



HERITAGE IMPACT ASSESSMENT

13 Caerau Crescent, Newport NP20 4HG

The objective and why changes are desirable or necessary

This heritage impact assessment report has been prepared to support the planning application request submitted in respect of home improvements – Windows.

13 Caerau Crescent (here after referred to as the historic asset) has received a myriad of changes to windows and doors as part of improvements by its former owners, these are not suitable to the appearance of the asset, its energy efficiency and are now at the point of deterioration that requires replacement – some immediately due to rot.

The objective of the planning is to substantially improve on appearance, efficiency and safety, whilst offering the current owners a long term sustainable solution.

The property spans three floors, internally measuring 10 ft high each, resulting in external maintenance difficulties due to height for the second and third floors.

Current windows are a mix of:

- **wood frame single glazed** – frames are rotting and single pane glass offers poor energy efficiency;
- **Metal framed single glazed** – frames are buckled and single pane offers poor energy efficiency;
- **Metal framed double glazed** – energy efficiency is poor due to the age of the units and design does not allow for exit in case of fire;
- **UPVC double glazed Bay** – not original to the building and structurally unsafe, the weight of the tiled roof is pulling the wall away from the main building due to lack of structural support by the main UPVC unit as well as rotten supporting beams underneath

The significance of the historic asset.

Caerau Crescent is conservation area of special architectural interest, the character and appearance of which it is desirable to preserve or enhance. It does not contain any listed buildings, however it is not just the buildings in this area which make up the special character, it is also the setting of buildings; including street patterns, use of characteristic local materials, shopfronts, street furniture and hard and soft landscaping.

Newport City has fifteen conservation areas and detailed maps of each area can be obtained from the Planning Department, Civic Centre. Once a conservation area has been designated, the local authority is under a statutory obligation to preserve or enhance the character and appearance of that area. All extensions and alterations including new development must be of a high standard and be designed in such a way as to integrate with the prevailing character of the conservation area

The Proposed Changes

It is proposed that the current myriad of windows are replaced with UPVC casement windows comprising of a fixed top panel with Georgian bar and an opening panel at the bottom (inclusive of fire safety openings). This approach is to mirror, as close as possible, the original windows that would have been in the property whilst dramatically improving on energy efficiency to the property.

The windows will contain:

- Georgian bar in the top fixed window
- toughened glass for safety
- frosted windows to bathrooms and toilets (mayflower design)
- Bottom panels will comprise of fire safety openings
- The windows will be in white in keeping with traditional windows and other properties in the area.

