



ROOF-TOP ALTERATIONS

The Lodge, Tredegar Park Recreation Ground, Newport, NP

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(Front Cover) A view of the original Lodge and Entrance Gate-piers, from the southwest.

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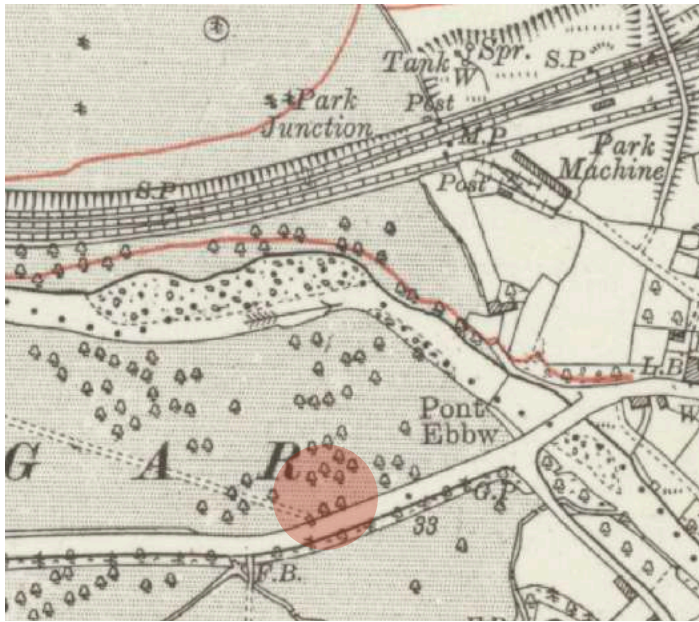
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Left: An extract from the 1920 OS Survey, the area of the existing Lodge and Entrance Gates highlighted.



Left: A similar extract from the 1938 OS Survey. Note:

- Highlighted: The new Entrance, Lodge (originally titled the Park Rangers Cottage) and Outbuilding introduced within the Park, all completed in 1931 (a date recorded within the buildings extant ornamental rainwater goods).
- The contemporary additional main site entrance and turning circle.



Left: An aerial view of the site today, the location of the Lodge and gate-piers highlighted. Originally integral with the Tredegar House estate, and which provides the focus of the site's listing within Cadw's Register of Historic Parks & Gardens, the Recreation Ground is now completely separated from it by the C20th A48. Together with the change-of-use within it, the heritage values of this part of the listed Park have consequently already been compromised.

None of the above are to scale.

1. INTRODUCTION:

1. Tredegar Park lies to the west of Newport, Gwent, originally arranged around the Grade I Listed Tredegar House (LB 2902) and numerous Listed outbuildings, with which it has important group value. C20th alterations have resulted in the original estate becoming substantially fragmented, built on and transected by most notably the A48, the M4 and the A467.
2. To the north of the original park, between the A48 and the M4, is an area bounded on the north by the River Ebbw. This is now the Tredegar Park Recreation Ground, as this part of Tredegar Park became known, and officially opened by the Mayor of Newport on the afternoon of the 28th September 1928. At this stage very few facilities existed. Construction of new Gates, a Park Ranger's Cottage (now referred to as the Lodge), a Bowls Pavilion and a Lavatory Building (now referred to as the Outbuilding) commenced in September 1930, opened by the Mayor on the 18th June 1931. The official Guide & Handbook described the park thus: *"This is a beautiful natural park, presented to the town in 1927 by the late Viscount Tredegar. It is a very favourite spot, and can be reached by a circular walk over Stow Hill to Bassaleg, by train the Bassaleg Station, or by bus from town and return via Cardiff Road, or Bassaleg Road, or vice versa. Various games, sports, etc., are provided"*. The Lodge, Outbuilding and adjacent Gate Piers reflect this moment in time and the parks new use, consequently are an important component of Newport's historic development and social history.
3. Notwithstanding the C20th alterations, the Recreation Ground is included within Cadw's Register of Historic Park's & Gardens as a part of the greater Tredegar Park, and listed Grade II*.
4. Planning consent for significant alterations and extensions to the Lodge, Outbuildings and Rangers Garden were granted in June 2025, NCC ref: 25/0145. Willis Construction are currently completing these works on behalf of Newport City Council (NCC), completion expected by the end of this year.

2. DESCRIPTION OF THE SITE:

1. The application site is located within Newport's urban boundary, in a prominent position on the southeast corner of the Park (between both main entrances) It's bounded to the:
 - North: By mature trees to the other side of an access road, further buildings and recreational park areas beyond.
 - East: By the original Rangers Garden, now in the process of being re-ordered and landscaped.
 - South: By the A48, a major highway, and separated from the site by a decorative metal fence above an ornate stone wall.
 - West: By the Park generally, the original entrance gates sited immediately to the southwest.
2. There are 2 existing buildings within the site:
 - The Lodge: A 2-storey and mostly-original building externally, single-storey extensions to the north and east currently under construction. A traditional and polite 1930's building; square in plan, its brickwork and stonework detailing correspond with the adjacent gate piers. The buildings two most architecturally significant elevations, the west and south are also the most visible from the A48.
 - The Outbuilding: A single-storey building, similarly dating from the Parks creation. Its detailing is much simpler than the Lodge.

