

Hiraeth.

St John Baptist Church | Rogerstone | Newport | NP10 9FG
DESIGN AND ACCESS STATEMENT
FEBRUARY 2026

FOREWORD

Address

The full postal address is:

St John Baptist
Rogerstone
Newport
NP10 9FG

Grid Reference (NGR)

E326743, N188572



WHAT3WORDS

///angle.chuckle.stylists

Unitary (Local) Authority | Newport City Council
Community | Rogerstone

Designations

The church is not listed.

The church does not sit within a conservation area.

Hiraeth Architecture

Architects specialising in the conservation of historic buildings and sustainable architecture.

This document has been produced to support a planning and faculty application for the renovation and conversion of an outbuilding adjacent to St John Baptist church, to provide much needed W/C facilities. The proposals are born out of a desire to provide improved facilities for the church going forwards and meet the needs of its congregation.

St John Baptist Church is managed and owned by the Representative Body of the Church in Wales. This body holds assets in trust on behalf of the Archbishop, Bishops, Clergy and Laity of the Church in Wales. To arrange a site visit, please contact the applicant using the following details:

St John Baptist Church

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UPRN	Originator	Zone	Level	Type	Role	File number	Suitability	Rev
2438	HIR	XX	XX	RP	A	06800	S2	P1
Suitability		S2 - Issued for Information						



Aerial View of St John Baptist Church and adjacent Church Hall, showing the local context of Rogerstone, with the adjacent industrial estate and neighbouring residential properties.



INTRODUCTION

Hiraeth Architecture Ltd have been appointed for the development and delivery of the new toilet at St John Baptist Church, Rogerstone. This document sets out an analysis of the existing site, planning and heritage context to demonstrate how the proposals respond to the physical, social and legislative context needs of the building and its community. It also outlines the client brief, design development and resultant proposals thereby providing the rationale for the scheme.

The document should be read in conjunction with the following information:

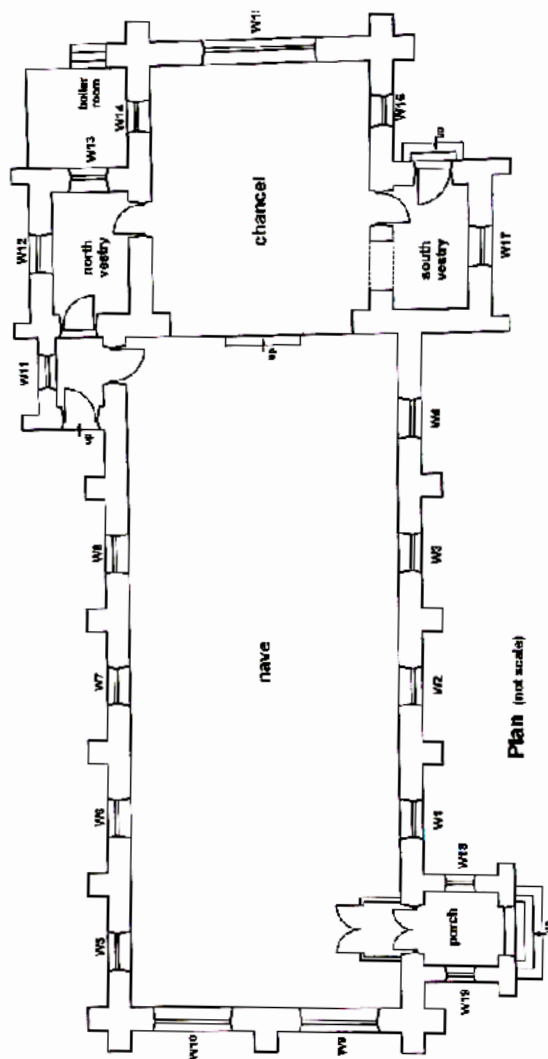
- Drawings as per the attached drawing issue sheet

The document demonstrates that this project presents a unique opportunity for St John Baptist Church, and that its delivery will meet both the existing and evolving demands and aspirations of its community.

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Plan drawing of St Jonh Baptist Church, image is not to scale.

UNDERSTANDING THE BUILDING AND ITS SETTING

Historical Overview

St John's, Rogerstone was designed by architect E.A. Johnson of Abergavenny and built in 1887-8. The Church and its hall were gifted to the parish by the second Lord Tredegar, Godfrey Morgan and it was consecrated by the Bishop of Llandaff in dedication to St John the Baptist.

