 0AE.

The site falls within the administrative boundary of Newport City Council (NCC).

The application site is Grade II listed and is part of a Grade II listed terrace comprising nos. 10 to 18 Clarence Place (evens).

10 Clarence Place has been vacant for a significant period of time. As a consequence, it has become dilapidated internally and is in urgent need of repair and renovation.

This LBC and Full Planning application follows the approval on 19th October 2023 of applications ref. nos. 23/0668 and 23/0669.

This HIS has been prepared to analyse the setting and significance of the listed building and nearby historic assets, and to assess the potential impact that the proposals could have on them. It is proportionate both to the significance of the historic assets and to the degree of change proposed, and it includes sufficient information to enable both the significance of the asset and the impact of change to be understood.

This Statement has been produced in accordance with planning guidance produced by the Welsh Government Historic Environment Service (Cadw): Heritage Impact Assessment in Wales (2017); Setting of Historic Assets in Wales (2017); and Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011).



Figure 1.1 – Aerial view of the site, shown in red. The terrace of nos.10 to 18 is shown in yellow. Source: Google Maps.

Overview

The Proposal

The formal description of development is:

"External restoration of a derelict grade II listed building, and internal restoration including the refurbishment of the ground floor unit (Use Class A3), and the conversion of the upper floors to a Hostel (Use Class - C1)"

This HIS should be read in conjunction with plans and supporting reports submitted as part of these applications. Please refer to these documents for further details about the site, its surroundings and the proposal.

Statement Structure

This Statement is set out as follows:

- Section 2 sets out the planning policy context for the proposal.
- Section 3 provides a description of the site and its historic development.
- Section 4 analyses the planning history of the site, and the unauthorised works that have taken place throughout the years.
- Section 5 identifies the historic assets on site and within the immediate surroundings of the site.
- Section 6 provides a proportionate assessment of significance for the historic assets.
- Section 7 provides a comparison between the extant planning and the new proposal, along with a brief description of the proposal and its rationale.
- Section 8 analyses the impact of the proposal on the historic assets
- Section 9 sets out the conclusions.

02 Planning Policy Considerations

02 Planning Policy Considerations

Overview

National and local planning documents have been taken into consideration as part of this proposal. This section summarises the policy framework that is relevant for the consideration of this planning application.

Planning (Listed Building and Conservation Areas) Act 1990 (the 1990 Act), as amended by the Historic Environment (Wales) Act 2016 (the 2016 Act)

The 1990 Act, as amended by the 2016 Act, provides the statutory framework for the protection and management of the Welsh historic environment, alongside the Ancient Monuments and Archaeological Areas Act 1979 and the Protection of Wrecks Act 1973.

Section 66 concerns development that affects a listed building or its setting. It states that special regard must be given by the relevant authority to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy - Planning Policy Wales 11 (PPW 11), 2021

PPW 11 sets out the land use planning policies of the Welsh Government.

Chapter 6 (Distinctive and Natural Places) covers environmental and cultural components of placemaking. It sets out the Welsh Government's objectives to "protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations".

In PPW 11 there is a presumption in favour of the preservation or enhancement of the character or appearance of listed buildings, as well as their settings (paragraphs 6.1.10 to 6.1.13). Paragraph 6.1.7 clearly states that the planning system should "protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way".

Paragraph 6.1.9 confirms that "any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place".

Paragraph 6.1.11 makes it clear that when dealing with listed buildings, "the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future".

02 Planning Policy Considerations

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National Planning Policy – Technical Advice Note 24
'The Historic Environment' (TAN 24), 2017

TAN24 provides further information and detailed planning guidance to fully reflect how the historic environment should be considered through the planning process.

Paragraph 1.7 defines a historic asset as “an identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape”.

The Glossary of Terms (Annex D) provides the following definitions:

- **Setting:** The setting of a historic asset includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Setting is not itself a historic asset, though land within a setting may contain other historic assets.
- **Significance:** The sum of the cultural and natural heritage values of a place, often set out in a statement of significance.

Paragraph 1.15 explains that Heritage Impact Assessments are expected to be proportionate both to the significance of the historic asset and to the degree of change proposed, and should include sufficient information to enable both the significance of the asset and the impact of change to be understood.

Paragraph 1.29 confirms that “the local planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by

the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset, or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use”.

Paragraph 5.13 confirms that when determining a listed building application, the following issues should be taken into consideration:

- “The importance and grade of the building and its intrinsic architectural or historic interest.
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building’s inclusion on the list.
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.
- The impact of the proposed works on the significance of the building.
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area’s economy or the enhancement of its local environment”.

Paragraph 5.14 notes that “many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses”.

02 Planning Policy Considerations

Overview

Cadw Planning Guidance

In addition to national legislation and local policies, this HIS takes into account planning guidance produced by Cadw which, along with TAN24, enhances the provisions of the Historic Environment (Wales) Act.

Specifically, the following best practice guidance documents have been consulted:

- Heritage Impact Assessment in Wales, 2017
- Setting of Historic Assets in Wales, 2017
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales, 2011

Heritage Impact Assessment in Wales, 2017

The introduction explains that protection of historic assets “need not prevent change which can increase the long-term sustainability and economic viability of historic assets. Positive, well-designed change can bring improvements to our understanding and appreciation of the historic environment, as well as social and economic benefits through increased regeneration and tourism”.

Section 3 states that “the basic stages of heritage impact assessment, whatever the size and scope of the project, are:

- 1) explaining your objective and why changes are desirable or necessary
- 2) understanding the significance of your historic asset
- 3) identifying your proposed changes
- 4) assessing the impact of your proposals
- 5) setting out the reasoning behind your preferred option, including your design concepts and principles, in the light of the assessment process”

This section also notes that where necessary, a HIS may need to be accompanied by additional technical reports, such as an archaeological evaluation or a structural survey.

Section 4.2 relates to understanding significance. It explains that in order to analyse an asset’s value, it is important to understand its heritage value which can be divided in:

- Evidential value
- Historical value
- Aesthetic value
- Communal value

Section 7 goes on to state that the results of a heritage impact assessment should be set out in a HIS, which would need accompany the relevant planning application. The Statement should be proportionate to the significance of the historic assets affected by a scheme and the proposed degree of change.

02 Planning Policy Considerations

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Setting of Historic Assets in Wales, 2017

This document highlights the definition of ‘setting’ set out in TAN24, adding that setting may include a range of factors (page 3):

- “Functional and physical relationships with other structures/historic assets and how these have changed over time
- Topographic features that influenced its location
- Physical character of the surrounding landscape or townscape, including any formal design or land use
- The original layout of the historic asset and how this has changed
- Potential buried or archaeological elements surrounding the historic asset
- Views to, from and across the historic asset or place
- Formal or planned vistas
- The prominence of the historic asset in views throughout the surrounding area
- Views associated with the aesthetic, functional or ceremonial purpose of the asset; for example, defensive sites, beacons or designed landscapes
- Historical, artistic, literary, place name, cultural or scenic associations might all contribute to the significance of a historic asset
- Other sensory elements — noise or smell associated with the historic asset tranquillity, remoteness, ‘wildness’”.

Section 4 explains that the assessment of the impact of a proposed change or development within the setting of historic assets should be carried out in four stages:

- Stage 1: Identify the historic assets that might be affected by a proposed change or development.
- Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced
- Stage 3: Evaluate the potential impact of a proposed change or development on that significance.
- Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance.

Section 5 states that whilst offsetting or compensatory proposals, such as public access or interpretation panels, will not reduce the impact of the development within the setting of the historic asset and should not be accepted as mitigation, “proposals for offsetting should nevertheless be presented to the decision-making authority so that it can weigh the benefits of the scheme, including the compensatory measures, against the impact of the development on the historic asset and its setting”.

02 Planning Policy Considerations

Overview

Conservation Principles for the Sustainable Management of the Historic Environment in Wales, 2011

This document informs “Cadw’s approach to the protection and management of the historic environment as a whole”. It sets out six conservation principles which should guide Cadw in the development and management of historic sites, and that should also be used by local authorities, property owners, developers and consultants in the decision making process.

The conservation principles are:

1. Historic assets will be managed to sustain their values.
2. Understanding the significance of historic assets is vital.
3. The historic environment is a shared resource.
4. Everyone will be able to participate in sustaining the historic environment.
5. Decisions about change must be reasonable, transparent and consistent.
6. Documenting and learning from decisions is essential.

The document also provides a detailed explanation of the four component values needed to be considered in order to assess the significance of an historic asset.

At paragraph 28, the document states that “new work or alteration to an historic asset will normally only be acceptable if:

- a) the need for the work is fully justified; and
- b) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the asset; and
- c) the proposal would not materially harm the values of that asset, which, where appropriate, would be reinforced or further revealed; and
- d) the quality of design and execution must add value to the existing asset; and

e) the long-term consequences of the proposals can, from experience, be demonstrated to be benign, largely reversible or be designed not to prejudice alternative solutions in the future”.

Paragraph 39 confirms that conservation can be integrated with other interests. Changes which would harm the heritage values of an historic asset will be deemed unacceptable unless:

- a) “the changes are demonstrably necessary either to make that asset sustainable, or to meet an overriding public policy objective or need; and
- b) there is no reasonably practicable alternative means of doing so without harm; and
- c) that harm has been reduced to the minimum consistent with achieving the objective; and
- d) it has been demonstrated that the predicted benefit decisively outweighs the harm to the values of the asset, considering:
 - It's comparative significance;
 - The impact on that significance; and
 - The benefits to the asset itself and/or the wider community or society as a whole”.

When assessing the potential degree of harm that could be caused to a historic asset, paragraph 45 states that one should consider the impact of any proposal on the heritage values as well as the “likely consequences of doing nothing”.

Paragraph 47 adds that “when considering the severity of potential impacts upon an historic asset, there should always be proportionality and reasonableness”. A balance should be sought between the irreplaceable loss of something of historic value and the predicted benefits of the development to the local community or society as a whole.

02 Planning Policy Considerations

Overview

Local Planning Policy – Adopted Newport Local Development Plan (LDP), 2015

The Newport LDP sets out the council's planning framework for the development and use of land in Newport between 2011 and 2026.

Relevant policies to this development proposal are:

- Policy SP9: Conservation of the Natural, Historic and Built Environment
- Policy SP18: Urban Regeneration
- Policy GP6: General Development Principles – Quality of Design
- Policy CE5 Locally Listed Buildings and Sites

Please note that the full text of the above planning policies is provided at Appendix 1.

The LDP indicates that the site falls within:

- Clarence Place Local Centre
- TAN 15 Zone C1

03 The Site



SSA

Overview

This section describes the site and sets out its historic development, before analysing its architectural character in detail.

No.10 Clarence Place is a Grade II listed building, located in a prominent position on the southern side of Clarence Place. This is a key route into Newport City Centre, which can be reached crossing the adjacent Newport Bridge over the River Usk.

No.10 is part of a terrace of Grade II listed buildings: no.10 to no.18 Clarence Place (evens) which were built in 1909. The list entry description is provided at Appendix 2.

The reason for listing is that the terrace is an integral part of the commercial development that took place along this road in the early 20th century, comprising nos. 20-34 to the east and the Technical Institute (also known as the old Arts College) immediately to the west. These buildings are indicated to also have group value with the War Memorial that sits further to the east.

Thanks to their location, the described row of buildings act as the eastern gateway to the city centre, as confirmed by the LDP (paragraph 8.3).

No.10 is located within Clarence Place Local Centre, as designated by the LDP. It is one of six City Centre Districts which form priority areas and a focus for redevelopment in the city centre (LDP paragraph 8.3).

Despite its favourable location, the area has been struggling in recent years and as a result many of the listed buildings have been vacant for a considerable amount of time. In turn, this has led to a lack of regular repair and maintenance.

This was the case of no.10 until the building was purchased by the previous owner. At the time, it was clear that the building was in such a state of disrepair that it was not safe to visit it. The ingress of rainwater had irreparably damaged part of the floors as well as internal fixtures, fittings and architectural details. At the same time, holes in the roof and broken windows had allowed the building to become infested with pigeons, rats and cats. The rotting carcasses and accumulations of droppings added to the damage of the timber floor structures.

To avoid complete dilapidation, urgent works were carried out in 2019 to make the building structurally sound. Further urgent works were then carried out between March and June 2021 to avoid further damage to the elevations' masonry, and also to address an Enforcement Notice (E20/0423) that was served on the building (ref: SD/2021/0006) in December 2020 because of the "masonry falling from the building into the public footpath" and the front elevation of the building being in a dangerous condition.

Although the building is structurally sound at present, it requires complete internal renovation.

Appendix 3 contains a photographic survey of the application site.



Figure 3.1 – From left to right: 20-34 Clarence Place, 10-28 Clarence Place and the Technical Institute.

Overview

The listing description is dated 2002 and confirms that the nos.10-18 (evens) terrace was erected in 1909 as “a 3-storey 6-bay range including an entrance bay”. Built of brick and stone with a replaced machine-tile roof, they have modest sized corniced brick stacks.

