

From: Smith, Laura (Principal Heritage Officer) <Laura.Smith@newport.gov.uk>
Sent: 13 February 2025 15:19:25 UTC+00:00
To: "Ostler, Marnie (Planning Officer)" <Marnie.Ostler@Newport.gov.uk>
Subject: 25/0003 118 Commercial Street

Hi Marnie,

Thank you for consulting me on this application. 118 is prominently situated along Commercial Street and sits just outside the current boundaries of the Town Centre Conservation Area. This section of Commercial Street between Hill Street and George Street makes such a contribution to the Victorian history of the area that the draft conservation area appraisal (drafted 2019-20) proposes the extension of the boundaries to include it. Various buildings in this area are to be highlighted as positive contributors to the area and of historic/architectural value.

Several properties have seen rear developments and extensions, and vary in scale and design. The majority are large and lengthy, with single, two and three storeys. Most consist of modern materials that do not reflect the historic character of the area well.

The application proposes a large rear extension and roof alterations. To the front elevation, I have no objection to the front dormers. These are proposed to match that of the adjacent number 117, therefore precedent has been set for this type of addition. The dormers would be set down from the main ridge, appearing subservient to the principal roof form. The proposals also include a large rear dormer, which would have upvc cladding and a full height double window/door. It is not clear whether or not this intends to be a Juliette balcony? This dormer would take up the majority of the rear roof pitch. I would not consider the proposed large dormer to be of good design. The 'window' does not reflect that of existing fenestration and the upvc cladding would contrast that of the tiles. Its scale would mean it protrude significantly from the roof making it an extremely visible feature when viewing the property from Park Square. It would also make number 118 appear incongruous with the other properties. I would recommend this element is removed from the proposals.

Regarding the rear extension which stretches up to the multi-storey car park, I generally would not have many concerns with this. Given the scale and design of the existing extension on the property as well as others along this side of Commercial Street, I would not see this appearing out of place. The width matches that of the existing and is typical of an extension to a Victorian property, and the length matches that of existing structures and adjacent properties. My concern centres around the proposed height. Ideally secondary structures should sit below the main eaves line. The drawings show the gable ended extension to project off the proposed roof dormer - this interface has not been well detailed and it's unclear how this would appear/work?

Otherwise, there is the lack of detail on materials and finishes for the extension, so it would be useful to have a few more labels on the drawings at this stage.

Many thanks,

Laura Smith

Prif Swyddog Treftadaeth / Principal Heritage Officer

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

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Please note: I may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all email enquiries by email unless alternative arrangements, such as a call via Microsoft Teams, are mutually agreed.

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