

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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27th September 2025.

Planning Dept.,
Newport City Council,
Civic Centre,
Newport.

**Ref: Proposed Change of Use of Front Section of Ground Floor to
Food Court (A3) (and associated works) at –
152-53, Commercial Street, Newport.**

HERITAGE IMPACT ASSESSMENT

Dear Sir/Madam,

Please find attached a Listed Building and a Planning Application relating to the above address. The overall site consists of several buildings under one ownership – connecting right back to School Lane. The application site covers the front part of the ground floor of 152-3, Commercial Street, Newport.

The building is a Grade II, Listed Building.

Planning Application 24/0855 was refused ultimately due to lack of detail around the issue of ventilation. This resubmission provides full details of the ventilation system. The extract termination is set on the upper flat roof and will not be visible to the general public.

01- LOCALITY-

The application property is located in the centre of Commercial St, Newport, set within the Newport City Centre. The property also has a side frontage onto McCarthy's Court. The rear elevation faces onto School Lane.

The building is located on the corner of Commercial Street and McCarthy's Court. McCarthy's Court is a short 'no through' narrow lane.

COMPANY NUMBER 16140564



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Plate 1 – Front Upper Elevation – front roof not visible



Plate 2 – Ground Floor Elevation

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Plate 3 - Showing Rear Roof Section– location of proposed flue



Plate 4 - Central section facing onto McCarthy's Court.

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Plate 5 – McCarthy's Court – Infilled openings



Plate 6 – McCarthy's Court – existing flues and air con units

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02- DESIGN / CONTEXT STATEMENT-

The existing building is a number of buildings located on Commercial Street/School Lane, Newport – within the Conservation Area. The building has been heavily altered, internal architectural features have almost all been removed, including the Rear Section floor. The building can be broadly subdivided into 3 sections (Refer also to Plates above) –

1. Front Section – grand Victorian mixed residential / commercial
2. Central Section – heavily modified brick terrace, largely absorbed into later commercial units. Poor external visual appearance. Internally absorbed into storage.
3. Rear Section – heavily modified predominantly storage with lower floor – unused.
The front section is an excellent example of a Victorian commercial retail building. The front section post dates the rear section and the side section. Large flat roofed area has connected the 3 elements together.

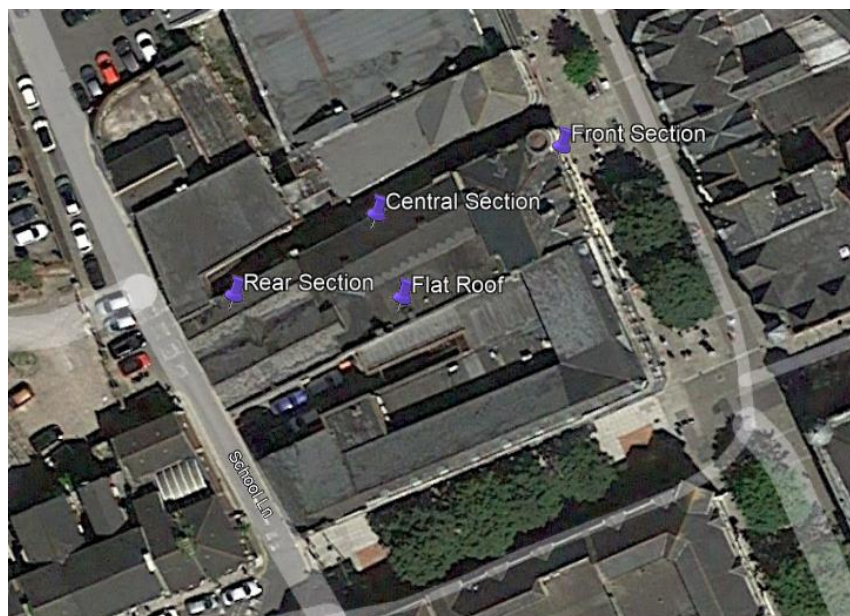


Plate 7 – showing Building Overview

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The proposed food court will occupy the front section of the ground floor. The scheme can be sub-divided into 3 elements-

1. Change of Use
2. Installation of the ventilation system and
3. Open bricked up openings facing McCarthy's Court

The proposals include minimal internal alterations to McCarthy's Court – mainly unbricking previous window openings. The proposed elevational changes to School Lane include unbricking original openings as well as inserting new openings – it should be noted that School Lane falls within the Conservation Area – but has very poor street scene appeal and portrays few elements of architectural merit which one would expect within a Conservation Area, the proposals will repair and enhance the elevation and significantly improve this part of School Lane and help tell the historical story of the lane.

The Listing Description is as follows -

Location -

On corner with McCarthy's Court.

Community Stow Hill Record No. 23113

Listed Grade II

Date Listed 3/31/00 Last Amended 8/8/00

History

By Habershon & Faulkner, architects, of Newport and London.