The erection of the Church was a result of the industrialisation of South Wales and the growing populations that came with expanding industry. The Church is said to have been built to serve the village of Rogerstone so that the local people no longer had to walk to the parish church in Bassaleg in order to worship.

Ordinance Survey Maps show the development of the area, with St John's appearing in the 1890s ONS map and little development around it except for Wern Cottage. By the 1920s it shows significant development of housing to the West of the site and by the 1960s the whole surrounding area is populated and there are a number of industrial sites to the Southeast. The outbuilding is not shown on any of the historic maps.

Until the disestablishment of the Church in Wales in 1920, the Parish of Bassaleg was in the Diocese of Llandaff and part of the Church of England. In September 1921 the Diocese of Monmouth was created by the Church in Wales and encompassed the Parish of Bassaleg.

Description of the Church/ Architectural Overview

The Church is located near the centre of the village of Rogerstone – Northwest of the City of Newport. It sits between a residential and industrial area and is orientated in the traditional East to West manner. The building is relatively simple in form. It is comprised of a Nave and lower Chancel with the Choir Vestry, Priest Vestry, Vestry Porch, South Porch and Boiler house. It is of 19th century design with a typical Anglican configuration.



1880s
1-2500 County Series - 1st Edition
(Published 1886)



1890s
1-2500 County Series - 1st Edition
(Published 1902)



1910s
1-2500 County Series - 1st Edition
(Published 1922)



1930s
1-2500 County Series - 1st Edition
(Published 1945)



1940s
1-2500 County Series - 1st Edition
(Published 1925)



2020s
1-2500 County Series - 1st Edition
(Published 2026)

Extracts from the historic maps, showing amendments to the plan form of the church and its surroundings over time. Site outlined in red. The church was first shown in the 1890s map, with the associated church hall being established around the same time. The church originally sat in open farmland, with adjacent residential developments slowly developing around it. The large industrial site to the south east was established between the recording of the 1930s and 1940s OS map.

The building is constructed in a decorative style with square cut rock-faced, pennant stone and Bath stone string courses on a plinth of mauve Old Red Sandstone. The roofs are slate and the bell cote and chimney are Bath stone. The interior walls are gypsum plastered with emulsion paint and the floors are a mixture of tile, parquet and carpet. The Church is not listed or in a conservation area.

The outbuilding is located to the east of St John Baptist Church, within the grounds of the adjacent Church Hall. It is constructed from red brick, with a steel beam supported sinusoidal panelled roof. There is an existing timber door that is in relatively poor condition. The building itself is overgrown with vegetation. It was most recently used as garden storage to manage the Church and Church Hall grounds.

Archaeological Overview

No below ground archaeological investigations have been commissioned for the purpose of the project. It is not believed that these are necessary in the context of the proposed scheme.

Overview of Social and Communal Value

Churches in general have had a traditional role of building a sense of belonging in the community. They are places where people feel valued and can develop trusting relationships. This is sometimes referred to as social capital. The local church is typically a place where people can connect with others as well as receive assistance, warmth and kindness, particularly during times of distress. St John Baptist Church has provided their facility in Rogerstone since 1887, although it is currently struggling to meet the community requirement, in part due to a lack of everyday facilities.



(Top) View of the gable end, from the southwest, showing the Church's main entrance.
(Bottom) View of the outbuilding from the north.

SUMMARY OF CONDITION

A summary of the condition of the outbuilding is as follows;

The building has been overtaken by vegetation, principally ivy and brambles, which are covering the roof and significant areas of the walls. Where, visible, the walls can be seen to be constructed of brick and appear in reasonable condition despite mortar being washed away from joints at low level. The roof is completely covered by vegetation except some exposed steel work which is in poor condition and heavily rusted. Some vegetation is growing through areas where the roof has deteriorated. The timber door to the building is still in place, however, this is in poor condition with rotten timber and missing glazing.



(Top left) Internal view of existing outbuilding, taken from the door.

(Bottom left) View of outbuilding from the south.

THE IMPORTANCE OF THE CHURCH

The previous sections have explained how St John Baptist Church has developed over time, along with its context. St John Baptist is recognised as being important both as an identifiable building in the locality and a focal point for the church community. The following qualities that demonstrate its significance must be protected in any future development of St John Baptist's and its environs:

- It is located on a prominent road within Rogerstone, that connects two parts of the community, forming part of the area's identity both socially and architecturally;
- It provides a key place of worship for the congregation of St John Baptist;
- It has formed part of the identity of Rogerstone as it has grown around it since the late 1800s, pre dating the majority of the surrounding residential developments;
- Supported by the local community, it has social significance as an example of how the community can encourage the growth of the church building.

