

EXTERNAL REFURBISHMENT AT 4A NEW RUPERRA STREET, NEWPORT. NP20 2BB

DESIGN STATEMENT

1.00 INTRODUCTION

- 1.01 A planning application for refurbishment of some of the elements of the external fabric of the first-floor flat is being submitted to Newport City Council.

The proposed works are: -

- i) Replacement of First Floor uPVC windows and uPVC Flat entrance Door, on a like for like basis albeit with a slightly different configuration.
- ii) Replacement of the slate roof covering at first floor level, and the flat roof covering at first floor level, to include fascias where required.
- iii) Replacement of the existing uPVC rainwater goods and S.&V.P. on a like for like basis.

The building is a former terraced house that historically had been converted into two flats. The application relates to the first floor flat whose postal address is 4A New Ruperra Street but is actually accessed by an entrance door facing onto Ruperra Street.

The building is not listed but is located within the Lower Dock Street Conservation Area, and the area is further subject to an Article 4 (2) direction.

This Design Statement has been prepared to support the application and will follow the guidelines contained within the Lower Dock Street Conservation Area Appraisal.

This document is intended to be used by Newport City Council alongside Planning Policy Wales, Technical Advice Note 24: The Historic Environment, Newport City Council Planning Policies: GP2, GP6 and CE7, whilst making reference to the comments and observations of the Planning Inspectorate (Wales) when considering the existing features in the locality and that Policy CE7 would not be undermined.

- 1.02 This assessment will demonstrate that the applicants have understood the Conservation Area designation and its significance. Moreover, it will show how this understanding has informed the decision making during the design process. An integral part of this assessment will include the Design Assessment. This assessment will also show that the proposed changes to certain elements of the fabric will ensure the integrity of the Conservation Area will not be harmed. It will discuss the proposals under the following headings.

- 4A New Ruperra Street and its setting.
- The significance of the building.
- Existing features.
- Design concept.
- Impact of the proposals.
- Conclusion.

1.03 The assessment will show that the proposals will have no significance effect on the character or setting of the Conservation area (C.A.). Moreover, the statement will confirm that the overall historic integrity of the building is retained.

2.00 4A NEW RUPERRA STREET AND ITS SETTING

2.01 4A New Ruperra Street is a first floor flat created as part of a historic redevelopment of a two-storey terraced house, with a separate flat at ground floor level.

The property is part of a group of traditional buildings on the northwest side of Ruperra Street being located on the corner of Ruperra Street and New Ruperra Street its frontage runs across both street elevations. Long distance views of the property are screened by adjoining properties which run alongside and the commercial premises on the opposite side of the street.

2.02 The Conservation Area Appraisal reports the building as possibly dating back to the mid-19th Century. The appraisal further notes that virtually all architectural and distinguishing features have been lost, with only a few fragments remaining within the C.A.

2.03 The building within which 4A New Ruperra Street is located has been substantially altered in the past with the whole of the external fabric finish and elements having been replaced.

3.00 THE SIGNIFICANCE OF THE BUILDING

3.01 New Ruperra Street and Ruperra Street are reported as being a mid-nineteenth century residential development. There are some historic commercial buildings located on the extremities at the junctions with Commercial Street, George Street, and Lower Dock Street. A modern retail development backs onto the southeast side of Ruperra Street.

3.02 Whilst the wall finishes and fabric element have been replaced with no original detailing/features remaining, the overall form of the building remains to a certain extent with a more recent flat roof finish and lean-to roof extensions having been added at the rear.

The current proposals are to replace some of the building elements which are not original with elements of an improved design and finish although utilising the same materials which provide for cost effective serviceability and longevity.

4.00 EXISTING FEATURES

- 4.01 The building generally comprises of a textured self-coloured rendered finish with a low-quality imitation slate roof covering to the original building. To the rear there is a two-storey extension under a bitumen felt covered flat roof, and a further single storey extension under a monopitched roof with an imitation slate roof covering, the walls to these extensions having the same rendered finish as the main dwelling.

All the windows are of UPVC construction with modern patterns. Some of the openings facing onto New Ruperra Street are thought to have been altered from their original configuration, not being of traditional proportions for the type of building.

The entrance door serving No. 4A is of UPVC construction having 4 panels and a glazed top light.

Fascias and soffits are painted timber with modern UPVC rainwater goods.