The listing description notes that the terrace is an “asymmetrical composition which should include an end bay right to match number 18 at end left”. Indeed, one would have expected the terrace to terminate with another building immediately to the west of the application site.

It seems that the development of this side of Clarence Place would have started with nos.20- 34 which, according to their listing description, were already constructed by 1906. Instead, the Technical Institute only opened in September 1910.

It is likely that the construction of no.10 and associated terrace would have started just before that of the Technical Institute, and that the design would have included the current entrance bay with 3 bays on either side (see nos. 14 to 18). At some point, these plans might have been altered to make space for the larger and more important Technical Institute, although it has not been possible to confirm this.

No historic information or photographic evidence has been found to confirm the history of the terrace and of its design, and the listing description itself only mentions that the buildings are “dated 1909, same date as adjacent Institute”.

Conservation Officer reports prepared for historic applications related to the site, as well as analysis of the planning history of the rest of the nos.10-18 terrace, confirm that the application site is divided in three parts:

1. The original structure, dating back to 1909, which would have matched the footprint of the above floors.
2. A first single storey rear extension, extending up to the parapet wall. The date of this extension is unclear, but in his report for application 09/0361, the Conservation Officer noted that “it appears to have originally matched similar extensions to the rest of the terrace. Previous inspection of some of these have revealed that they are not original, but were built soon after; their construction is considered appropriate, with a neat parapet wall, half-round terracotta coping and cast railings”. This extension is already visible in 1920 and would have historically defined the alleyway that separates the Clarence Road terrace from the buildings fronting St Vincent Road.
3. A second single storey rear extension, of lower height, which was likely built after 1995 against the rear wall of the building and extending out into the alleyway to the south.

Overview

This development pattern appears to be common to all the buildings forming the 10-18 Clarence Place terrace and is illustrated in the images that follow.

Figure 3.2 overleaf provides the earliest available historic map of the site, dated 1920. It shows that the first rear extension has already been built across nos. 10 to 18.

Figures 3.3 and 3.4 are extracts from Ordnance Maps dated 1955-56 and 1970, respectively. They show that the rear of no.10 remained essentially unchanged.

The same consideration applies to Figure 3.5, an extract from the site location plan submitted in 1995 with application ref. 95/0727. The only notable change is that nos. 14 and 16 have now been amalgamated into a single building.

It is only in 2009, with application ref. 09/0361, that the second extension becomes clearly visible on the existing plans. This is illustrated in Figure 3.6.

Overview

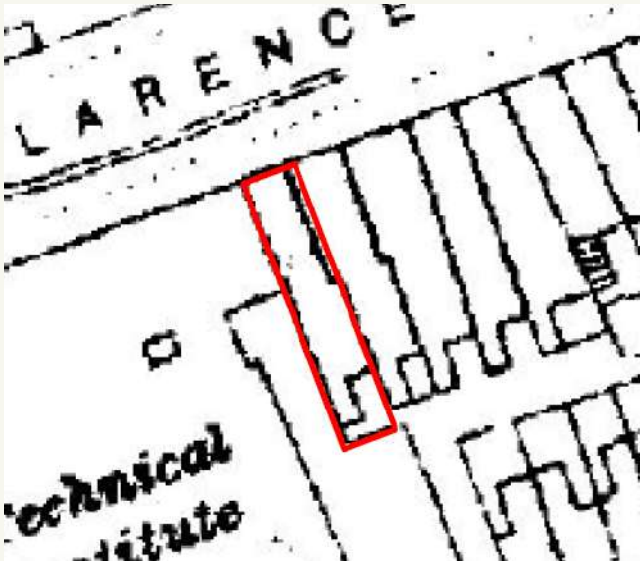


Figure 3.2 Extract from the Ordnance Survey of 1920. Site outlined in red.

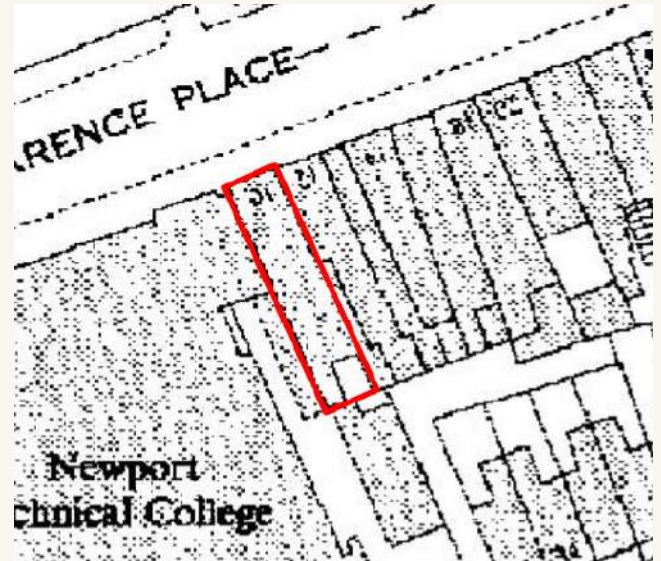


Figure 3.3 Extract from the Ordnance Survey of 1955-56. Site outlined in red.

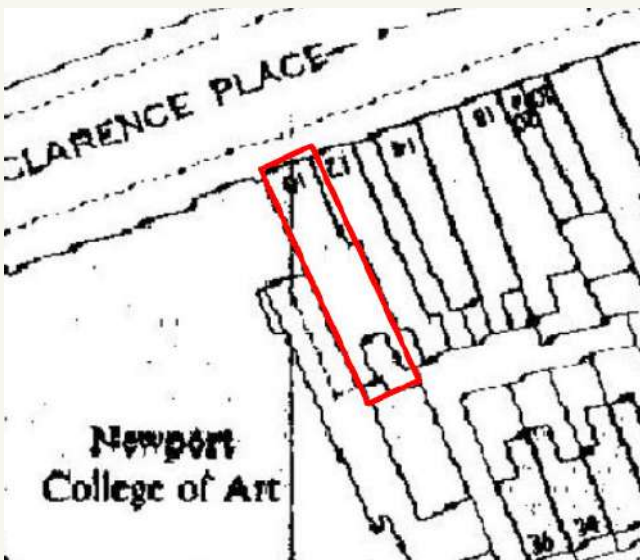


Figure 3.4 Extract from the Ordnance Survey of 1970. Site outlined in red.

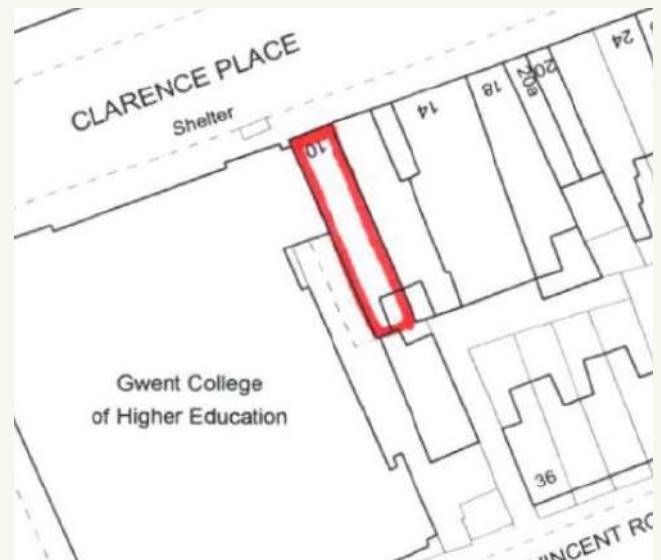


Figure 3.5 Extract from the Ordnance Survey of 1995. Site outlined in red.

Exterior: Front Elevation

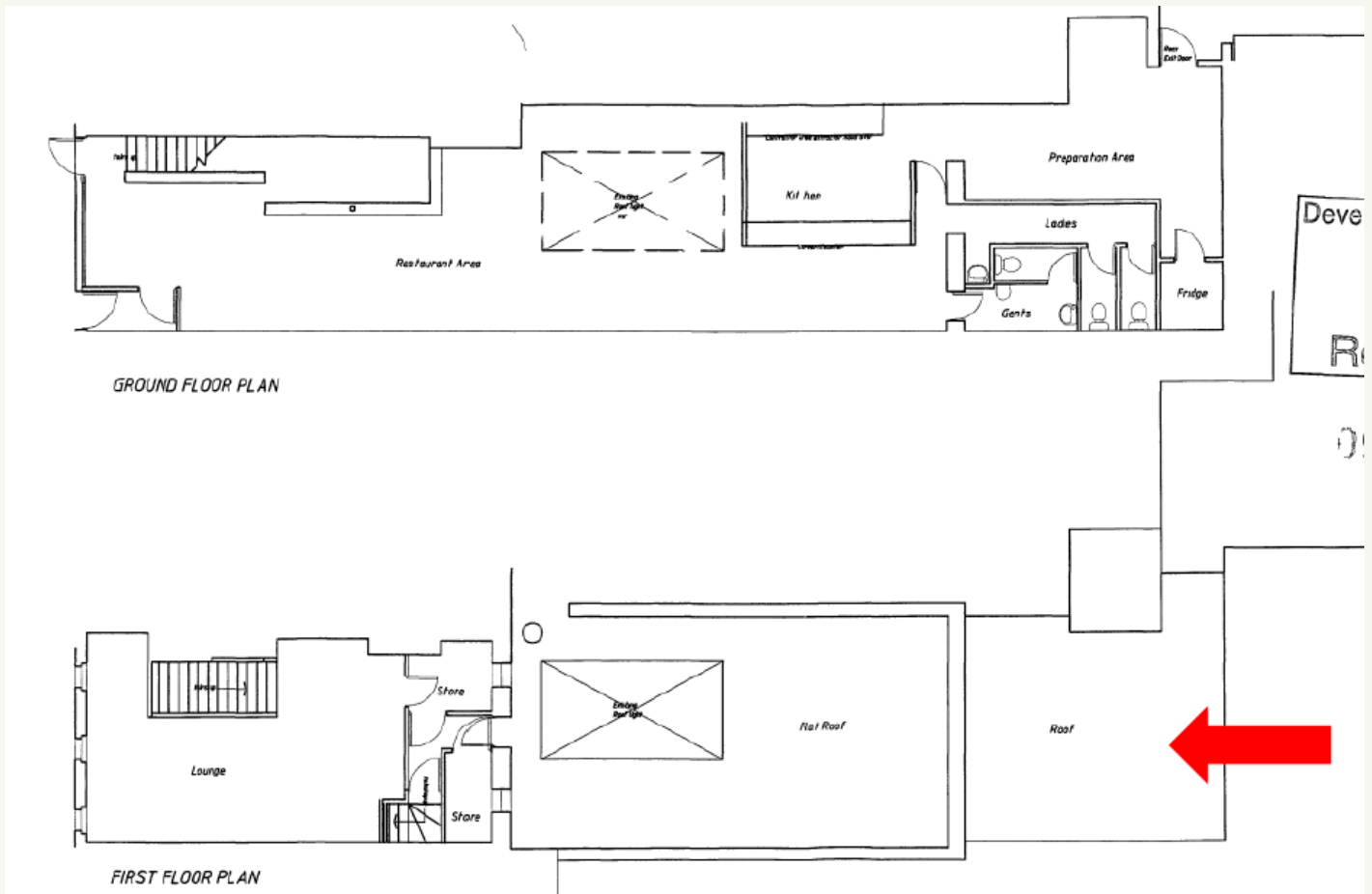


Figure 3.6 – Extract of existing floor plans submitted with application ref. 09/0361. The second extension is now clearly visible (see red arrow).

Exterior: Front Elevation

The front elevation of no.10 is considered to be the most important element of the building in heritage terms.

It is characterised by a shopfront (not original) and entrance to the upper floors at ground level, and two upper storeys of red brick construction, with 3 windows on each level. Pilasters with ionic capitals rise from first through second floor on either side of the elevation, and help give a vertical rhythm to the façade. A stone cornice separates the ground from the upper floors.

The windows are horned sashes with multipane upper lights and plate glass lower lights, decorated with eared architraves. The second floor windows have been further detailed with the addition of aprons, with central opening also provided with a decorative entablature and pediment.

The building is finished with a Dutch gable constructed in red brick with a small pierced light, flanked by piers with orbs above the dividing pilasters.

When no.10 was purchased, the previous owner found the front elevation in a serious state of disrepair which, if left untreated, could have threatened its integrity. Indeed, an Enforcement Notice (E20/0423) was served on the building (ref: SD/2021/0006) in December 2020 due to the condition of the elevations.

Therefore, in March 2021, it was decided to carry out urgent repair works including:

- Repointing all brickwork,
- New limestone on the gable's finishes,
- Restoration of existing limestone of the windows' architraves.

AllStone were appointed to carry out the works, a company that specialises in the restoration of listed buildings and has worked extensively in Newport, and (among others) on the regeneration project in Pill.

