

Brinkworth, Emma (Planning Officer)

From: Arnall, Guy
Sent: 18 March 2026 12:48
To: Brinkworth, Emma (Planning Officer)
Subject: RE: Planning Re-Consultation Request for case ref: 25/0725 (Land And Buildings Encompassing 114 To 116 Alexandra Road Newport South Wales) (FULL)

Hi Emma

Re: RENOVATION OF GROUND FLOOR COMMERCIAL UNIT (USE CLASS A3) AND 2. NO FIRST FLOOR 1 BEDROOM FLATS AND ASSOCIATED WORKS.

Front (Alexandra Road) Elevation

The existing sliding sash windows to the first floor, are very characterful and make a very positive contribution towards the building and the Waterloo Conservation Area.

It is now proposed that all upper floor sash windows will incorporate "*glazing to be acoustic (10/12/4)*". I cannot see how this will be achieved without complete replacement, or how the new will be sufficiently counterbalanced without fundamentally altering their arrangement. On that basis, we need the details below prior to approval, to ensure special interest is not harmed:

- Detailed side-by-side drawings (for easy comparison) annotated with dimensions, normally:
 - existing and proposed elevations
 - Existing and proposed vertical sections
 - Existing and proposed horizontal sections
 - larger scale details for 'horns' etc
 - All of which show their externally visible frame dimensions (including their position within their masonry surrounds).
- Any proposed slimline double glazing to have coloured perimeter seals to match the painted frame finish.
- Details of proposed sash frame paint colour.

Further to this, I also note that the existing decorative strapwork is not shown to the tympanum panel within either the existing or the proposed elevation drawings (see below). It needs to be shown and its retention as part of these works needs to be made clear.



Elsewhere, the bare minimum is proposed approach of 'like-for-like' replacement is proposed to this elevation.

Side (Usk Way) Elevation

Regarding alterations to the side elevation, similar concerns apply regarding first floor windows, the details for which will be required prior to any approval.

The proposed drawings show reduction of the opening width beneath the characterful segmental masonry arch to the ground floor, with new louvred doors inserted - and a separate pedestrian door opening inserted alongside. The result is further unbalancing of symmetry to this bay of the elevation, resulting in harm to the character and appearance of the building – and therefore the area. Proposed plans show substantial reconstruction of the masonry arch and adjacent walling to accommodate this, and I would again recommend that the architect revisits this part of the design to seek a more satisfactory outcome. The alternative is to seek further enhancements to the principal elevation, to come to an overall heritage balance which preserves character and appearance of the building and the area.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 13 March 2026 12:11
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Re-Consultation Request for case ref: 25/0725

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0725

Address: Land And Buildings Encompassing 114 To 116 Alexandra Road Newport South Wales
Proposal: RENOVATION OF GROUND FLOOR COMMERCIAL UNIT (USE CLASS A3) AND 2. NO FIRST FLOOR 1
BEDROOM FLATS AND ASSOCIATED WORKS.

submitted on 4 September 2025.

View details of 25/0725 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0725&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C4f77c3b6bd074dfb1a2108de80f9a420%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639090007147167656%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=xjSUvLkWxAmfzpMgQG6H5fNdxIMWA0JTxhKK%2BfqW7IM%3D&reserved=0>

Your sincerely
Development Management