CURRENT SITUATION AND NEED

Currently, the Church holds worship services two times a week, with a regular congregation in attendance, the size of which can double depending on the event. As such, the Church provides space for life events such as weddings, baptisms, christenings and funerals which often fills the Church.

The church does not have any W/C provision, since the closure of the adjacent church hall which facilitated access to toilets when needed. As a result, there are limitations to the use of the Church building. For example, the Church is not viable for use by external community groups or for extended events for the congregation such as coffee mornings. The lack of W/C facilities also reduces the Church's accessibility for those who require one. Therefore the reintroduction of W/C facilities at the Church can increase its potential offerings and allow the building to better serve its community.



(Top) The new facilities for accommodating children during services.

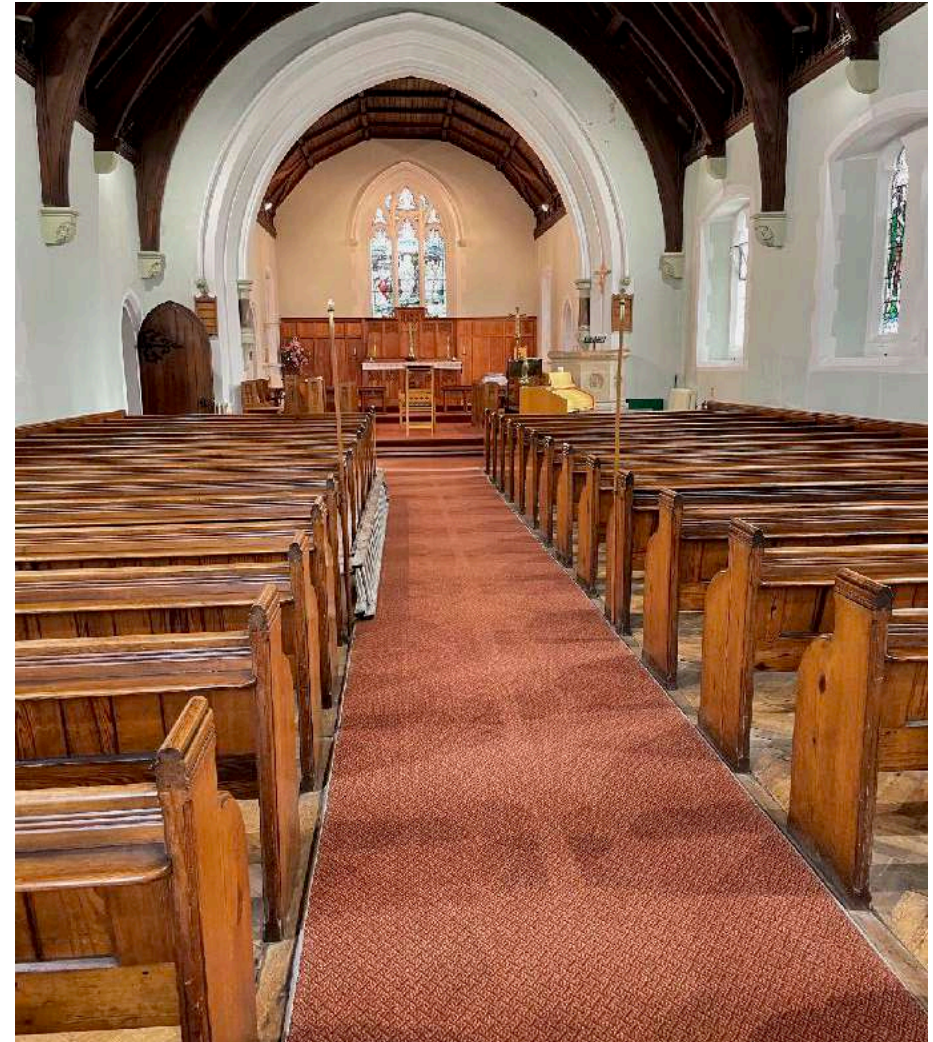
(Bottom) An example of a church event - a Remembrance Sunday gathering with a large number of attendees.