Figure 3.7 shows the evident state of dilapidation of the front elevation prior to the works recently carried out to repair the masonry and avoid complete dereliction.



Figure 3.7 – Front elevation of no.10, prior to recent repair works (March to June 2021).

Source: Google Street View, October 2020.

Exterior: Front Elevation



Figure 3.8 – Front elevation of no.10 in June 2021



Figure 3.9: Exterior of the front facade July 2022

Exterior: Rear Elevation

The rear elevation is typically subservient to the front façade: it is of a much simpler design and subdued character. Also of red brick construction, it was originally articulated in two levels of timber-framed sashes beneath segmental arched window openings.

Unauthorised works have led to the two first floor side windows being bricked up, the one on the right with concrete blocks. The first floor central window was turned into a door onto the flat roof. Lack of maintenance also meant that the masonry was in disrepair.

Figure 3.7 clearly shows the poor state of the bricks, with plants growing in the joints and concrete blocks still blocking the first floor side window.

As part of the urgent works carried out between March and June 2021, the rear masonry has been repaired. In addition to this, the concrete blocks of the central first floor bricked up window have been replaced with Imperial bricks to match existing.



Figure 3.10 – Rear elevation of no.10, photo taken during recent repair works (March to June 2021).



Figure 3.11 – Rear elevation of no.10, photo taken during recent repair works

Interior

Unfortunately, no photos or records have been found that show what the original internal layout of the building would have been like.

Very little survives of the original features, due to unsympathetic and unauthorised works having been carried out throughout the years. Also, the general state of disrepair and lack of maintenance prior to the applicant purchasing the buildings, led to significant water ingress from the roof. This damaged irreparably the first and second floor floors, as well as internal walls.

Ground floor

The ground floor does not retain any features of architectural interest, probably as a result of many years of use as an A3 establishment and of the erection of rear extensions. The metal staircase leading up to the first floor is clearly not original.

First floor

Limited original features remain on the first floor:

- Part of cornice moulding above staircase connecting ground to first floor.
- The layout of the first floor rear windows (now bricked up).

Second floor

Limited original features remain on the second floor:

- Due to the extensive water damage, only some of the original skirting survives on the second floor.
- The chimney breast is still visible but the fireplace is clearly not original, as explained on Image 44 of Appendix 3.
- A wall remains that is perpendicular to the staircase, on the opposite side of the floorplan.

Third floor

Only an original roof truss remains, whilst part of the floor was removed as part of the urgent repair works.

An analysis of the unauthorised works is provided in the Schedule of Unauthorised Works at Section 4 of this HIS.

04 Planning History & Unauthorised Works

04 Planning History & Unauthorised Works

Planning History Commentary

The Planning Statement provides a detailed summary of the statutory online planning register search, which is also included at Appendix 4. The paragraphs below focus on the most relevant applications and how they have affected the listed building internally and externally.

It is understood that the ground and first floor of the buildings were in A3 Class use for a number of years, while the first floor flat roof was used as ancillary space.

In 1991 a proposal for a first floor rear extension was refused (91/0933) and the decision subsequently upheld at appeal. The Council's Appeal Statement indicates that the ground and first floors were used as a restaurant (class A3 use) at the time, with the second floor used for storage and other ancillary uses to the restaurant.

In 1995 an application was submitted for the change of use of the first floor from lounge bar to residential (ref. 95/1049) which was approved.

However, it looks like the first floor and flat roof continued to be used by the A3 operator until at least 2009, when four applications were submitted (ref. nos. 09/0361, 09/0362, 09/0726 and 09/0727) that were either deemed invalid or later withdrawn. They were all seeking (amongst other points) retrospective consent for alterations to the shopfront, to the flat roof and to the rear elevations, such as alterations to the rear parapet wall (coping and railings), bricking up two first floor rear windows, altering the central first floor rear window to create a door onto the flat roof.

In these applications, the existing plans indicate that the second floor is a vacant flat.

Later in 2009, an advert consent application was submitted and granted (ref. 09/0692). The existing floorplans still show the first floor in A3 use. The existing rear elevation drawing shows the first floor windows bricked up. The Conservation Officer report confirms that alterations had also been made to the coping and railings to the top of the rear parapet wall. All these changes would have been unlawful.

Again in 2009, the A3 operator submitted two CLEUD for the use of the flat roof as a seating area. One was deemed invalid (ref. 09/0714) and the second one was refused (ref. 09/0966) on the basis that not enough evidence had been provided.

The above demonstrates that the first floor and flat roof would have been in A3 use until least 2009.

No details of the internal historic features of the building emerged from the planning history analysis, although it is reasonable to assume that the prolonged use of the ground and first floor as an A3 unit led to their gradual removal. It is also likely that many internal features would have been lost prior to the building being listed in 2002.

04 Planning History & Unauthorised Works

Schedule of Unauthorised Works

Table 1 seeks to summarise the unauthorised works carried out at no.10, from evidence provided by the planning history analysis and site visits.

Area	Project Team Comments (KEW)
Upper Floors	The 2002 listing description mentions accommodation on upper floors, however the first floor was in A3 use between 1991 and 2009 (as a minimum): • 1991: An application for a first floor extension is refused (91/0933) and a subsequent appeal refused. Council's Appeal Statement indicates that the first floor is in A3 use. • 1995: Approval of application for the change of use of the first floor from lounge bar to resi (ref. 95/1049) • 2009: Approval of advert consent application (ref. 09/0692) where existing floorplans show the first floor still in A3 use. • 2009: Two CLEUDs are submitted without success for the use of the flat roof as a seating area for the G+1F A3 unit.
Front Elevation	
Replacement of traditional shopfront	It is not clear when exactly this took place. However, in the 1995 and 1997 two applications were approved for the installation of new shopfronts (ref. 95/0755 and 97/0002), so it reasonable to assume that the traditional shopfront would have been lost before 1995. Such change might have been allowed by the Council and therefore be lawful. The shopfront does not form part of the current proposals.
Modern casement windows	Not clear when this alteration would have taken place. However, significant precedents can be found for the replacement of sash windows in buildings along Clarence Place, predominantly at the end of the last century. This was due to improvements in fenestration performance through new materials and technologies, compounded by the lack of skill available to maintain and produce timber box sash windows.
Repair and cleaning works	Urgent works were undertaken between March and June 2021 to reverse the damage that years of no repairs or maintenance made to the masonry, and to address the Enforcement Notice served on the applicant. Retrospective consent is sought for these works. In detail: • Removed all plants that were growing from the building • Raked out and repointed the front brickwork in lime mortar • Repaired all defective and damaged stonework with bath stone lime based mortar. • Replaced all original copings but 3 (the only ones that could be repaired as the rest were too damaged) with like-for-like hand carved limestone copings. • Washed down and cleaned the entire elevation.

04 Planning History & Unauthorised Works

Schedule of Unauthorised Works

Area	Project Team Comments (KEW)
Rear Elevation	
First floor windows are blocked up	This would have happened before May 2009. From 09/0361 Officer Report (May 2009): Prior to the alterations being carried out, the rear elevation had retained its traditional appearance in common with other buildings forming part of the same terrace. The original brickwork had survived intact, with neat arched headed window openings, and some aspects of the original joinery survived, although these have not been accurately reflected in the “existing” drawings. This application seeks to retain the alterations to these openings which have been carried out in a crude fashion using inappropriate materials such as block work (though this has not been detailed on the application drawings).
Inappropriate alterations to the historic parapet walling and cast railings	This would have happened before May 2009. From 09/0361 Officer Report (May 2009): A single storey, flat roofed structure exists to the rear of 10 Clarence Place. The age of this structure is unclear, although it appears to match similar extensions carried out to properties forming part of the adjoining listed terrace. Previous internal inspection of some of these buildings have revealed that they are not original, but were built soon after; their construction is considered appropriate, with a neat parapet wall, half-round terracotta coping and cast railings. The original parapet wall to 10 Clarence Place has been inappropriately altered with a plain modern coping which makes the whole extension appear as an inappropriate modern addition. From 09/0361 Officer Report (May 2009): The applicant has indicated that the works carried out above the existing flat roof rear extension were in order to enable its use as an outdoor smoking area following introduction of indoor smoking restrictions in July 2007. Alterations to the rear of the building have involved the erection and installation of a range of incongruous features creating a high level outside amenity area. The most obvious of these is what appears as a timber shelter towards the end of the flat roof extension. The area is comprised of a number of fittings, these include timber panel domestic garden style fencing, two large shelter sunshades, pagoda/seating, air conditioning units, light fittings, security cameras and a satellite dish, in addition to poorly-routed cabling serving these devices. Other alterations include the enlargement of a first floor opening with a pair of patio timber framed doors, the blocking up of existing window openings and a new fire exit leading to a lower flat roof which appears not be under the ownership of the applicant. From 09/0692 and 09/0727 Conservation Officer Report (August 2009): To the rear, the removal of much of the clutter is welcomed. However, what remains is still unwelcome, particularly the satellite dish and air-conditioning unit. The changes to window and door openings are still poorly detailed.

04 Planning History & Unauthorised Works

Schedule of Unauthorised Works

Area	Project Team Comments (KEW)
Repair and cleaning works	Urgent works were undertaken between March and June 2021 to reverse the damage that years of no repairs or maintenance made to the masonry, and to address the Enforcement Notice served on the applicant. Retrospective consent is sought for these works. In detail: • Removed all plants that were growing from the building • Raked out and repointed the front brickwork in lime mortar • Repaired all defective and damaged stonework with bath stone lime based mortar. • Replaced all original copings but 3 (the only ones that could be repaired as the rest were too damaged) with like-for-like hand carved limestone copings. • Washed down and cleaned the entire elevation.
Removal of modern flue	This was removed between March and June 2021, when urgent works were undertaken to save the elevations from complete dilapidation – see paragraph 3.10 of this HIS.
Ground Floor	
Loss of original layout	It is not known when the original layout was lost and what it would have looked like. No original features survive.
First Floor	
Loss of original layout	It is not known when the original layout was lost and what exactly it would have looked like. Existing plans submitted for application 09/0361 and dated April 2009, show the first floor as an open plan. Whilst the 2002 listing description indicates that the upper floors of the terrace were in residential use, it is understood that the first floor of no.10 would have been in A3 use between 1991 and 2009 (as a minimum). It is likely that the original layout and features would have been lost during this time. Likely original features that have remained are: • Part of cornice moulding above stairs connecting ground and first floor • The layout of the first floor rear windows (now bricked up)
Second Floor	
Loss of original layout	It is not known when the original layout was lost and what exactly it would have looked like. Two bathroom walls fronting the staircase leading to the third floors were removed as part of the urgent structural works (see images 46, 48, 49, 54 and 55 of Appendix 3). These applications seek retrospective consent for this alteration. Today, only one internal wall survives. Existing plans submitted for application 09/0361 and dated April 2009 show the second floor as an open plan. Only part of the original skirting still survives, as well as the chimney breast. The fireplace, however, is clearly not original.

04 Planning History & Unauthorised Works

Schedule of Unauthorised Works

Area	Project Team Comments (KEW)
Loss of original floor	Upon purchase of the building, it was found that a significant amount of water had entered no.10 from the roof. As a result, part of the floor at this level had become so saturated that it had lost all structural integrity. A decision was taken around the summer of 2019 to remove part of the floor as a matter of urgency and seek retrospective Listed Building Consent for these works to prevent the immediate risk of further serious damage to the building. At that point, it was no longer safe to walk on the second floor.
Third Floor	
Loss of original layout	This floor was probably always used as a loft and it would have not had special architectural features. Only an original roof truss remains.
Loss of original floor	Upon purchase of the building, it was found that a significant amount of water had entered no.10 from the roof. As a result, the floor at this level had become so saturated that it had lost all structural integrity. A decision was taken around the summer of 2019 to remove part of this floor as a matter of urgency, and seek retrospective Listed Building Consent for these works to prevent the immediate risk of further serious damage to the building. At that point, it was no longer safe to walk on the third floor.
Roof	
Concrete tiles replaced the original tiles	Not known when the tiles would have been replaced. However, these were already present when the applicant purchased the building. Indeed, the Heritage Impact Statement submitted with application 21/0298 states that: Dilapidation of the tile roof coverings has allowed significant water ingress over the preceding years, leading to irreparable damage to the existing internal ceilings, walls and floors within the attic, second and first floor areas. It is noted that the roof is in need of urgent repair, to stop the continued water ingress inside the building.

04 Planning History & Unauthorised Works

Building Material Specification

Table 2 below provides the details of the works carried out on the front and rear elevations between March and June 2021.