Rear Bay Window proposed changes

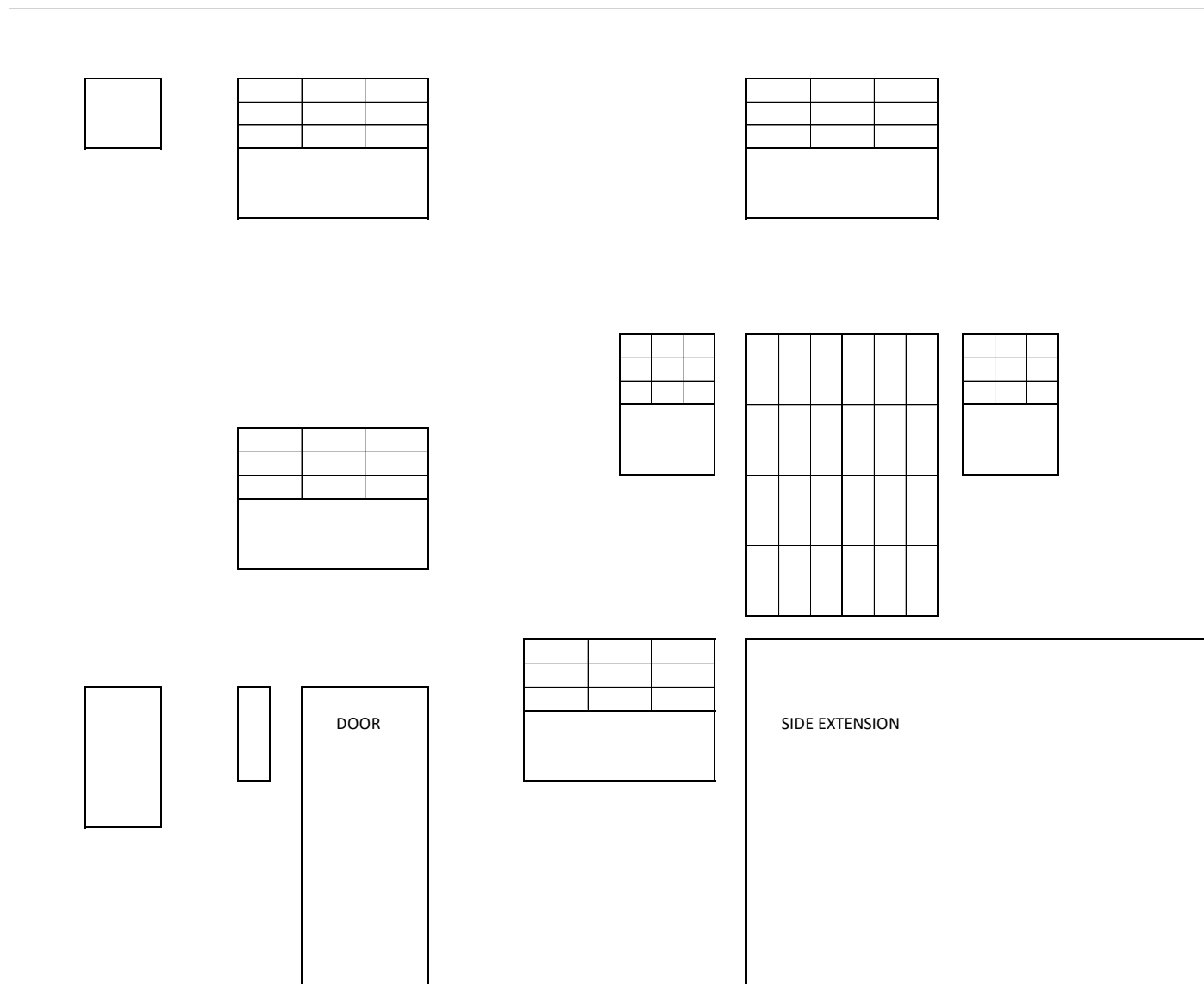
The current UPVC bay window to the rear of the property (1st floor above the kitchen extension) is structurally unsafe and needs to be removed as soon as possible. The weight of the tiled roof is too heavy for the unit to sustain and therefore is causing bowing (one window is unopenable), as well as causing pull to the main wall creating gapping in the main building structure. Underneath the bay the supporting beams have been identified as rotten due to water ingress into the kitchen roof.

It is proposed to return the bay to its original flat brick façade using red bricks. It should be noted that modern bricks vary in size to the Victorian bricks used to build the original property and will therefore show as a noticeable 'patch/fix' to the exterior.

It is also proposed to retain as much glazing as possible so it is not too dramatic a difference in look and appearance:

- Installation of inward opening French doors
- Installation of traditional look Juliet balcony railings
- Installation of a window either side of the French doors
- Doors and windows will be UPVC to match all other windows and contain Georgian bar, the side windows will be consistent with the remainder of the property as listed above.

Proposed new back view (see separate attachment for current plans and photo of current window):



New window openings

It is proposed to fit an additional window to the kitchen extension to balance the look and appearance to make it more aesthetically pleasing whilst enabling natural light into the space – one end is currently very dark and requires lights on at all times. See number 3 on the extension plans.

The impact of the Proposal

The new windows will improve the appearance of the building and provide a return to a traditional aesthetic. The new windows will also provide a substantial improvement in energy efficiency to the property.

Reasoning behind the preferred option, including your design

The identified and preferred option, including design, has been chosen for a variety of reasons:

- Owners are keen to return the property closer to its original appearance externally and internally;
- Wooden sliding sash windows are cost prohibitive and do not offer long term ease of maintenance benefits;
- Wooden sliding sash windows are single glazed which do not offer improved energy efficiency advantages;
- UPVC options offer the appearance, energy efficiency and maintenance requirements as outlined in the objective.