BRIEF AND OBJECTIVES

St John Baptist Church, Rogerstone approached **Hiraeth** Architecture to investigate proposals to accommodate the Church's provision for W/C facilities, following the closure of the adjacent Church Hall. Following consideration of various options, including the internal reorganisation or extension to the Church, the proposals centre around the renovation and conversion of an existing outbuilding in the adjacent church hall grounds. The proposals seek to respond to the following key objectives:

- W/C provisions within close proximity to St John Baptist Church.
- Accessible W/C provisions with a step free route into the space.
- Additional storage space for the Church.

This brief was established following discussions with the Church community. A previous application was lodged to extend the Church to the north, to accommodate the brief requirements, however this was considered to be of unnecessary harm to the historic fabric. This application looks to reduce impact on the existing building, by repurposing an existing outbuilding to accommodate the required facilities, therefore fulfilling the brief with minimal negative impact.



(Above) View of the Nave at St John Baptist, showing capacity of 300 in the original pews.

CONSTRAINTS AND OPPORTUNITIES

In developing the brief the following constraints and opportunities were considered:

Constraints

- Any proposals need to respect the existing church's historic fabric, whilst also ensuring that the space is functional for its current use.
- The provision for W/Cs needs to be accessible with a step free route to ensure there is no restriction of use by all members of the community.
- The renovated outbuilding should be to modern standards of construction, physically responding to their immediate environment, and considering factors such as siting and orientation, thermal mass and air tightness.
- Accommodating the client brief within the existing footprint of the outbuilding.

Opportunities

- To sensitively manage the change of an existing building to meet the needs of a modern congregation without compromising its existing qualities, therefore enabling the church to have a viable future.
- To provide an unobtrusive, high quality scheme, which responds to its context.
- To design a sustainable scheme that responds to the site aspects (existing layout, etc), where possible and noting that the works relate to an existing building.
- To provide an accessible space for use by all members of the community, including facilities for baby changing and disabilities.
- The potential to provide facilities that allow the church to be used for additional community events.

SITE AND CONTEXT ANALYSIS

The key road that runs past the site, St John's Crescent, connects the north and south of Rogerstone community, over the A467. To the southeast of the site is Wern industrial estate, which contains a variety of businesses including: a brewery, a dance company and a food manufacturer. This development provides some noise pollution, as would be expected from an industrial estate. To the north and east of the site are residential developments.

The site is divided into two by a stone wall and mature trees, to the west of this boundary sits the Church within the churchyard. To the east is the Church hall, cemetery and a small brick outbuilding. The Church sits centrally on a roughly east-west axis within the churchyard. There are graves to the northwest of the site, and mature trees scattered to the north and south. The Church hall sits to the northwest of the eastern plot, with the outbuilding to the southwest, along the boundary wall. The outbuilding faces east, towards the hall, and sits mostly in full sun throughout the day, except when shaded by adjacent mature trees. There is a cemetery to the south and east of the church hall, bordered by a metal fence.

The site has limited parking facilities, besides a lay-by to the north, however, some residential streets are utilised in the surrounding areas. There is access for private vehicles to the north of the site, between the two buildings.



(Above) Site plan indicating location of outbuilding in relation to Church and Church Hall.

Development Control

The Ecclesiastical Exemption (Listed Buildings and Conservation Areas) Order 1994 gives Church in Wales Churches an exemption from:

- Listed building consent: including separately listed structures within the curtilage (e.g. churchyard walls, railings and monuments)
- Conservation area consent
- Building preservation notices
- Compulsory acquisition of buildings in need of repair
- Urgent works notices

It recognises that church buildings are places of worship. It allows mission, worship, and wider community use, to be balanced with care and conservation.

The Church in Wales only has the exemption on the condition that it maintains its own equivalent, heritage protection system. This is the Faculty System. A Faculty is an “ecclesiastical licence” which gives parishes permission to carry out works to church buildings, their contents and churchyards. It is the Church in Wales’ mechanism for controlling and approving works and changes to its church property. It is a permission system which seeks to carefully consider proposals before changes are made and includes provision for expert advice and external consultation in arriving at a decision. Its purpose is to ensure that works are carried out in a sympathetic manner that respects the building’s theological, architectural, historical and archaeological heritage.