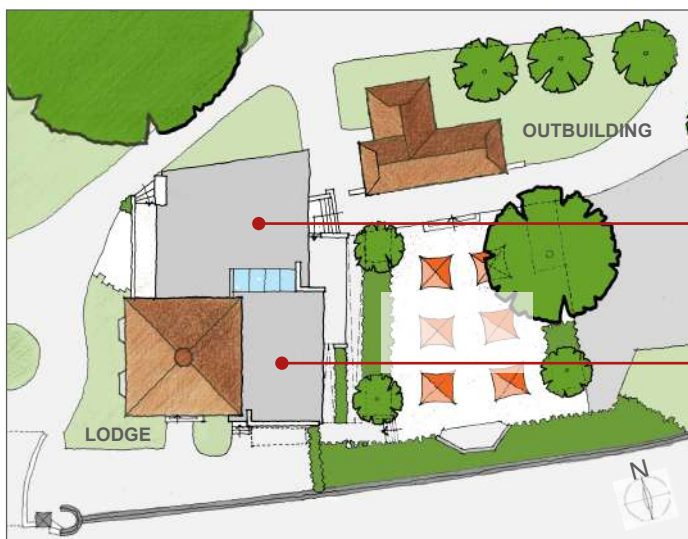
These buildings respectively bound the west and north boundary's of the original Rangers Garden, mature trees and the boundary wall/fence defining this areas east and south edges.

3. RECENT HISTORY: The recently consented alterations will provide existing redundant and dilapidated buildings with a beneficial and sustainable new long-term use. Currently:

- A) The Lodge: Is being converted and extended to provide:
 - Ground Floor: A commercial Cafe with supporting Kitchen, Served and Wc's.
 - First Floor: A self-contained suite of offices.
- B) The Outbuilding: Is being converted to accommodate the existing Park Rangers office, a covered shelter, and general storage.
- C) Rangers Garden: Is being reordered and landscaped generally, to provide a self-contained and quiet 'courtyard-garden'.

4. OBJECTIVES:

1. This application seeks to provide a suitable and energy efficient internal environment within the Lodge, as required by its new C21st use:
 - A) Kitchen Extract: The limited headroom within the authorised east extension precludes associated ducting, fans, attenuators, filters, etc. being accommodated internally.
 - B) Cafe Ventilation: Building Regulations require a certain number of air-changes per hour within the building. Whilst associated equipment is located internally, fresh-air intake and stale-air exhaust ducts/flues are required externally.
 - C) PV Cells: To reduce the buildings energy use, new electricity-generating plant is proposed.
2. Without compromising the economic viability of the buildings new primary use, a commercial Cafe, the only available space for the volume of required MEP is upon the flat roofs of the various extensions. This application simultaneously therefore seeks to:
 - Position required MEP upon the new flat roofs.
 - Screen this equipment, to mitigate associated negative impact upon the Park's aesthetic value.



PV Cells, proposed upon a modern flat-roofed extension to the north of the Lodge.

MEP Generally: Proposed upon a modern flat-roofed extension to the east of the Lodge.

Left: Proposed Site Plan (not to scale):

1. THE SIGNIFICANCE OF THE HISTORIC ASSET:

1. Tredegar Park lies to the west of Newport, Gwent. It is registered for the survival of parts of a grand late seventeenth-century layout, including garden walls, gatescreen, inorganic parterres and avenue. The original park, due to the C20th encroachment of housing estates, other developments, and major roads, is however now severely fragmented and with the inevitable negative impact upon its heritage values. Only those gardens around Tredegar House itself are well preserved and subject to potential restoration and conservation.
2. Tredegar Park Recreation Ground, though originally an integral part of the much larger Tredegar Park, is now a self-contained and entirely separate estate, with an entirely new use. The application site is a further sub-component of the Recreation Ground, completely self-contained and early-mid C20th in origin. Nevertheless it remains within the listed Park, its heritage values consequently considered to be:
 - Evidential: Medium, given the buildings evidence when and how an historic asset was made or built, and what it was used for.
 - Historic: Medium, given its connection to past people, events and aspects of life.
 - Aesthetic: Low, its external appearance and setting much altered.
 - Communal Value: High, given its contribution to Newport's changing C20th social history and development.