Repair and Cleaning Works	Location
• Removed all plants that were growing from the building. • Raked out and repointed the front brickwork in line mortar. • Repaired all defective and damaged stonework with bath stone lime based mortar. • Replaced all original copings but 3 (the only ones that could be repaired as the rest were too damaged) with like-for-like hand carved limestone copings. • Washed down and cleaned the entire elevation.	Front elevation
• Removed all plants that were growing from the building. • Raked out and repointed the front brickwork in line mortar. • Repaired all defective and damaged stonework with bath stone lime based mortar. • Washed down and cleaned the entire elevation.	Rear elevation
Materials	Supplier
Bath stone, hand carved and used to form the parapet	Purchased from Moonraker Masonry based in Corsham.
Hydraulic lime.	Purchased from Ty-Mawr Lime based in Brecon.
Bath stone dust and silver sand.	Purchased from a variety of suppliers from Bath.

05 Historic Assets



Overview

In accordance with section 4.2 of Heritage Impact Assessment in Wales, this chapter includes a brief description of the historic assets that could be affected by the proposal, whilst Chapter 6 provides a summary of their overall heritage value.

This section also addresses the requirements of Setting of Historic Assets in Wales, which stipulates that the first step (Stage 1) in assessing the impact of change or development within the setting of historic assets, is to “identify the historic assets that might be affected by a proposed change or development”.

As previously explained, the site forms part of a wider, listed terrace (nos.10-18) which sits immediately to the east of no.10. Another Grade II listed terrace, nos.20-34, is located further to the east.

The Technical Institute is a Grade II listed building that sits immediately to the west of the application site.

The War Memorial and the former Odeon Cinema are located further to the east along Clarence Place. They are both Grade II listed.

In line with recommendations from the aforementioned policy documents, this HIS reviews only those historic assets which will be affected by this proposal: no.10, nos.12-18 and the Technical Institute.



Figure 5.1 – Nos. 10-18 Clarence Place (the application site is scaffolded)



Figure 5.2 – The Technical Institute, main entrance. Source: Google Street View

Historic Assets within the Site

Historic Assets within the Site: 10 Clarence Place

The site is a Grade II listed building, included on the statutory list of buildings of special architectural or historic interest on 25 March 2002 alongside nos. 12 18 (ID 26243). The list entry description is set out in Appendix 2.

Section 3 and 4 of this HIS provide a detailed description of the site, its historic development and the unauthorised works that have taken place over the years. A photographic survey is provided in Appendix 3.

Historic Assets adjoining the Site: 12-18 Clarence Place

To the east of the application site is 12 Clarence Place which, together with nos. 14-18, complete the Grade II listed terrace. These were included on the statutory list of buildings of special architectural or historic interest on 25 March 2002 (ID 26243, however individual buildings also have individual listing).

For ease of reference, we will be referring to these buildings as a single terrace: 12-18 Clarence Place.

Nos. 12-18 comprise a three storey, 5 bay range of red brick and stone construction. They are defined by a shopfront at ground level, and two upper storeys of red brick construction, with 3 windows on each level. None of the shopfronts are original.

No. 12a stands out from the group as the central staircase bay and is more ornately decorated than the rest of the terrace. The list entry description states that no. 12a is “of rusticated ashlar with segmental arched parapet incorporating cartouche; round arched second floor window and 2-light first floor window with extended keystone are flanked by enriched Ionic pilasters.

Ground floor entrance has matching bracketed hood on giant pilasters”. The carved datestone cartouche reads ‘1909’, the year the terrace was built.

The terrace has an asymmetrical composition, and it is reasonable to assume that no. 12a should have been completed by 3 bays on each side, as explained at Section 3 of this HIS.

The other bays share many of the same architectural features of no. 10. Specifically, the front elevation of no. 16 replicates the appearance of No. 10.

Nos. 12, 14 and 18 present a decorative stone frieze above the second floor and are finished with a balustrade decorated with ball finials. At second floor, the central windows have carved panels with swags.

The ground floor of nos. 14 to 18 used to be occupied by TJ’s Nightclub from 1985 to approximately 2010, a local landmark in Newport’s musical and cultural history. It is also noted that the upper floors of nos. 14 and 16 Clarence Place were merged into a single property in the 1990s.

Nos. 14-18 were granted planning permission and listed building consent (ref. 18/1240 and 18/1241) in July 2019 for part demolition, restoration, redevelopment and extension, to facilitate the change of use to a 58 bed hotel and 2 ground floor commercial units.

No. 12 was granted planning permission and listed building consent (ref. 18/0014 and 18/0043) in April 2018 for the change of the upper floors from 1 to 2 flats, including the creation of a new roof lights, loft conversion and a new shopfront.

Historic Assets within the Site

Historic Assets adjoining the Site: Technical Institute

The Technical Institute is located immediately to the west of the application site. It was included on the statutory list of buildings of special architectural or historic interest on 3 November 1997 (ID 18274) and amended on 25 March 2002.

It is an imposing building in a corner location, a true visual landmark in Newport. It was designated as “an ambitious large scale example of Edwardian Baroque applied to an educational building which plays a key role in the townscape of this area of Newport. Group value with other listed buildings in Clarence Place, especially the attached ranges”.

The Institute opened in 1910 and it offered engineering, science, art, and commercial studies, including a teacher training centre for women.

In terms of its architecture, it is a college in Edwardian Baroque style. It is of red brick construction (like the adjacent terraces), banded and channelled, with extensive ashlar Bathstone dressings, granite plinth and porch, copper dome. It is characterised by two storeys, a basement and an attic.

The main entrance is on the corner of Clarence Place and Rodney Road, defined by a copper dome on an octagonal brick drum. The corner is a concave structure, with a convex single storey Doric porch. The frieze inscription reads ‘Newport Technical Institute’.

The other elevations present slightly projecting stone end bays which run up to attic level, which end with semi-circular windows with keystones set back between pilasters. Between the end bays, windows in stone surrounds are slightly recessed between the banded brick pilasters. At attic level, the lower slope of the mansard roof is glazed to light work rooms, the panels separated by copper bands enriched with swags.

An extra brick bay can be found at the corner between Rodney Road and St Vincent Road. An additional entrance with a shallow stone Doric porch is located on St Vincent Road.

The building was used as the Newport Technical Institute until 1958, when it became the Newport School of Art and Design, part of the University of South Wales. In 1996 the school moved to the university’s Caerleon campus, and the Institute fell into disrepair.

Works commenced in 2008 to convert the building into apartments and were completed in 2012. The Institute now accommodates residential apartments.

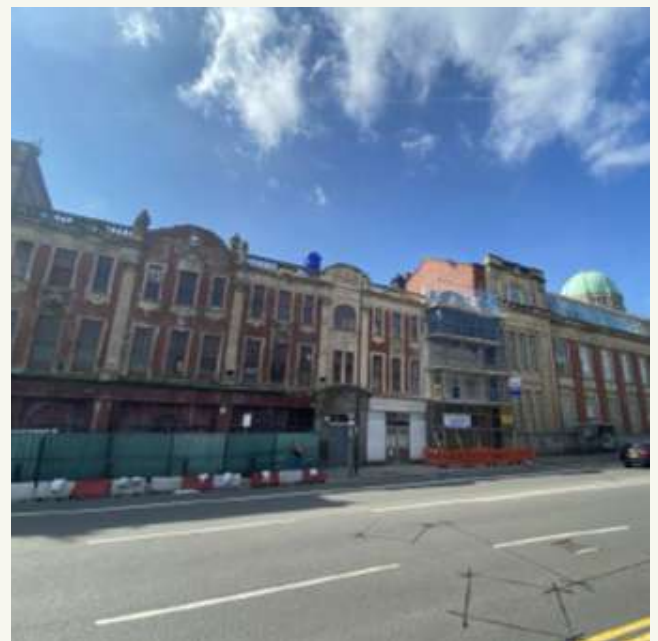


Figure 5.3 – Nos.10-18 Clarence Place and the Technical Institute

06 Assessment of Historic Assets' Significance

06 Assessment of Historic Assets' Significance

Overview

This section describes the significance of the historic assets that could be affected by the redevelopment of the site, including any contribution made by their setting. In accordance with the guidance provided by Heritage Impact Assessment in Wales, the level of detail is proportionate to the assets' significance and to the degree of change proposed, and includes sufficient information to enable both the significance of the assets and the impact of change to be understood.

In assessing the assets' significance, the four components of heritage value set out at chapter 4.2 of the above document have been referenced: evidential, historical, aesthetic and communal. Chapter 4.2 also stresses that a HIS should make specific reference to those aspects of significance that will be most directly affected by the proposals, and their contribution to the whole.

This section responds to the requirements of Setting of Historic Assets in Wales, which stipulates that Stage 2 in assessing the impact of change or development within the setting of historic assets, is to "define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced".

06 Assessment of Historic Assets' Significance

10 Clarence Place

Significance

To analyse the significance of this asset, an assessment of its heritage value is provided below:

- **Evidential Value.** The listed building has moderate-high evidential value as it provides an example of the early 20th century development of area, contributing to our understanding of what commercial, retail and residential development could have been like at the time. Inevitably, the numerous internal and external alterations have had a negative impact on the evidential value of the building.
- **Historical Value.** No.10 has high historical value as it is evidence of the time when Newport was the most important place in the country for coal export and steel production, famous for its dock development.
- **Aesthetic Value.** The building is assessed as having moderate-high aesthetic value, thanks to its detailed front elevation and quality of the architectural finishes. Unfortunately, very few originally details remain internally due to unsympathetic and unauthorised works, and damage caused by water ingress and animals' infestation.
- **Communal Value.** The building has a low degree of communal value given by its contribution to the streetscape of Clarence Place, which is a gateway to the city centre used on a daily basis by local residents as well as commuters.

06 Assessment of Historic Assets' Significance

10 Clarence Place

Setting

The setting of the application site comprises the listed buildings along this stretch of Clarence Place, the modern Clarence House and adjacent car park, nos.51-61 Clarence Place on the opposite side of the road, and the former Odeon Cinema and War Memorial located further to the east along Clarence Place. To the rear, the Technical Institute and 2 storey buildings on St Vincent Road complete the setting.

Whilst the modern buildings do not make a positive contribution to the setting of the application site, the presence of the listed terraces (nos.12-18 and nos.20-34) and of the Technical Institute ensure that no.10 is read and understood within the correct historic context. These buildings are fundamental to the way no.10 is experienced and appreciated, and therefore make a positive contribution to its special interest.

The former Odeon Cinema and War Memorial, albeit at some distance away, complement the setting and make a positive contribution to its significance. Particularly, the War Memorial is mentioned in the List Entry Description as having group value alongside the listed terraces and the Technical Institute.

To conclude, it is considered that this area of the setting makes a positive contribution to the evidential, historical and aesthetic value of no.10, and a neutral contribution to its communal value.

In heritage terms, the rear elevation is of lesser importance compared to that to the front and makes very little contribution to the designation of no.10 as a listed building. The area surrounding the rear of the application site is also of modest architectural character, being defined by the rear elevations of the Clarence Place terrace and the buildings on St Vincent Road. The only exception is the Technical Institute.

The rear elevations of the Clarence Place terrace and the Technical Institute make some contribution to the evidential and historical value of no.10, limited to the fact that they form part of the same 20th century development. They also make a neutral contribution to its communal and aesthetic value.

Instead, the buildings along St Vincent Road make a neutral contribution to the significance of the listed building. They neither enhance nor negatively affect its character, being of a small scale, of modest architectural value and built in a different period.

06 Assessment of Historic Assets' Significance

12-18 Clarence Place

Significance

The listed terrace shares the same external form and architectural character as no.10. Therefore, the assessment of heritage value of no.10 applies to nos.12-18 Clarence Place too.

The buildings enjoy moderate-high evidential and aesthetic value, which could have been higher if not for the numerous alterations made to the terrace internally and externally. They also enjoy high historical value.

Instead, they have low communal value, only given by their contribution to the streetscape of the busy Clarence Place.

Setting

As in the case of the application site, the special interest of nos.12-18 is reinforced by the presence of the adjacent listed buildings: nos.20-34, no.10 and the Technical Institute.

This part of the listed terrace's setting makes a positive contribution to the evidential, historical and aesthetic value of nos.12-18, and a neutral contribution to its communal value. This setting contributes to the way nos.12-18 are experienced and appreciated by the public, and makes a positive contribution to their special interest.

Conversely, the setting surrounding the rear elevations is of lesser importance. The rear elevations of the Clarence Place terrace and the Technical Institute make some contribution to the evidential and historical value of nos.12-18, and a neutral contribution to their communal and aesthetic value. Further to the south, the buildings along St Vincent Road make a neutral contribution to the significance of the listed buildings.

06 Assessment of Historic Assets' Significance

The Technical Institute

Significance

The Technical Institute is part of the same early 20th development of Clarence Road. However, this building has been subject to fewer alterations and, crucially, is of a much grander scale in terms of height, footprint and massing.

Its location at the corner of Clarence Place and Rodney Road, and just in front of Newport Bridge, makes it an important historical landmark of Newport.

The building was in education use between its opening in 1910 and the relocation of the Newport School of Art and Design in 1996: it therefore has strong ties to the Newport community.