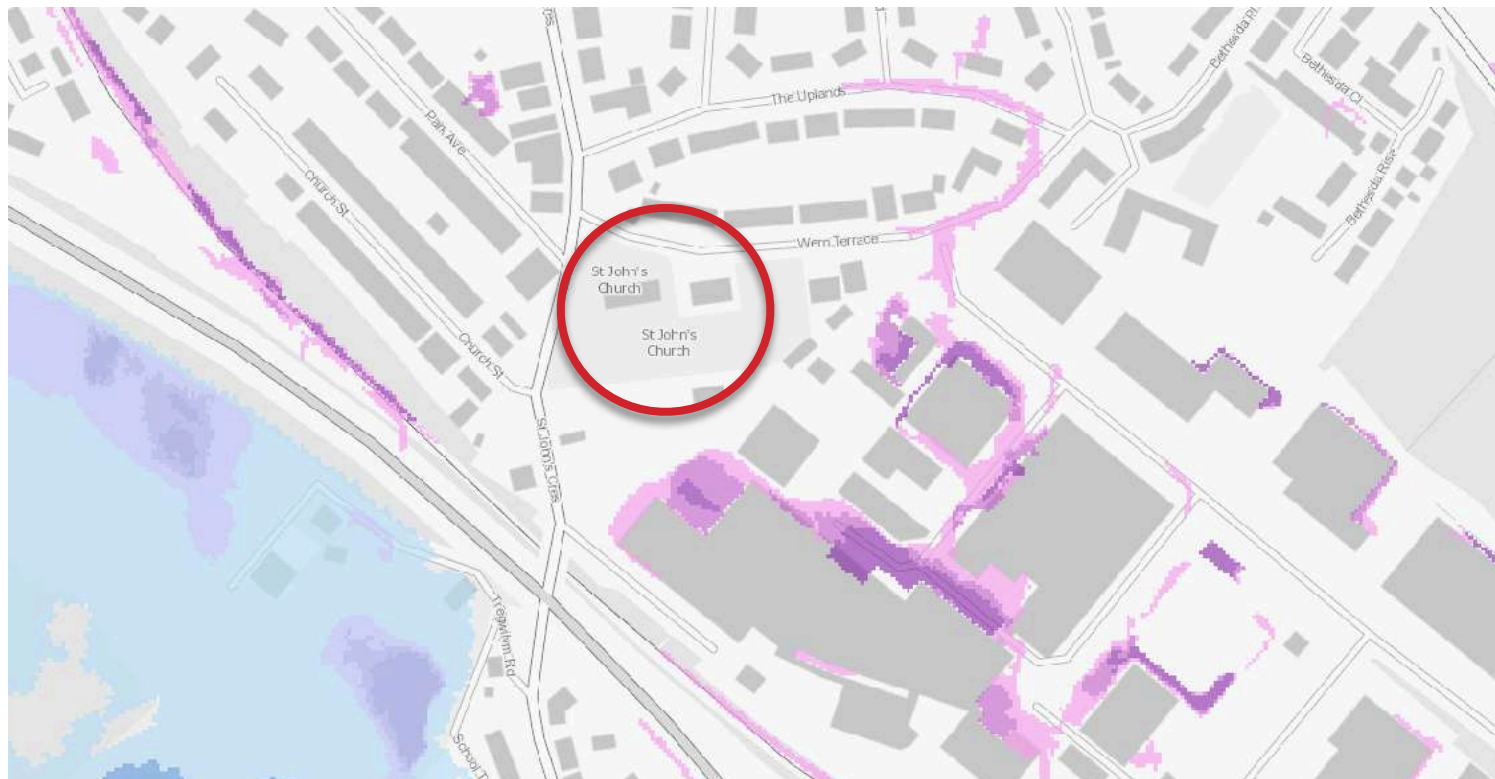
PLANNING CONTEXT AND DEVELOPMENT CONTROL

Some works to churches (such as an extension or new building) will require planning permission and building regulations approval, in addition to a faculty approval.

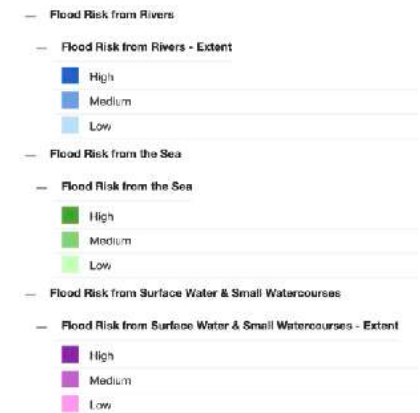
Planning Policy Wales provides the national planning policy context for Wales, supplemented by Technical Advice Note 24 (TAN). Procedural guidance is provided in the Historic Environment (Wales) Act 2025. The principles of the detailed planning advice set out in TAN 24 apply to those denominations exempt from consent processes when making changes to their ecclesiastical buildings