2. PROPOSED ALTERATIONS:

1. The proposals are to locate new M&E Plant upon flat-roofs of C21st single-storey extensions to the Lodge:
 - North Extension: PV cells, to reduce the buildings energy use.
 - East Extension: Kitchen extract and Cafe ventilation, to ensure long-term and beneficial new use of the existing (extended) building.

All are screened behind an integrated and high-quality louvred system, this clearly C21st alteration to the historic park being lucidly expressed. This system is:

- A) 1.2m tall max., substantially below the eaves of the adjacent original 2-storey building.
- B) Colour-coated light-grey, its visual impact being further reduced.
- C) Carefully integrated into the architecture of both extensions.

3. IMPACT OF THE PROPOSALS UPON THE HISTORIC ASSET: Rather than the Lodge and Outbuilding, the asset is the listed Tredegar Park as a whole. Relatedly, the heritage values of this fragmented part of the park, the Recreation Ground, have also already been substantially compromised by its subdivision, change-of-use, and later alterations.

- Evidential Value: The proposals are considered to have no impact.
- Historic Value: The proposals will have a positive impact, enhancing the new use and sustainable long-term future of a range of existing and historically/socially important buildings.
- Aesthetic Value: In the context of the alterations already consented, the proposals are considered to have no impact.
- Communal Value: The proposals will have a positive impact, enhancing the new use and sustainable long-term future of a range of existing and historically/socially important buildings.



Left: The original north elevation, regarded as being of secondary importance. A single-storey extension is being constructed in front and to the east of it, proposed PV cells with screening louvres located upon it.

Below: The existing east elevation, similarly regarded as being of secondary importance. Single-storey extensions are being constructed in front and to the north of it, the roof of the former being the location of all proposed MEP (with the exception of the PV cells) and screening louvres.



Above: The original west elevation, regarded as a primary elevation and consequently being restored generally. A single-storey extension is being constructed to its north, set-back to minimise its impact upon this primary facade. Proposed PV cells and screening louvres are located upon this extension's roof.

Below and below-right: The original south and east elevations, visible from the A48. The south, considered a primary elevation, is being restored generally, a single storey extension to the east being set-back from its facade. Most of the required MEP is located upon the East Extension's roof, with screening louvres.



Change within the historic environment is inevitable. In this instance, this is required to ensure an appropriate internal environment, a sustainable long-term future for a range of important existing buildings thereby provided. Conservation is the careful management of the change required to address these circumstances, this application being guided by four principles governing the sustainable management of the historic environment in Wales.

- Historic assets will be managed to sustain their values.
- Understanding the significance of historic assets is vital, to inform appropriate change.
- The historic environment is a shared resource.
- Everyone will be able to participate in sustaining the historic environment.

Providing such 'conservation action' inevitably leads to interventions, in this case the introduction of:

- New M&E services, as required by the existing buildings proposed new use. Without comprising economic viability, the only available location for such MEP is upon the flat roofs of recently consented extensions;
- A bespoke and colour-coated aluminium louvre system, to visually screen this plant from the listed park generally. As well as being carefully integrated with the existing architecture, this screen is also set-back behind existing eaves to further mitigate its scale and impact upon views of the building.

This Assessment justifies these alterations by considering their impact upon existing Evidential, Historical, Aesthetic and Communal values of this part of the park, these being far less significant than the listed Park generally. The conclusions demonstrate that:

- Existing heritage values of this part of the listed park have already been compromised, due to previous fragmentation and subsequent change-of-use.
- The benefits in protecting, increasing the understanding and sustaining the heritage values of the historic asset decisively outweigh any losses and/or harm caused.
- The 'new' screening louvres:
 - Are of high-quality, lucidly demonstrating a clearly C21st phase of history within the buildings development; and
 - Together with the MEP are located upon modern extensions, all of which are entirely reversible, thereby respecting the value of their setting, both now and in the future.

In summary, the proposals are within a part of the listed park where previous developments have already compromised heritage values.

- Extant Evidential, Historic and Aesthetic Values: The proposals will provide no further negative impact.
- Communal Value: By sustaining the proposed beneficial new-use, will be enhanced by the proposals.

This part of the listed Park's special qualities will thereby be protected, enhanced and enjoyed, simultaneously sustaining this historic assets public use, providing an internal environment expected for a building of this type in the C21st, and reducing energy use. Reshaping this small part of the overall historic environment will consequently improve people's access to, use of, and enjoyment of their heritage, without compromising the ability of future generations to do the same.

Right: Various general views of the existing building, existing site-hoardings preventing more recent suitable photographs. Note that where new MEP is being proposed upon new flat roofs:

- All will be screened by a bespoke and high-quality aluminium Louvre system.
- Within the East Extension, existing 'fin-walls' have been raised to subtly integrate this screen into the existing architecture.
- The louvre-system is set-back some 1m from the eaves of all flat roofs, its scale consequently visually reduced as you near the building.

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