It can therefore be concluded that the Technical Institute has the following value:

- High evidential value. The Institute provides an example of the early 20th century development of area,
- High historical value. Just like the adjacent listed terraces, the Institute is evidence of the time when Newport was the most important place in the country for coal export and steel production, famous for its dock development. There was therefore a willingness to invest in such a grand, ambitious educational project.
- High aesthetic value. The building is a very important example of Edwardian Baroque style, with high architectural merit. Further to the extensive refurbishment that started in 2008, the building was returned to its original character and appearance.
- High communal value. The Institute is a key component of the townscape of this area of Newport, an imposing landmark building recognised by all residents and commuters who travel through Clarence Place. Due to its use as an education building for over 80 years, the Institute has strong ties with the local community, many of whom remember when the Institute was open to the public.

Setting

The listed building description states that the Institute has “group value with other listed buildings in Clarence Place, especially the attached ranges”. Indeed, the most important elements of the Institute’s setting are the adjacent listed buildings, which make a positive contribution to its evidential, historical and aesthetic value, and a neutral contribution to its communal value. Being part of the same 20th century development, they enhance the experience and appreciation that the public can have of the Technical Institute thus contributing to its special interest.

As already explained, the area to the back of the Technical Institute is characterised by modest buildings. The rear elevations of the Clarence Place terrace make a limited contribution to the evidential and historical value of the listed building by virtue of forming part of the same 20th century development. They also make a neutral contribution to its communal and aesthetic value. Instead, the buildings along St Vincent Road make a neutral contribution to the significance of the Technical Institute.

07 The Proposals



SSA

Original Proposal Intent

The formal description of development is:

"External restoration of a derelict grade II listed building, and internal restoration including the refurbishment of the ground floor unit (Use Class A3), and the conversion of the upper floors to a 8-bed Hostel (Use Class - Sui generis)"

The proposals are the result of careful design and a detailed analysis of the planning history. Compared to the extant scheme with approval (5 Bed HMO), this proposal features an 8 bed hostel.

The client determined that a hostel would be a more economically viable solution to ensure the longevity of the listed building. The client prioritises the preservation of the existing building, wanting to implement all of the proposals from the extant planning that would enhance the asset, with this scheme proposing minimal internal alterations in comparison to the HMO scheme.

It was noted in the previous statement that due to the building's dilapidated state, a Window Condition Survey was not undertaken at the time as it could not be completed safely. Therefore it is still proposed to secure this and all details of the proposed windows via a condition.

Please refer to the plans and supporting reports submitted as part of this planning application for further details about the proposed development.

Table 3 below lists the proposed works taking each elevation and floor in turn:



Figure 7.1 – Proposed front elevation, extract from drawing ref. no. PL005

Original/ New Proposal Comparison

Key differences highlighted below:

INTERNAL

Ground Floor

- To remain the same as the approved extant application
- Addition of under stair cupboard

First Floor

- Proposed layout partition walls alter slightly to accommodate revised use.
- The location of the staircase has been adjusted to align with the second-floor layout.

Second Floor

- Proposed layout partition walls alter slightly to accommodate revised use.
- The location of the staircase has been adjusted to align with the first-floor layout.

Third Floor

- Proposed layout partition walls alter slightly to accommodate revised use.
- The location of the staircase has been adjusted to align with the first-floor layout.



Figure 7.2 – Proposed rear elevation, extract from drawing ref. no. PL005

Original/ New Proposal Comparison

Ground Floor

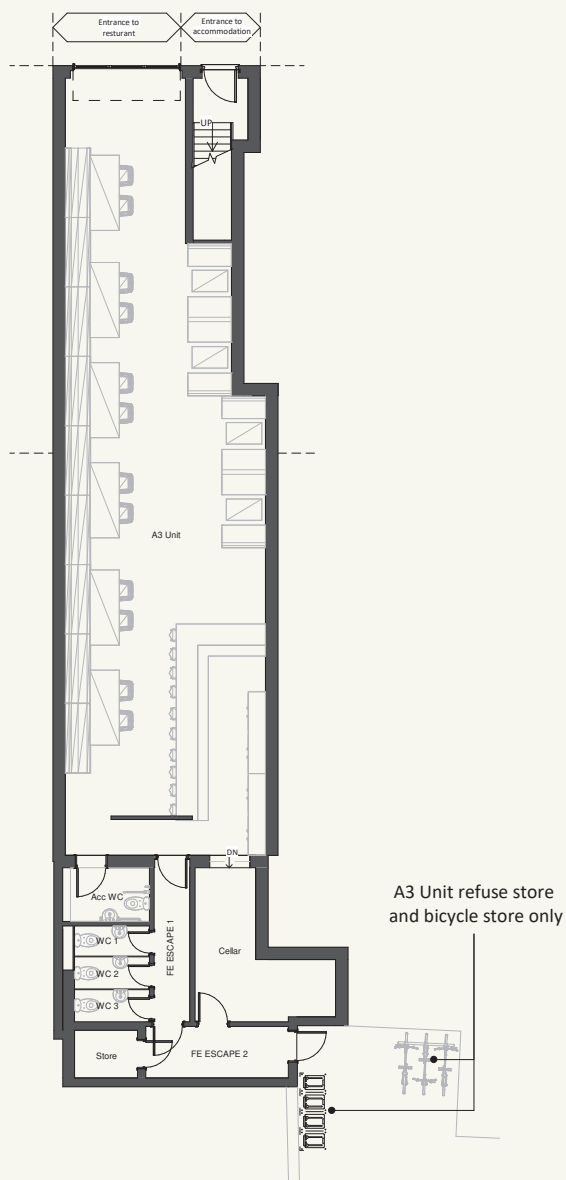


Figure 7.1 – Extant Planning

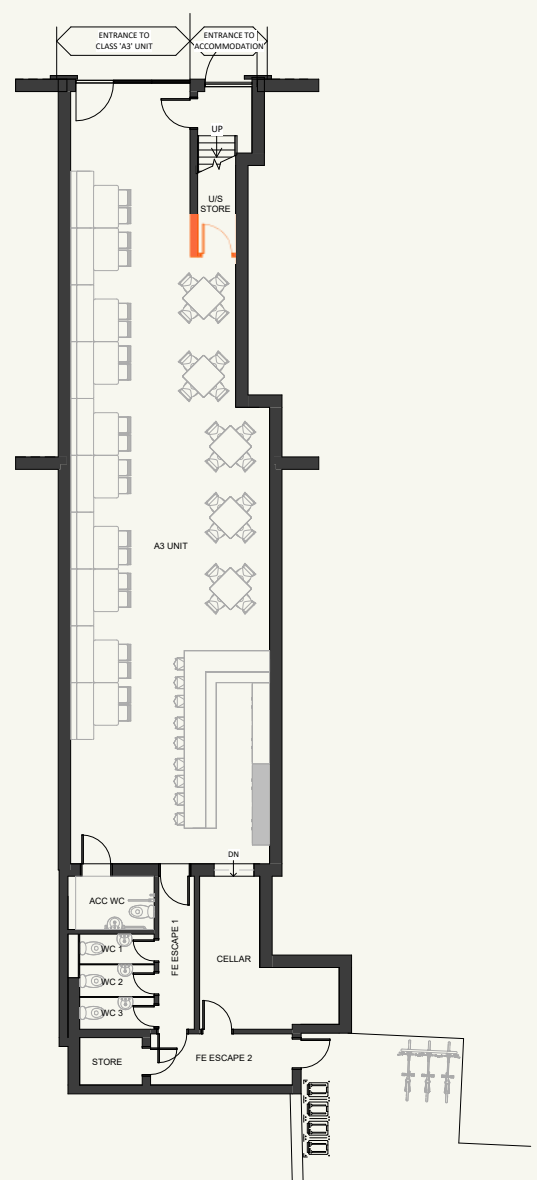


Figure 7.2 – Proposed Floor Plan

Original/ New Proposal Comparison

First Floor

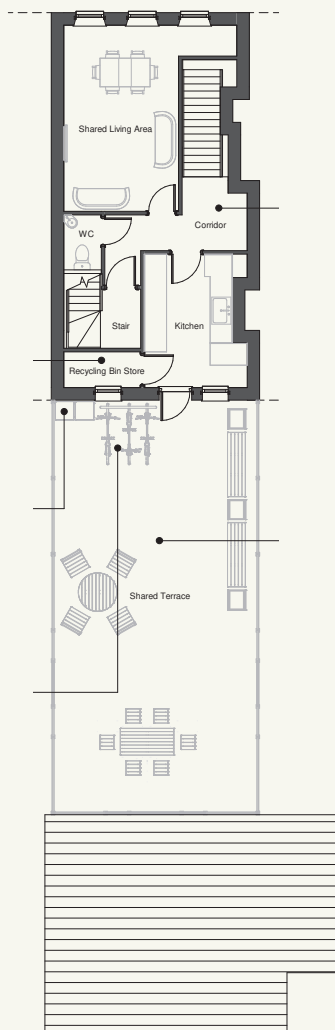


Figure 7.1 – Extant Planning

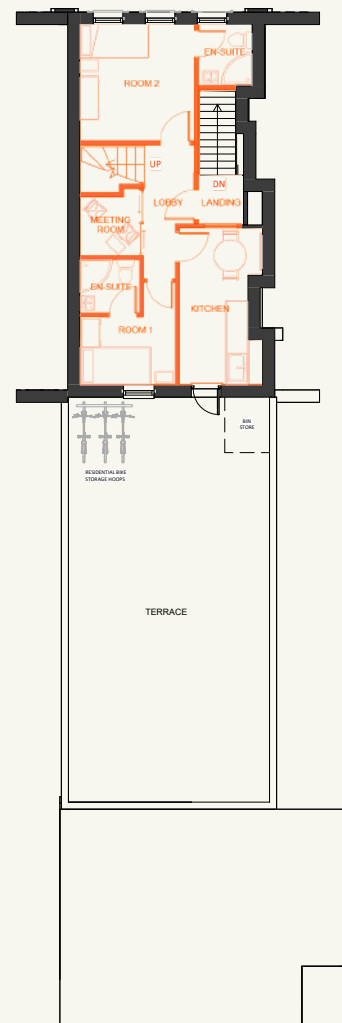


Figure 7.2 – Proposed Floor Plan

Original/ New Proposal Comparison

Second Floor

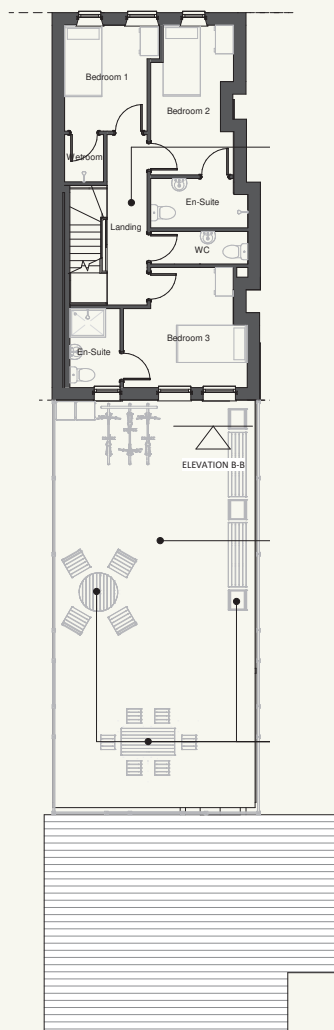


Figure 7.1 – Extant Planning

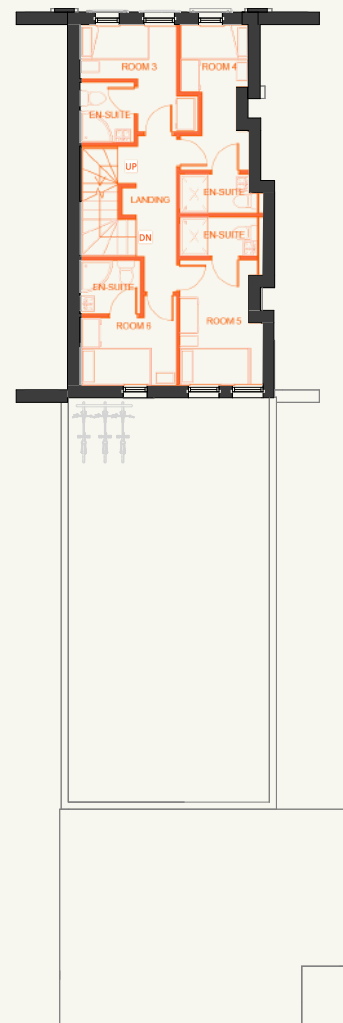


Figure 7.2 – Proposed Floor Plan

Original/ New Proposal Comparison

Third Floor

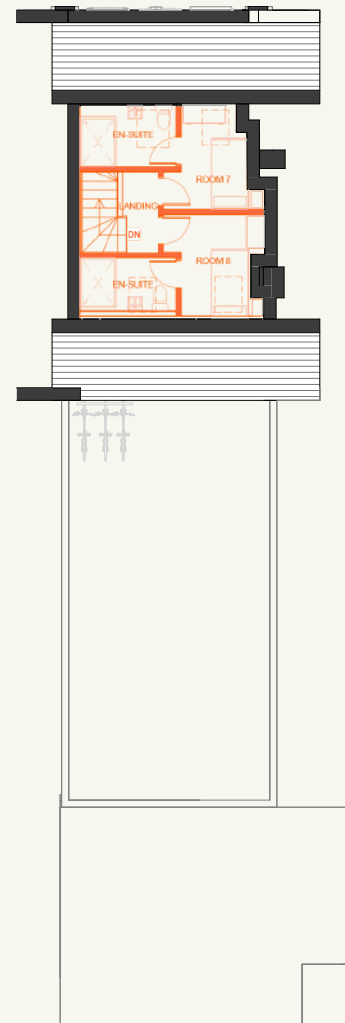
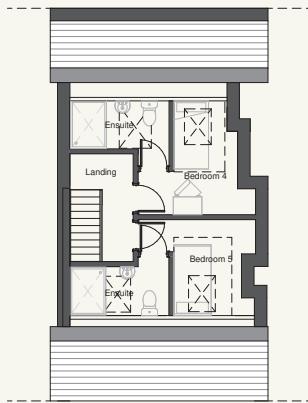


