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13 Clytha Sq, Newport NP20 2EF

This Planning Statement is prepared to identify the works necessary to bring the Health Board Offices contained in the former residence into good repair and meet the requirements of residential use. The house has been subject to conversion to office accommodation and the scheme here highlights the proposed renovation and alterations to revert back to residential. It should be noted these apartments are not HMO's units and the target clients are the professionals serving with-in the NHS adjacent to the site.

1. Clytha Conservation Area

The Clytha Conservation Area was designated 25 June 1999; it is one of 15 Conservation Areas under the jurisdiction of Newport City Council. The Clytha Conservation Area recognises its unified architectural character and historical value as a unique example of this type of town planning in Newport. Its key defining feature is the Italianate architectural style of the buildings. No. 13 is a prominent property at the head of the square and its current condition and some unfriendly alterations certainly affect how it sits in the Conservation Area and the square.

2. Building History

The building was constructed in the mid 1800's and was a premium residential property in Clytha square. The building was purchased in the 1980's or 90's by the Health Board and used as offices for the adjacent Hospital. This use has stopped, and the application herein is to revert its use back to residential.

This would be wholly compliant with the aims of the conservation area.

a. The Construction.

The building was converted from residential to commercial in the late 1900's with the addition of a large 3 storey steel fire escape to the side elevation which somewhat dominates the view of the building.

Internally there are minor changes but no major structural alterations from its original use as a Residential House.

The front façade of the property is constructed in Buff clay brickwork with stone carved features, a slate roof and a mix timber sliding sash windows and various types of casements. The side and rear facades are in red brick with buff brick details, the GF walls have been painted at some stage. All the external envelope with the exception of the steel escape stairs seem original to its construction date.

There are some minor defects that need renovation; however the main envelope is in reasonable condition and will be retained as existing.

The GF windows are currently boarded up to prevent uninvited guests, the internal frames show them to be in reasonable condition, further inspections can be made when the shutters are removed.

3. 'Change of Use' and alterations proposed by the client

The proposal is to bring the property back into use as residential apartments. These will be self-contained, private units and will service the need of the staff at the adjacent hospital.

The external envelope will be stripped of the steel shutters, steel fire escape and will be jet washed.

The timber work will be cleaned, sanded, and redecorated with appropriate micro porous paint.

The roof is in reasonable condition but during the works scaffold will be erected and a full inspection of the covering and leadwork will take place. No major replacement is planned.

The single alteration will be the removal of the side three storey staircase and its replacement with a rear single storey staircase as details.

Internally the building will remain virtually intact, but with the removal of some partitions, and reconfiguration of the layouts to suit the proposed apartments.

Parking,

Location Parking Zone 2, adjacent to Zone 1

Existing Use Commercial offices area 374 sq m

Parking needs for Offices A2, defined as office with access for visiting public.

Existing Offices Zone 2 (< 1000 m²), 1 space per 35 m² Therefore 10 Spaces were deemed as necessary.

Proposed; Apartments, 1 space per bedroom (maximum 1 space per 5 units) maximum 6 spaces

As there is a betterment of 4 spaces between the former and proposed use the site can operate as it stands with 3 spaces within the curtilage. It is important to note the building will service accommodation need of the adjacent hospital which is physically next door and the majority of occupants will not require vehicles. The site is also served by all necessary public transport, local shops, health care, and leisure activity.

Ecology

A GIS is supplied for the proposal.

The loft forms part of the original house and was probably servants quarters in the Edwardian era.

The planting to the rear garden will remain, and the Laurels will be pruned to a manageable size.

The invasive climbers will be removed from the front façade.

A planted bed will be introduced as a wildlife habitat and feeding point for them.

Conclusion

This application is therefore for the following works;

Remedial works;

1. Preparation of the fenestration in the external envelope for decoration
2. Repairs to leadwork and slates
3. Removal of defective paint and redecoration.
4. Removal of steel stairs.
5. Alterations to existing dormer to accommodate window in lieu of the door.

Improvements and alterations

1. Introduce roof lights to Second floor, rear elevation.
2. Form layout illustrated in plans.
3. Adjust partitions to create required internal protected fire escape
4. Up-grade Fire, sound and thermal criteria to meet building regulation standards

The works will be undertaken in accordance with the details provided. The suggested works have no impact on other properties in the conservation zone, and they will improve the appearance and longevity of the property concerned and ensure its future is secure, by providing finances for its maintenance.

The extent of the proposed works is maintained at a minimum practical level to meet the current standards and represent an acceptable response to the current situation to bring the envelope of the building into a condition and appearance that is suitable for its stature in the conservation area.

A positive LPA response to this application will allow the provision of 5 rental apartments that will provide much needed quality accommodation in a very busy area of Newport.

The use also recognises the need within the adjacent NHS provision for additional apartments for their staff.

The proposals are laid out in the series of drawings SD1045