Chapter 6 of PPW, The Historic Environment sets out the Welsh Government’s objectives with regard to the protection and enhancement of Conservation Areas in Wales as follows:

- conserve and enhance the historic environment, which is a finite and non-renewable resource and a vital and integral part of the historical and cultural identity of Wales;
- recognise its contribution to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life, and its importance as a resource to be maintained for future generations;
- base decisions on an understanding of the significance of Wales’ historic assets;
- contribute to the knowledge and understanding of the past by making an appropriate record when parts of a historic asset are affected by a proposed change, and ensuring that this record or the results of any investigation are securely archived and made publicly available.



Extracts from the Flood Map for Planning showing flood risk (sea/ rivers, blue; surface water, purple). The site is marked with a red circle, the key is shown above.



The Newport Local Development Plan 2011-2026 (Adopted January 2015) provides the local policy framework for the development and conservation needs of the county. In this respect the Council has an important role in securing the conservation of the historic environment while ensuring that it accommodates and remains responsive to present day needs. This is a key aspect of the Council's wider sustainable development responsibilities, which needs to be taken into account in the exercise of development plan policy and development management functions.

In addition to the national and local planning policy context planning permission would not normally be granted until appropriate prior consents had been gained under additional legislation in respect of Faculty consent.

Alterations to the outbuilding at St John Baptist Church will require Faculty consent and planning permission.

Trees and Tree Preservation Orders

There are trees on the site, which may or may not be protected by a tree preservation order. The proposed works do not require the removal

of any existing trees, however, the existing outbuilding is within close proximity to a tree which should be protected during the works.

Flood Risk

The Natural Resources Wales Flood Map for Planning (previous page) shows that the building is not at risk from river/sea flooding or surface water flooding. Therefore a flood risk assessment will not be required for any proposals.

Building Control

The Building Regulations set standards for how buildings must be constructed to achieve a minimum level of acceptable performance.

The two principal areas of risk when upgrading older buildings to meet the requirements are:

- causing unacceptable damage to the character and appearance of historic buildings, and
- causing technical conflicts between existing construction methods and changes to improve energy efficiency.

Part L of the Building Regulations covers the conservation of fuel and power. Sustainability is about overlapping environmental, social and economic requirements and the need to bring them all into harmony. All are relevant to older buildings, but for the purposes of Part L the greatest emphasis must lie on the environmental aspect, and specifically the use of fossil energy. This is closely allied to the generation of carbon dioxide both from the creation of buildings and from their daily use.

For existing buildings energy conservation upgrading is generally only required for elements that are to be substantially replaced or renovated,

or where there is a change of use. The requirements do not apply to normal maintenance and repair work. They therefore apply in the following circumstances:

- Changes or renovations made to thermal elements such as doors or windows;
- When an extension or conservatory is to be added;
- When the building is to be subjected to a change of use or a change of energy status;
- Changes made to controlled fittings or services;
- When consequential improvements are required

When proposing any works to modify an existing building, it is important that it should first be properly understood. This means understanding its construction, condition and the way it performs. It also means understanding the building's qualities or significance. The significance of a listed building clearly encompasses the more obvious architectural and aesthetic values, but it also includes less tangible elements such as associations with historic people and events, examples of technological innovations, aspects of social history and links with a building's setting and other heritage assets. These will necessarily need to be balanced and aligned with the requirements of modern occupation.

DESIGN EVOLUTION

One of the key downfalls of the current arrangement of St John Baptist is the lack of existing provision for W/C facilities. The Church no longer has access to W/Cs in the adjacent church hall since its closure. If members of the congregation require access to W/C facilities, they currently use a nearby cafe or travel back to their own homes.

Because of the layout of the Church, there is limited potential for inclusion of a W/C within the existing building. The Vestries are generally too small to be further subdivided whilst accommodating their existing use, which is at capacity. The extension of the Church to the north has also been explored through a previous application, which was rejected on account of unnecessary negative impact on the historic building.

The proposal outlined in this document focuses on redeveloping an existing outbuilding into a functional W/C building that incorporates two W/Cs (one of which is accessible) and additional storage space for the Church.

Two options for the redevelopment of the outbuilding were explored with the client to understand the best option to effectively fulfill the brief. These two options are outlined on the following pages.



(Above) Existing floor plan of outbuilding.