Figure 7.1 – Extant Planning

Figure 7.2 – Proposed Floor Plan

Revised Proposal Intent

Front Elevation	Proposals
Ground Floor	A new shopfront and entrance to the upper floors will be installed, using PPC Aluminium Anthracite Grey (RAL7016)
First Floor	Original sash windows will be repaired where possible. Those that are beyond repair, will be replaced with sliding sashes to match existing.
Second Floor	Existing casement windows will be retained and repaired.
Roof	The existing rooflight will be replaced with conservation style rooflights.
Rear Elevation	Proposals
Ground Floor, extension fronting back lane	- The existing timber clad infill wall will be removed and replaced with a new rendered external wall. - The existing rear door opening onto the back lane will be replaced with a new steel fire exit/goods door.
First Floor	- The historic window opening on the left hand side will be reinstated. This will be a horned sash window to match what would have been the original window. - The existing double door opening will be replaced with a single door, restoring the proportions of the original design.
Second Floor	The existing casement windows will be retained and repaired
Roof	The existing rooflight will be replaced with conservation style rooflights.
First Floor Flat Roof	Proposals
Roof	- Existing EPDM roof to be removed and replaced with new EPDM (Grey in colour) to be installed as per the existing (Which has failed). - Terrace area to receive concrete patio slabs (Grey in colour) on top of the EPDM build up to provide a suitable terrace surface for residents.
Bicycle Parking	The flat roof of the historic extension will be used by the HMO residents as a shared terrace and will incorporate a cycle storage area. This will be in the form of Sheffield stands to avoid introducing any visually obtrusive structure to the rear of the building.
Refuse Store	A small refuse area will be located adjacent to the bicycle parking to meet local bin provision requirements.
Railings/Parapet	Existing blockwork wall to be faced with facing brick (red imperial bricks) laid in bond to match rear facade.

Revised Proposal Intent

Ground Floor		Proposals
Internal Configuration		- Internal refurbishment to return the A3 unit to a viable use and contribute to the overall quality of the listed building. - The configuration of the rear area (bathrooms, store, cellar and fire escape) has been slightly modified so that the layout would meet modern standards and safety regulations. - To the rear, in the private yard by the fire exit, it is proposed to located 3 cycle spaces for employees of the A3 unit, and a dedicated refuse store.
First Floor		Proposals
Internal Configuration		Proposed change of use and internal reconfiguration to a Hostel.
Internal Features		- New stair connecting the first floor to the second. This decision was made due to the following reasons: - To ensure the layout of the hostel was feasible. - Considering the existing condition of the stair and the extent of the required repairs - To meet modern building standards to ensure the safety of the occupants - The original cornice moulding above the staircase connecting the ground to the first floor will be retained, repaired and restored. - There were no surviving internal partitions on this floor.
Second Floor		Proposals
Internal Configuration		Proposed change of use and internal reconfiguration to Hostel.
Floor		- Part of the floor was replaced as part of the urgent works to make the building structurally sound. - The surviving original joists will be retained, repaired and restored.
Internal Features		- Original cornice is still visible on the wall fronting Clarence Place, on part of the wall fronting the back lane, and on a portion of the wall facing 12 Clarence Place. The portions of cornice in the landing and outer walls fronting 12 Clarence Place will be preserved, while the other sections are too dilapidated to be saved. - Two bathroom walls fronting the staircase leading to the third floors were removed as part of the urgent structural works (see images 46, 48, 49, 54 and 55 of Appendix 3). - The only internal wall still present on this floor, on the opposite side of the staircase, will be retained. - The staircase connecting the second to the third floor is not original and will be replaced. The stairwell is original and will be retained. - The existing chimney breast will be retained. However, the fireplace is not original and will be removed. - If any lath and plaster survive, it will be retained, repaired and restored.

Revised Proposal Intent

Third Floor (attic)		Proposals
Internal Configuration Floor		Proposed change of use and internal reconfiguration to a Hostel
		Part of the floor was replaced as part of the urgent works to make the building structurally sound.
Internal Features		The surviving original joists will be retained, repaired and restored.
		- The original truss will be retained, repaired and restored. - There were no surviving internal partitions on this floor.
Roof		Proposals
Structure		The existing roof structure will be retained, repaired and restored.
Tiles		The existing concrete tiles replaced with Clay Marseille roof tiles.

08 Heritage Impact Assessment

08 Heritage Impact Assessment

Overview

This section assesses the effect of the proposed development on the identified heritage assets in light of the relevant statutory provisions and national and local planning policy. It addresses the requirements of Setting of Historic Assets in Wales, which stipulates that Stage 3 in assessing the impact of change or development within the setting of historic assets is to “evaluate the potential impact of a proposed change or development on that significance”.

08 Heritage Impact Assessment

Rationale of the scheme

No.10 Clarence Place is a historic building in an important location just outside the city centre. Despite its position, the area has been struggling in recent years and as a result many of the listed buildings have been vacant for a considerable amount of time. This in turn has led to a lack of regular repair and maintenance.

As explained at Section 3 of this HIS, when the previous owner purchased no.10 Clarence Place, he found out that the building was not safe or structurally sound, due to the damage caused by water ingress from the roof, animals' infestation, and general lack of maintenance.

A decision was taken to carry out urgent works in 2019 to make the building structurally sound and avoid complete dilapidation. Between March and June 2021, works were carried out to the front and rear elevations to reverse the damage that years of no repairs or maintenance made to the masonry. These works were required by an Enforcement Notice served in December 2020.

Planning application ref no. 23/0668 & LBC: 23/0669 sought Retrospective consent for certain works of which were approved within the application.

Although no.10 is now structurally sound, it requires complete internal renovation. For instance, it is very important that the windows and the roof are repaired to avoid further ingress of water and of animals. Without significant works, the premises are considered to be at risk of further deterioration.

The revised proposal has the chance to return no.10 to a viable and stable use and ensure the long-term conservation of the listed building.

The renovation of no.10 has also the potential to help the regeneration of the local area by bringing in new residents and contributing to the economic viability of Clarence Place, thus making this a more desirable location to live and invest in.

08 Heritage Impact Assessment

Proposed Hostel use

The proposed Hostel use, like the HMO has been chosen because it would allow the listed building to be brought back to life with the least amount of intrusive works whilst also preserving and ensuring survival of any remaining original fabric of the building, except that it is hoped that the revised proposed Use Class will offer a form of accommodation to meet current demand, balancing a suitable use for the vacant site which is economically viable for the owners. The constraints and limitations of the site (street fronting/ no parking/ no amenity space) rule out a large number of sustainable uses for this building. That paired with its poor condition and listed status, does not produce many financially viable models securing its long-term future.

An article from January 2024 stated that there was a demand for emergency accommodation in Newport. 'The cabinet noted the cost-of-living crisis had pushed more people closer to poverty and at risk of losing their homes. "We've got intense levels of high demand, coupled with a low supply of accommodation," Cllr Mudd said. The council therefore is "reliant on expensive forms of temporary accommodation" such as bed and breakfasts, and "high street hotels".'

The applicant already owns and operates a similar hostel in Newport and granting permission for this development will allow them to offer high levels of accommodation.

First of all, having sought to outline what the potential original layout could have been (based on a survey of the existing building), it is evident that this would have not lent itself to conversion to flats. The two rooms on each floor would not meet the needs of modern occupiers, delivering sub-standard living spaces that would not take advantage of the building's potential. Thus the (potential) original layout could not be re-established as it would not allow the creation of well-designed flats.

Secondly, having explored design solutions to return the upper floors to residential use, it became obvious that creating a single residential accommodation over three storeys or dividing the upper floors in two units (one on the first floor and one across second and third) would have not been possible. Not only is there no demand for large dwellings in this part of Newport, making the first option financially unviable, but the works required to create two flats would have not resulted in appropriate standard of accommodation and could have been very damaging to the listed building.

Modern standard of accommodation could have not been met with the elongated layout of the floorplan if residential use was proposed. There would have been long, unnecessarily large spaces fronting Clarence Place, and narrow and smaller spaces facing the rear. In the middle, rooms would have had no access to natural light and whilst this could be appropriate for bathrooms and storage rooms, the overall result would have been a series of awkward and underutilised spaces. Also, according to NCC Flat Conversions SPG (2020), the first floor could have only been converted to a studio as it would have been under the required 45sqm for a 1 bedroom apartment.

To summarise, the conversion of the upper floors into flats would not be able to re-establish the (potential) original layout of the building, and it would have also missed the opportunity to deliver high quality modern accommodation in high demand.

08 Heritage Impact Assessment

Proposed Hostel use

At the time a HMO was deemed the most appropriate use which was understandable but the demand for certain types of accommodation has altered and it is important that the building is utilised to ensure its longevity for future generations. The use has altered since the previous application but the proposal remains closely similar with only minor alterations to the internal layout.

Similar to the HMO, whilst a hostel would not re-establish the (potential) original layout, as none of the options would, it has the important advantage of not requiring any structural or invasive works that would damage or cause further loss of the original fabric of the building.

The Hostel internal configuration is quite similar to the approved proposed HMO, aiming to ensure that building regulations are met to ensure that all future occupants will enjoy high levels of amenity and living space.

It is important to note that as the proposed new internal walls are all partitions, they could be removed in the future without damaging the original walls. The proposed works are reversible and a different layout could be established at a later date, should it be desirable.

The first floor has already been affected by earlier changes (having been part of the A3 unit for many years) and the original layout is no longer legible. The proposed Hostel layout will therefore not affect the integrity of the original layout. This should not impact the historical value of the asset and the retention and refurbishment elements of the project should be prioritised which will be implemented if the revised proposal gains approval.

On the second floor, a chimney breast remains that is part of the original structure of the building. This will be

retained within the hostel layout and could be returned to its function, should the building be reconfigured in the future.

There are no notable layout features that would be lost as a consequence of the proposed hostel use, as these were lost through past alterations. Although two bathroom walls were removed during the structural works undertaken in 2019, these would have not been retained within any proposed floor layout as they could not provide a useful contribution towards creating a new, more efficient layout.

As the attic was probably always used as a loft, there are no traces of the original layout that would be lost to the proposed hostel use.

It is therefore concluded that the proposed hostel use, as of the HMO use, will require less intrusive works compared to a residential conversion: it will facilitate the restoration of the building with minimum changes to the original fabric and will retain the surviving original features.

This is the most appropriate option for the site, ensuring its future preservation and continuous use. Importantly, it will also address the strong need for emergency housing in Newport, especially in this accessible location.

The next section 'Impact on no.10 Clarence Place' sets out in more details the impact of the proposal on the original fabric of the building, beyond the layout considerations just set out.

Table 4 overleaf summarises the development options considered by the applicant.

08 Heritage Impact Assessment

Development Options

Type of Dwelling	Works to Listed Building	Financially Viable
1 x unit across three storeys	The (potential) original layout could not be re-established as it would not meet modern standard of accommodation.	No: there is no market demand in this area of Newport for this type of accommodation
2 x units: 1 unit on the first floor 1 unit across the second and third floors	The (potential) original layout could not be re-established as it would not meet modern standard of accommodation. The location of the original staircase and above stairwell would result in awkward and underutilised internal spaces, which would not meet modern standard of accommodation. An alternative staircase configuration would be harmful to the original fabric of the building, as it would lead to the loss of the original staircase and stairwell, the replacement of sections of floors (including what is left of the original structure) and intrusive structural works.	No: either the units would have not met the required internal standard, or the cost of the works would have been excessive.
Housing in Multiple Accommodation (HMO) Across all upper floors	The surviving original features of the building can be repaired and retained. The proposed partition walls could be removed in the future without damaging the original walls. The proposed works are reversible and a different layout could be established at a later date, should it be desirable. Similarly, no fireplace will be reinstated on the second floor but this is an option that could be explored in the future, should the configuration of the building change. The (potential) original layout could not be re-established as it would not meet modern standard of accommodation.	Yes: there is market demand for this type of affordable accommodation in this area of Newport, and this conversion would meet the required standard of accommodation.
Hostel	As Above.	Yes: There is evidentially a market demand in Newport for emergency accommodation. This option would meet required standards of accommodation. This option appears the most economically viable for the new owner. As if the building was not to be re-configured there is concerns surrounding its furniture condition and maintenance.