Reason- Late Victorian commercial development in Conservation Area.

References

Exterior

Three storeys plus attic. Red brick with painted bath stone dressings. To R (north) corner turret (dome lost) which has mullion and transom windows with sash glazing. Facing Commercial Street, three bays; first and second each have attic dormer (pediments lost) with flanking scrolls; paired windows. On second floor, large round windows with relief decoration in spandrels, and balustrades over first floor oriel window. Third bays have mullion and transom windows. Above modern shopfront, stone banding and balustrade. Very simple elevation to lane to R.

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03-PROPOSED WORKS IMPACT –

1. The School Lane elevation currently portrays a neglected, underused Victorian storage / small warehouse – perhaps once workshops. The reuse of the windows facing McCarthy Court will enhance the side elevation of the building. Window section details can be provide during the determination of this application or be attached as a planning condition.
2. The proposed flue will be situated at high level and cannot be seen by member of the public. The new ventilation system will render the existing ventilation system redundant. The exiting ventilation system is quite unsightly. The redundant units will be removed.
3. The property has over the decades undergone a great deal of construction works. The entire front section of the floor is concrete block and beam – to support numerous steel columns which have been installed to allow previous walls to be removed. As can be seen in Plate 16 there are a number of columns – these need to be exposed and assessed. The original slate roof over the McCarthy's Court is still in-situ, however the rear slope is supported on beams (as the wall has been removed) – this will also need to be exposed and assessed. None of the work is unlawful and was carried out numerous decades ago. Internals are currently very heavily altered. See photos above. We shall be in touch with the LPAs Conservation Officer to agree a scheme of removing any existing modern installations such as suspended ceilings, stud walls and door etc.

04- VENTILATION –

Planning Application 24/0855 was refused ultimately due to lack of detail around the issue of ventilation. This resubmission provides full details of the ventilation system.

The extract termination is set on the upper flat roof and will not be visible to the general public.

The existing redundant ventilation systems will be removed.

05-PARKING / ACCESS-

The site is located within the City Centre. Parking cannot be provided with the site. Being sited in the heart of the City Centre the flats will benefit from nearby facilities including transport links. The train station and main bus station are nearby.

There are numerous nearby opportunities for employment within the City Centre.

An Access Statement is included with this application.

06 - REFUGE / RECYCLE STORAGE-

The plans show the rear part of the ground floor as being storage. This space will be made available for the occupiers of the food outlets set within the food court.

There is adequate space for recycling as well as non-recyclable refuse.

Newport City Council provide a waste removal service within the City Centre.

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07 - ECOLOGY –

Externally the application proposes only to install a rear steel flue. It is not felt necessary to provide ecological improvements.

08-BUILDING'S CHARACTER-

The application main building is around 150 years old – the front section has architectural merit. The building sits at the end of a prominent and pleasant Victorian terrace.

The McCarthy's Court might have been constructed to house small workshops, perhaps with some accommodation to the first floor.

The rear section may have been constructed around the same time as the McCarthy's Court element – the stone and brick appear similar; however, the floor levels do not follow, and the brick corner quoins do not tally – see Plate 6. The rear would have been a commercial building utilising School Lane as access to serve the rest of the building; it is clearly a two-storey warehouse/workshop building of mid-Victorian period.

It is likely that the 3 sections have not always been used as one overall building.

The proposals will improve the external appearance. The original buildings will become the dominant, visual street scene feature, whereas at present the side and rear appear to have no purpose and appear redundant.

09-CONCLUSION –

I trust that this planning application receives positive support. This will bring a positive improvement to the street scene in the City Centre.

The works will not detract from the Listed nature of the building.

I trust that these proposals can be approved as soon as possible to protect the fabric of the building. The applicant is keen to begin works on site.

The application building is large and expensive to maintain. It is a Listed Grade 2 building and needs a long-term viable use that secures its future. The building already benefits from planning approvals for flats to the upper floors; this mix will strengthen the viability of the building. The food court will be operated by a small number of small businesses. Food typers from around the world will be catered for. The food will be similar to street food.

The proposed food court will provide something slightly different to the City Centre. This building is large and is not viable to operate as 1, 2 or even 3 small retail units.

The Food Court bring increased footfall to the City Centre as well as making use of the underused upper floors within the City Centre.

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Paragraph 5.12 states that:

“Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent.”

Paragraph 5.13 states that:

“When determining a listed building consent application, the local planning authority should consider the following issues:

- The importance and grade of the building and its intrinsic architectural or historic interest;*
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list;*
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene;*
- **The impact of the proposed works on the significance of the building;***
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment; and*
- The listing grade may be a material consideration, but is not in itself a reliable guide to the sensitivity of a building to alteration or extension. For example, many Grade II buildings are humble, once common building types, listed precisely because they are relatively unaltered examples of their kind and their special interest can be damaged by inappropriate alteration or extension.”*

If you have any queries, please contact me.

Kerín Dorrington

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