

Newport City Council

Eich cyfeirnod
Your reference

CONNEX/25/0145

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

26 March 2025

Llinell uniongyrchol
Direct line

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Ebost
Email:Cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – The alteration and extension of existing buildings to provide a café, offices, store and plant rooms, together with associated landscape alterations and outdoor seating area, Tredegar Park Lodge, Cardiff Road, Newport, NP10 8TF

Thank you for your letter of 6 March inviting our comments on the information submitted for the above planning application.

Advice

We consider that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment.

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The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Registered Park and Garden

PGW(Gt)48(NPT) Tredegar Park

This application is for proposed alterations and extensions to Tredegar Park Lodge, Newport, to use the lodge building as a cafe. The proposal is located within the grade II* registered historic park and garden at Tredegar Park.

The lodge is in the area of Tredegar Park located between the A48 and the Afon Ebwy, which is a popular recreation ground with a playground, mini golf, skate park and tennis courts.



In 1927 Lord Tredegar leased the land to Newport Corporation to develop it for public recreation, and the Tredegar Park Recreation Ground was opened in September 1928.

The application is supported by a Design & Access Statement by Davies Sutton Architects. As stated in the DAS, construction of the new gates, a Park Ranger's cottage (now known as The Lodge), a bowls pavilion and a lavatory building, commenced in 1930 and were opened by the Mayor in June 1931.

The lodge is not currently in use. This application seeks to find a new beneficial use for the lodge building, together with its adjacent garden and outbuilding, as a permanent café/coffee shop, out of season storage for temporary seating and tables, and office accommodation for 5-6 parks staff with associated welfare facilities. The proposed ranger's accommodation will occupy the first floor of the Lodge and will be accessed by the existing front door and staircase. At ground floor level, a café is proposed with a single-storey extension to the north to allow for an additional seating area and with large areas of glass to allow views over the park, and an extension to the east to accommodate the kitchen and servery. The extensions incorporate Portland stone to reflect its use in the Lodge and adjacent gate piers at the park's entrance. Facing brickwork will match the existing lodge. The extant metal rainwater goods are mentioned in the HIA (p.2) and on the existing elevation drawings, but it is noted that the rainwater goods are not on the proposed elevation drawings. Please provide information on treatment of rainwater goods.

A new courtyard garden with temporary café seating is proposed in the garden of the Lodge. It is described in the HIA as a formally planted and self-contained public garden arranged around a hard landscaped central space. The existing outbuilding will form the north boundary with a new bound gravel footpath between. To the east of the proposed courtyard garden, the existing tarmac area will be made into a grass infilled cellular grid with 'pop up' water and electric connection for use by occasional vendors to support events within the park. Removal of the tarmac and installation of grass infilled cellular grid will be an improvement to this area of the park. There are currently metal containers on the tarmac area, will the containers be removed? The existing grass and trees between the tarmac area and the car park should remain as such.

The proposed extension to the east of the lodge extends into the current lodge's garden. Face brickwork and Portland stone coping will match that of the lodge. Steps and a ramp with resin bound gravel surfacing are proposed on the east elevation. Planting beds are proposed around the steps and ramp to soften their appearance and that of the extension. An evergreen hedge will screen the bin store area.

There is no landscape plan on the LPA website for the proposed courtyard garden, the planting around the ramp, or for the area to the east. Please provide this information if it is available.

The existing railings and low stone wall along the southern boundary of the site are an important feature of the park's character and will be retained.

An informal stage is proposed and the HIA states that it will provide '*a focal point, its backdrop simultaneously screening the adjacent highway (visually and acoustically.*' Further information is required about the construction of the stage and its backdrop including how it will screen the highway from the park and its appearance in views from the adjacent footpath looking into the park.

It is proposed to repair and restore the existing outbuilding which forms the north boundary of the courtyard garden. It is proposed to open up the south elevation to overlook the courtyard garden. Internally the outbuilding will provide a covered seating area, storage and plant rooms. There are no drawings on the LPA website detailing the repairs and alterations to the outbuilding. Please provide this information.

No additional parking is proposed, and this is welcome.

Overall, we are supportive of the sustainable re-use of the Lodge building, outbuilding and adjacent garden area as proposed, however we would like further information as requested above please.

Yours sincerely,

Laura Cooper
Historic Environment Branch

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.