08 Heritage Impact Assessment

Impact on No.10 Clarence Place

The proposal will preserve and enhance the character and appearance of the listed building and ensure its long term conservation.

The upper floors of the front elevation will be returned to their original state. The existing windows will be repaired where feasible or replaced with like for like frames where the damage is beyond repair. This will be decided on the basis of a Window Condition Survey to be agreed with Officers.

From a conservation perspective, the front elevation is the most important element of no.10 Clarence Place. This part of the proposal will therefore positively contribute to the building's evidential, historic and aesthetic value, and to the character of the local streetscape.

The proposed reconfiguration of the ground floor entrance and A3 shopfront utilises a modern and very simple design approach, with good quality durable materials, which will not detract from the importance and architectural articulation of the upper storeys.

No original features were preserved at ground floor. This part of the proposal will be subject to sensitive upgrade which will take into account conservation principles as well as the safety and comfort of future A3 occupiers and customers.

The rear elevation is of a more modest nature and makes a limited contribution to the significance of the listed building. Nevertheless, it will be improved as a result of the proposals.

At first floor level, the unauthorised works carried out in 2009 will be rectified. The original window opening on the left hand side will be reinstated in a horned sash style. The existing double door to the centre (that replaced the middle window) will be resized to a single door that replicates the proportions of the original window, thus complementing the proportions of the elevation.

The window on the right hand side had been bricked up with concrete blocks. These have already been removed and replaced with Imperial bricks, which match those original on the elevation. Even though it was recommended by officers to reinstate the window to the original specifications, it was not deemed feasible with this revised scheme due to the internal layout. There is the provision to reinstate the window in the future if required or if the internal configuration was to alter.

The large, modern, unsightly flue has been removed. This was erected without permission prior to the previous client's purchase of the building, and it was previously noted by Officers as an incongruous element of the elevation.

The second floor windows will also be repaired.

To summarise, as a result of the proposed works, there will be one departure from the original design of the rear elevation: one will be turned into a single door. This change is necessary to ensure that the building can accommodate the proposed hostel use, and to secure its long term conservation. The loss to the evidential and aesthetic value will be very limited, as these values are mainly concentrated on the front elevation, which will be preserved and enhanced as part of the proposals.

08 Heritage Impact Assessment

Impact on No.10 Clarence Place

It is therefore considered that the proposed changes to the rear elevation will not harm the significance of the listed building and the way it can be experienced by residents and members of the public. The benefits offered by the overall restoration of no.10 are considered to offset and balance the effect of the limited changes necessary to create a new door.

Both on Clarence Place and to the rear, it is anticipated that all the external walls will be internally insulated where possible to improve the thermal performance of the building and improve the comfort and overall health of the living conditions for occupants. This will be subject to further design details to be agreed with Officers.

The flat roofs beyond the first floor are in a poor state and need to be replaced. Also, the historic extension has lost its original features.

It is proposed that the flat roof will be replaced with a EPDM flat roof. The scheme proposes that the Terrace area is to receive concrete patio slabs (Grey in colour) on top of the EPDM build up to provide a suitable terrace surface for residents as was granted with the HMO application.

Whilst the conservation officer suggested using a lead roof or lead effect flat roof, this would not be practicable or suitable for residential use. The proposed patio slabs will have no impact on the listed building's overall significance and instead, it will provide important amenity space to the future residents of 10 Clarence Place.

A dedicated cycle storage and refuse area is proposed on the first floor flat roof. This will not be enclosed and will therefore not affect the original structure or the appearance of the building, nor will it have any impact on public views.

The first floor terrace will be defined by metal railings, which will be erected on the southern edge of terrace to replicate what would have been the original railings. These were subject to unlawful removal in 2009 and their reinstatement will return this section of the building to its historical appearance, as recommended in the officer report for refused applications ref. 21/0298 and 21/0299.

The existing roof structure will be maintained and repaired, including an original roof truss. The existing concrete tiles (it is not known when these replaced the original ones) will be removed and replaced with Clay Marseille roof tiles, with details to be agreed with Officers. These were indicated as appropriate in this historic context in the officer report for refused applications ref. 21/0298 and 21/0299.

The existing two rooflights will be altered to become conservation style rooflights, and will be complemented by two new rooflights of the same style – one on each side of the roof. The principle of having rooflights is established within the Clarence Place terraces, making this a non-contentious element of the proposal. The front elevation's Dutch gable will ensure that the rooflights are not visible from street level.

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Impact on No.10 Clarence Place

Due to a mix of unauthorised and unsympathetic works undertaken in the past, and damage caused by the extended lack of maintenance and repair, very few original features are present within the building. The layout of the upper floors is no longer legible, and only a small partition survives on the second floor, which will be retained and incorporated in the proposed layout where feasible.

Where present, the original features will be retained as explained in detail in Section 7 of this HIS. Should any lath and plaster structure be found during works, it will be retained wherever feasible.

Only the few surviving sections of the skirting on the second floor will be lost as part of the proposed works, which are already damaged. Because they make a very limited contribution to the building's heritage significance, their removal will only lead of a very limited loss of evidential value, offset and balanced by the benefits of the overall restoration of no.10.

With this minor exception, no loss of the original historic fabric or the original built form is proposed internally.

On the second floor, the chimney breast will be retained whilst the actual fireplace, which is clearly not original, will be removed.

There are no notable layout features that would be lost as a consequence of the proposed use, as these were lost through past alterations. Although two bathroom walls were removed during the structural works undertaken in 2019, these would have not been retained within any proposed floor layout as they could not contribute towards a new, efficient layout.

The proposed change of use provides the chance to return no.10 to a viable and stable use, related to the original residential use. This will ensure the long-term conservation of the listed building, threatened by a significant long period without maintenance.

Given that the building's original layout was lost a long time and ago, and that its reinstatement would not be feasible, it is considered that the layout of the hostel will not have any impact on the character of the listed building. No significant original features will need to be removed or changed to accommodate the proposed units.

As previously explained, the proposed partitions could be removed without damaging the original fabric of the building, and the second floor fireplace reinstated in the future, should a decision be made to change the configuration of the building.

The proposals will not change the physical or historic relationship of the application site with its setting. Instead, it will reinforce the link between the buildings by returning no.10 to its original 20th century character, and it will enhance the experience that the public will have of Clarence Place.

To conclude, the proposals will positively contribute to the overall significance of the building, resulting in no harm to its character and appearance, and they will secure its long term viability.

08 Heritage Impact Assessment

Impact on Surroundings

Impact on Nos.12-18 Clarence Place

There will not be any negative impact on nos.12-18 as a consequence of the proposals: the development will not physically affect the historic asset, nor are there any external or internal alterations that could impact on the character and appearance of these listed buildings.

8.61 Rather, the proposal will enhance the setting of the listed terrace by returning the front elevation to its original state.

Whilst the works to the rear elevation are a welcome improvement on the current situation, they will have a neutral impact on the significance of the listed terrace.

Impact on the Technical Institute

The same assessment for nos. 12-18 applies to the Technical Institute. The proposal will not physically affect this listed building, nor are there any external or internal alterations that could impact on its character and appearance.

The setting will benefit from having the front elevation of no.10 restored, while works to the rear will have a neutral impact on the significance of the listed terrace.

Public Benefits

The proposal will deliver public benefits to the area:

- It will bring a long vacant brownfield site back into use, improving local views. It will allow members of the public to better appreciate the significance of the historic asset.
- The upper floors will accommodate new residents, who can potentially contribute to the vitality and economic viability of the area.
- It will contribute to climate change mitigation and adaptation, by utilising the most appropriate technologies for the renovation of the listed building.

The renovation of no.10 has also the potential to help the regeneration of the local area by bringing in new residents and contributing to the economic viability of Clarence Place, thus making this a more desirable location to live and invest in.

Policy Compliance

The proposal will preserve and enhance the significance of the listed building and its setting, ensuring no.10's long term preservation. This complies with national policies, Cadw guidance as well as local policies SP9 and CE5.

The scheme respects and enhances the character of urban context and will include high quality materials that complement the historic fabric of the building. This positively addresses the design principles set out in local policy GP6.

The proposed renovation and change of use of the upper floors of 10 Clarence Place will also deliver public benefits to the local area. It will return a vacant listed building to its viable use, thus contributing to the vitality and economic viability of Clarence Place. This is line with local policy SP18.

09 Conclusions



Overview

The application site forms part of a group of 5 Grade II listed buildings extending from 10 to 18 Clarence Place (evens). Together with 20-34 Clarence Place and the Technical Institute, they are an important example of the commercial development that took place in this area of Newport in the early 20th century.

No.10 Clarence Place has been vacant for an extended period of time and prior to its purchase by the applicant, no maintenance or repairs were carried out. The consequent damage to the original structure, together with unauthorised and unsympathetic works undertaken in the past, has resulted in a building that retains very few original features internally and that has lost its original internal layout.

Although no.10 is now structurally sound, it is in a state of disrepair internally and is in urgent need of repair and renovation.

It is proposed to change the use of the upper floors of the building to a Hostel and to reconfigure them internally to accommodate this use.

A new design is proposed for the ground floor shopfront and residential entrance. No change of use is proposed for the ground floor unit, which will retain its established Class A3 use.

This HIS concludes that the proposals will reinstate the original appearance and character of the front and rear elevations where feasible and that they will preserve the few remaining internal original features. They will make a positive contribution to the heritage value of the listed building and of its setting.

There are small changes to the historic design are proposed as part of the development, internally. However, their alteration will not affect or bring any harm to the significance of the listed building. It is deemed that the benefits of the alteration outweigh what would be deemed as potentially harmful.

The new owner is committed to ensuring that the building's use is both viable and financially sustainable, securing its long-term maintenance and preservation. SSA has collaborated closely with the new owner to develop a scheme that aligns closely with the existing approved planning application and listed building consent with minimal internal alterations to allow for the proposed use.

The proposed Hostel use ensures that the building is returned to a viable and stable use and secures its long-term conservation, threatened by a significant long period without maintenance. Because the building has already lost its original internal layout and the vast majority of its original internal features, and considering that it would have not been feasible to reinstate the bathroom partitions lost in 2019, the proposed use will not have any negative impact on the integrity of the listed building.

Finally, the development will also deliver public benefits to the local area as the building will allow for mixed uses, making this a more desirable place to live and invest in.

It is considered that this proposal meets the tests of PPW11 and TAN24, the requirements of local planning policies and of Cadw guidance. Therefore, it should be considered positively.

The appendix as follows has been extracted from the KEW Planning HIS.

10 KEW Planning Appendix

Appendix 1 – Planning Policy Analysis

Local Planning Policy – Adopted Newport Local Development Plan (LDP), 2015

Policy SP9: Conservation of the Natural, Historic and Built Environment

The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.

Policy SP18: Urban Regeneration

Proposals will be favoured which assist the regeneration of the urban area, particularly where they contribute to:

- i) The vitality, viability and quality of the environment of the city centre;
- ii) The provision of residential and business opportunities within the urban area;
- iii) Reuse of vacant, underused or derelict land;
- iv) Encourage the development of community uses where appropriate.

Policy GP6: General Development Principles – Quality of Design

Good quality design will be sought in all forms of development. The aim is to create a safe, accessible, attractive and convenient environment. In considering development proposals the following fundamental design principles should be addressed:

- i) Context of the site: all development should be sensitive to the unique qualities of the site and respond positively to the character of the area;
- ii) Access, permeability and layout: all development should maintain a high level of pedestrian access, connectivity and laid out so as to minimise noise pollution;
- iii) Preservation and enhancement: where possible development should reflect the character of the locality but avoid the inappropriate replication of neighbouring architectural styles. The designer is encouraged to display creativity and innovation in design;
- iv) Scale and form of development: new development should appropriately reflect the scale of adjacent townscape. Care should be taken to avoid over-scaled development;
- v) Materials and detailing: high quality, durable and preferably renewable materials should be used to complement the site context. Detailing should be incorporated as an integral part of the design at an early stage;
- vi) Sustainability: new development should be inherently robust, energy and water efficient, flood resilient and adaptable, thereby facilitating the flexible re-use of the building. Where existing buildings are present, imaginative and sensitive solutions should be sought to achieve the re-use of the buildings

Policy CE5: Locally Listed Buildings and Sites

Buildings and sites of local significance for their architectural or historic interest will be included on a local list and should be protected from demolition or inappropriate development.

