

**HERITAGE IMPACT STATEMENT INCLUDING DESIGN & ACCESS
STATEMENT for 20,22,24 & 30,32,34 Clarence Place, Newport
Supporting Listed Building Applications 25/0198 & 25/0199 respectively.**



To be read in conjunction with submitted drawings:

2321-100 block A (20,22,24) location plan

2321-101 block B (30,32,34) location plan

2321-A040 Existing G.F plan Block A

2321-A041 Existing F.F plan Block A

2321-A042 Existing S.F plan Block A

2321-A043 Existing T.F plan Block A

2321-A048 Existing GA elevations Block A

2321-A100 Proposed G.F plan Block A

2321-A101 Proposed F.F plan Block A

2321-A102 Proposed S.F plan Block A

2321-A103 Proposed T.F plan Block A

2321-A108 Proposed GA elevations Block A

2321-B044 Existing G.F plan Block B

2321-B045 Existing F.F plan Block B

2321-B046 Existing S.F plan Block B

2321-B047 Existing T.F plan Block B

2321-B049 Existing GA elevations Block B

2321-B104 Proposed G.F plan Block B

2321-B105 Proposed F.F plan Block B

2321-B106 Proposed S.F plan Block B

2321-B107 Proposed T.F plan Block B

OVERVIEW

The proposed works primarily intend to renovate and improve the internal spaces of the two buildings. The works do not involve any alteration or amendments to the fabric to the front (street) facade to Clarence Place, there are minor amendments to the rear facade and within one light well.

Internally, the vast majority of any amendments to the fixed fabric are proposed to the timber/plasterboard partitions that were introduced in the early 2000's to the building and it is maintained that these partitions, whilst part of the listed fabric, offer no quality or sympathetic intervention to the listed characteristics of the buildings.

DETAILED DESCRIPTION OF THE WORKS PROPOSED

General Notes:

1. throughout the building, the internal finishes inc. paintwork, and floor coverings will be upgraded.
2. throughout the building repairs will be made to skirtings, architraves and the like, doors, plasterboard, plastered walling and services will be renovated or replaced where required by wear and damage.
3. kitchens and bathrooms will be replaced save for those in good or recent condition
4. M&E services will likewise be repaired or upgraded subject to specialist verification and testing.
5. Passive and active fire detection and prevention will be repaired or upgraded subject to specialist verification and testing. This may include fire stopping and integrity improvements to fire rated structure.

Specific Fabric Interventions

Building 20,22,24 Clarence Place

Ground Floor

1. Removal of rear window to laundry room together with lower section of masonry rendered wall to allow for the creation of a new fire escape door and rear access to the rear external amenity area specifically to refuse areas.
2. Removal of rear doorway off sleep over accommodation area to allow for reconfiguration of this habitable space. Walling to be made good with masonry infill and render to match existing building.
3. Removal of internal studwork partitions (installed in mid 2000's) to allow for internal space remodelling. New partition walling to suit the above.

First Floor

1. Removal of internal partition cupboards (installed in mid 2000's)
2. Removal of contemporary window to light well and formation of two separate windows appropriate to general fabric and new internal layout.
3. New partition walling to suit the above.

Second Floor

1. Removal of internal partition cupboards (installed in mid 2000's)
2. Removal of contemporary window to lightwell and formation of two separate windows appropriate to general fabric and new internal layout.
3. Removal of internal studwork partitions (installed in mid 2000's) to allow for internal space remodelling. New partition walling to suit the above.

Third Floor

1. Removal of internal partition cupboards (installed in mid 2000's)

Building 30,32,34 Clarence Place

Ground Floor

1. No works to fabric intended save for those general items listed previously.

First Floor

1. Removal of internal partition cupboards (installed in mid 2000's)
2. Removal of internal studwork partitions (installed in mid 2000's) to allow for internal space remodelling. New partition walling to suit the above.

Second Floor

1. Minimal removal of internal studwork partitions (installed in mid 2000's) to allow for limited internal space remodelling. New partition walling to suit the above.

Third Floor

1. No works to fabric intended save for those general items listed previously.

It is envisaged there will be a positive impact on the building driven by the proposed works.

Whilst the renovations will not be able to return some of the original character and features that have been lost in previous and recent decades, it is maintained that the works will enhance the fabric of the building, rejuvenate its occupation and economically safeguard, in so much that it is able, the future of the building.

The main elevation fronting Clarence Place will remain unaffected by the works but this facade will, in an economically viable building, benefit from planned maintenance of the stone features. In addition, there will be eventual future replacement of the windows with a more sympathetic solution than that currently exhibited.

Likewise the rear elevation and roof fabric, whilst having limited historic value, will also benefit from a maintenance regime supported by the redevelopment.

DESIGN & ACCESS STATEMENT.

The site is located along the southern side of Clarence Place which large imposing Victorian and later period properties. The buildings are mid terrace with a access road/lane with a limited service yard to the rear.

The last use of the properties was a development of small studio apartments to accommodated supported housing for tenants with substance abuse issues - this was supported in house by a local Houssing Association (Fairlake Properties/Pobl) which had fallen into a poor state of repair.

The Applicants vision for the renovation of the buildings is to create a newly restored and refurbishment series of small and affordable dwellings which will foster city centre living and work areas, modest but affordable facilities supporting home working and sustainable access and travel to the city and wider areas.

Land Use Policy - the site is located in a highly sustainable location within the defined settlement limits and as such it is considered that the principle of the proposal is supported by both PPW and the Local Development Plan.

The site is well located in terms immediate access to a range of shops, services, public transport, sport and recreation and employment opportunities, all within convenient walking distance. The principle of the proposal therefore complies with key objectives related to health and well-being, sustainability and climate change.

Amenities - the design of the existing dwellings is such that the building will continue to exhibit an insignificant impact upon the privacy and amenity considerations of the neighbouring properties.

CFW Architects Ltd
24 March 2025