5.00 DESIGN CONCEPT

- 5.01 The applicants are seeking to replace the existing first floor UPVC windows with UPVC windows on a like for like basis albeit with a slightly different configuration to provide a more appropriate traditional appearance. The windows will provide better insulation for the tenant and will incorporate opening lights that allow emergency escape for the tenants in the event of a fire and this needs to be balanced against the constraints imposed by the conservation area.

The windows will return to a design reflecting a more traditional sash window flavour whilst addressing the modern escape requirements. The existing windows are of a plain UPVC finish with a non-traditional design. The proposed replacement will reflect a traditional sash window pattern with narrow intermediate glazing bars where appropriate. The windows will have a foil grain effect finish which it is noted the Heritage Department have previously reported “soften the appearance to allow windows to harmonise with any existing painted windows in the vicinity”.

The existing entrance door serving No. 4A is of UPVC construction with a plain smooth finish. The proposed replacement on a like for like improved version of the existing uPVC door will comprise a traditional six panel design, the door being a composite door with a moulded woodgrain finish, the mouldings

reflecting traditional detailing which again will harmonise with any existing doors in the vicinity.

The existing roof covering to the main building comprises modern smooth fibre-cement slates and clay red capped angled ridge tiles. The proposed replacement slates will again be fibre-cement on a like for like basis but with a riven surface and natural dressed edges to replicate the appearance of a traditional slate. The ridge and hip tiles will be butt jointed dark grey angled ridge tiles which are more reflective of the considered original installation and will provide continuity with the neighbouring property. The proposed materials will enhance the appearance of the roof covering. The existing fascias will be replaced with a vacuum preservative treated timber, comprising a painted finish to match existing.

The existing uPVC rainwater goods and soil and vent pipe are in poor repair and will be replaced on a like basis with uPVC items.

- 5.02 In arriving at the choice of materials in particular these of the windows and doors, reference has been made to the Lower Dock Street Conservation Area Appraisal, and relevant LDP policies GP2, GP6 and CE7.

Further, reference has been made to commentary by the Planning Inspectorate-Wales when determining appeals ref: APP/G6935/A/18/3199899, and APP/G6935/A/18/3199900, which are considered are equally applicable to this application and Lower Dock Street CA.

Within the appeal letters, it is noted that where generally the Inspector would support the use of traditional materials such as timber framed doors and windows within a Conservation Area (CA), he noted a proviso that this support was based on these factors being a consistent theme in the immediate locality and wider CA. The Inspector further observed that whilst the Council may argue against the use of UPVC windows the fact of the matter was that the overwhelming majority of windows in the vicinity were of UPVC composition, and also across the wider CA. The Inspector considered UPVC windows to be a dominant design element locally and elsewhere in the CA, and that they set the context for use of such materials.

With regard to the use of door materials other than timber the Inspector noted his observations regarding UPVC window materials and frequency also applied to doors.

The Inspector noted that Policy CE7 seeks to avoid the removal of existing historic features. For 4A New Ruperra Street there are no remaining historic features. Also, the Inspector commented that whilst he acknowledged the Council were seeking to prevent works that erode the integrity of the CA, due to the preponderance of UPVC windows and doors, such features were a

relatively common sight within the CA and were now part of its character and appearance, and as a result the integrity of the CA would be unharmed.

Following an inspection of the Lower Dock Street CA, it could be observed that there are considerable numbers of UPVC windows and doors evident across the CA, and it is considered the views of the Planning Inspector discussed within the appeals referred to above, and how those particular properties and proposals sit within the Clytha Conservation Area are equally applicable to the proposals for 4A New Ruperra Street and its setting within the Lower Dock Street CA.

6.00 IMPACT OF THE PROPOSALS

- 6.01 The applicant has carefully considered the role of the building within the CA and understands its contribution. This understanding has informed the decision-making process during the development of the current proposals.

Taking into account the views of the Planning Inspector it is considered the proposals for 4A New Ruperra Street are consistent with and sit within the context of materials that can be utilised.

As a result, the integrity of the CA would be unharmed, preserving the character and appearance of the CA.

7.00 CONCLUSION

- 7.01 This Design Statement has been prepared to support the Planning Application. It has shown the applicant has considered the property within the CA. This understanding has informed the decision-making process, and resulted in proposals that have no significant effect on the character of the CA. This process has resulted in the proposal for a long-term solution to the sustainability of the premises without detriment to the Lower Dock Street CA.