Appendix 2 – List Entry Description

10 CLARENCE PLACE

Source: <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=26245>

Overview

Entry Name: Nos 10-18 Clarence Place (evens)

Reference Number: 26243

Building Number: 10

Listing Date: 25 March 2002

Grade: II

Source: Cadw

Broad Class: Commercial

History

Dated 1909, same date as adjacent Institute. Clarence Place formerly Clare's Place.

Exterior

Group of shops, offices and accommodation on upper floors. A 3-story 6-bay range including an entrance bay. Built of brick and stone with a replaced machine-tile roof; modest sized corniced brick stacks. Asymmetrical composition which should include an end bay right to match number 18 at end left. All bays are defined by pilasters which rise from first through second floor; all shopfronts remodelled; all windows are horned sashes with multipane upper lights and plate glass lower lights. Entrance bay is off-centre right: of rusticated ashlar with segmental arched parapet incorporating cartouche; round-arched second floor window and 2-light first floor window with extended keystone are flanked by enriched Ionic pilasters. Ground floor entrance has matching bracketed hood on giant pilasters. Bays each side and end left have a 3-window range of sashes with eared and shouldered surrounds; second floor has aprons to side windows and carved panels with swags at centre, egg and dart cornice and balustraded parapet. Intervening bays (from right the first and fifth) also have a 3-window range of similar sashes but with a decorative entablature to central second floor window under a swept segmental-arched gable with small pierced light, flanked by piers with orbs terminating the balustrade above the dividing pilasters.

Reasons for Listing

Included as an integral part of this early C20 commercial development, attached to and for group value with the Technical Institute on one side and Nos 20-34 Clarence Place on the other; group value also with the War Memorial.

Appendix 3 – Photographic Survey

Image 1 – Front elevation of. No.10 Clarence Place, during current repair works to masonry.



Image 2 – Front elevation of. No.10 Clarence Place, prior to repair works to masonry. Source: Google Street View, October 2020.

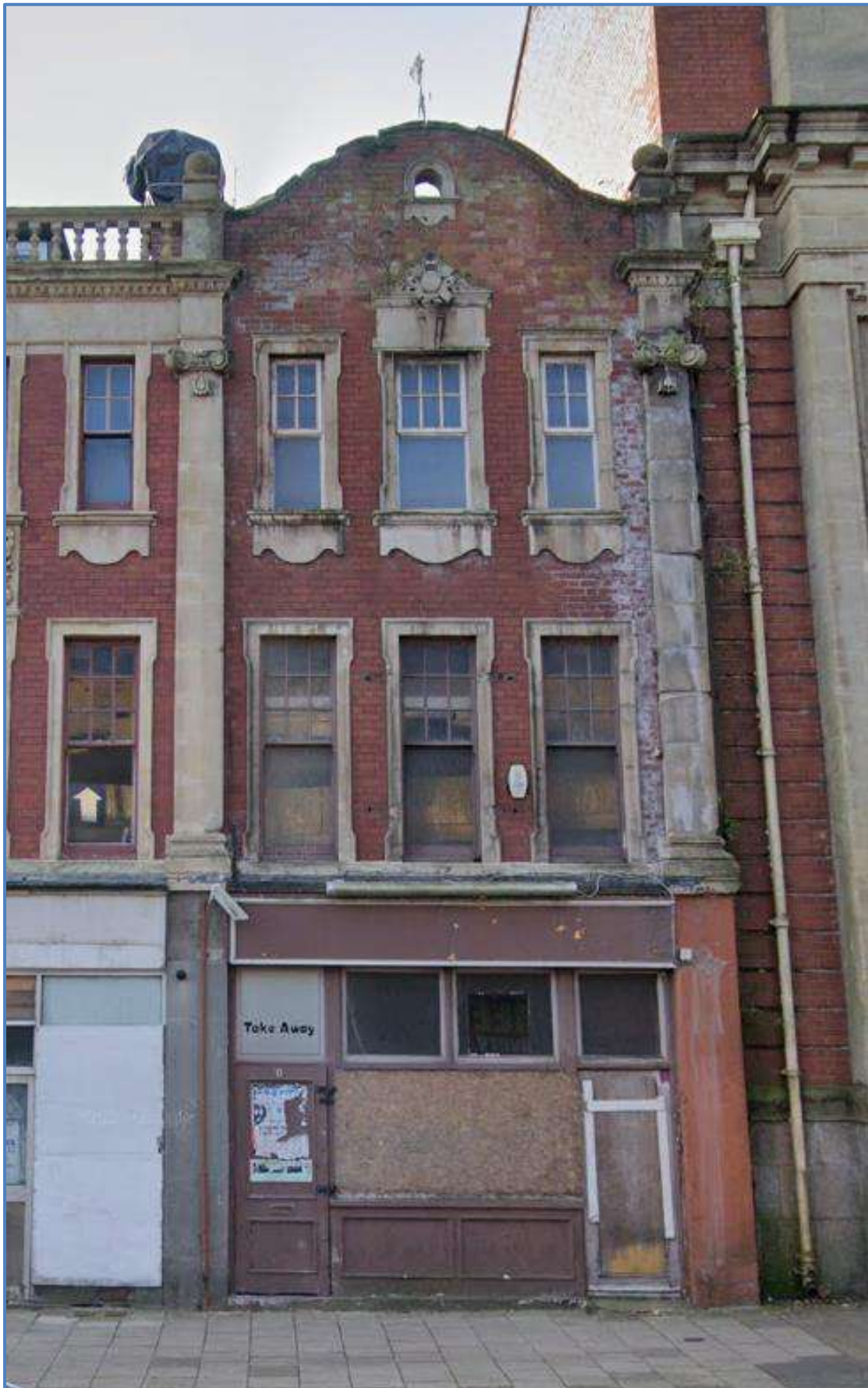


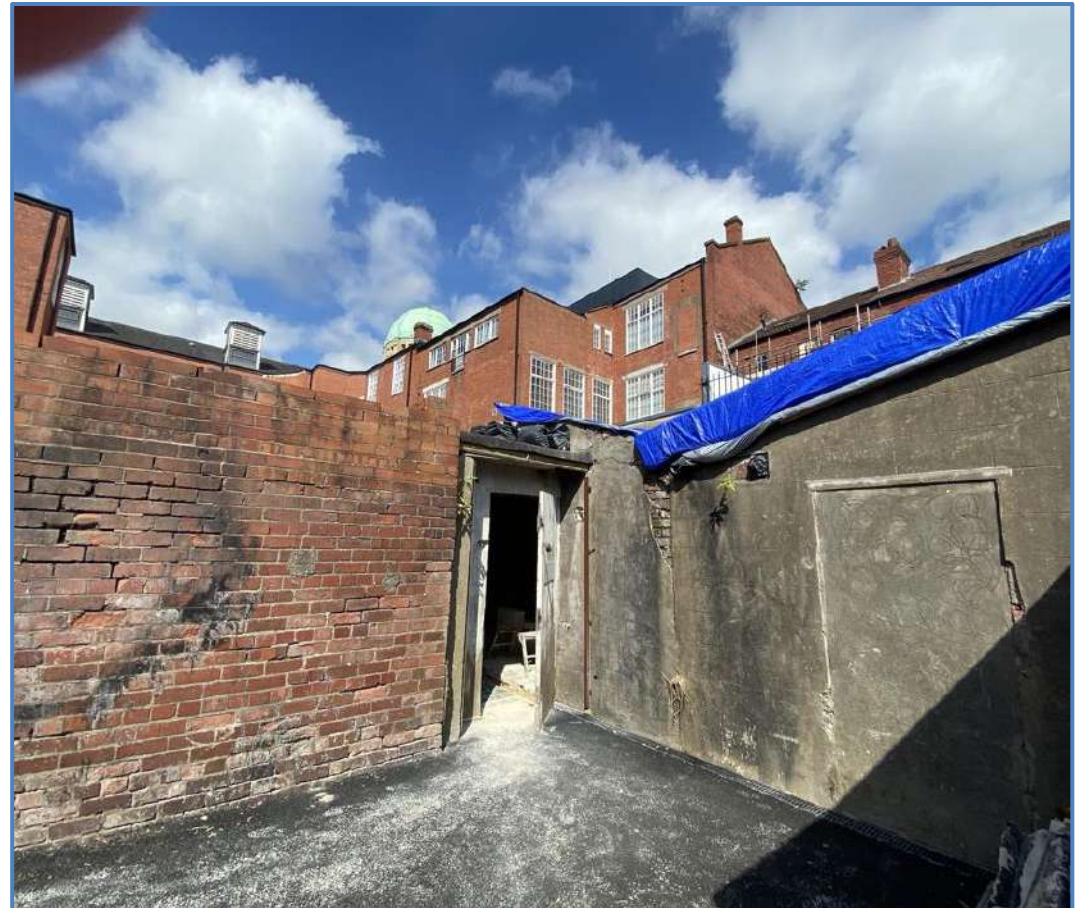
Image 3 – Front elevation of. No.10 Clarence Place (scaffolded), the Technical Institute to the right, and nos. 12, 12a, 14 and 16 to the left.



Image 4 – View of Clarence Place showing the relationship between the application site, the listed terrace at nos.12-18 and the Technical Institute.



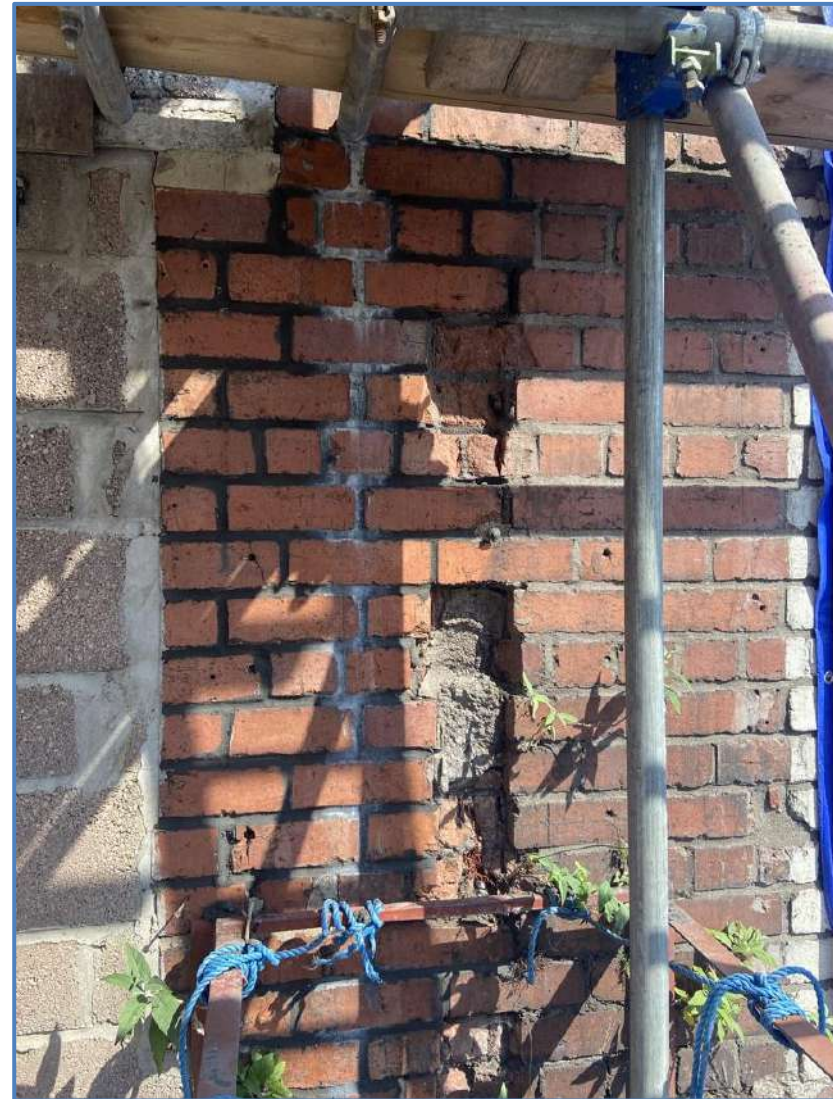
Images 5 and 6 – Rear elevation of no.10 Clarence Place.



Images 7 and 8 – Rear elevation of no.10 Clarence Place (prior to repair works to masonry).



Images 9 and 10 – Rear elevation of no.10 Clarence Place (prior to repair works to masonry). From left to right: detail of the bricked up window on the left hand side of the elevation; detail of the bricked up window on the right hand side showing concrete blocks and damage to adjacent brick work.



Images 11 and 12 – Rear elevation of no.10 Clarence Place (prior to repair works to masonry).



Image 13 – Rear elevation of no.10 Clarence Place, after repair works to masonry.

