

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

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18th April 2026.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

CHANGE OF USE FROM RETAIL SHOP TO HOT FOOD TAKEAWAY AND INSTALLATION OF AN EXTRACTION FLUE – 12, CLARENCE PLACE, NEWPORT, NP19 0AE.

DESIGN STATEMENT-

Dear Sir/Madam,

Please find attached a planning application and Listed Building Consent application relating to the above property. This application is a resubmission of application number - 24/1048.

To be read in conjunction with the Heritage Impact Assessment. The HIA is the lead document.

BACKGROUND and DESIGN –

The property was used as a takeaway at a previous date. The previous steel flue is shown on the photos below.

The proposed steel flue is set a lot lower than the previous steel flue. The proposed flue is set on a single storey flat roof to the rear of the building. The proposed flue will not detract to the special characteristic of the Listed Building.



Historic Photo showing previous steel flue, present 2018/9

COMPANY NUMBER 16140564



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This application proposes a compact 'no odour' roof top extraction flue. The proposed extraction outlet will be located on the roof above the Store/Staaf Area. The attached manufacturers technical literature included photo of the type of flue that is proposed.

This proposed type of flue is compact, has a very limited visual impact. It has been located on the lowest part of the roof.



The majority of the works are internal. The inside of the building maintains no original features.

If you have any queries, please contact me.

Kevin Dorrington

K.W. Dorrington MCIAT MCABE (C.Build E)

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Photo 1 – showing rear access for bin collection.



Photo 2 – showing area for bin storage



Photos 3 and 4 showing rear elevation of single storey and main building

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