

Project 2321

30-34 Clarence Place, Newport (known as Block B within project documentation)
Internal Renovations & Remodelling
Subject to Listed Building Consent 25/0199 17 June 2025

Statement supporting submission to discharge condition 2 of the above LBC

Condition 2

Joinery Details: Prior to the commencement of works, further details of all new internal joinery, including doors, architraves, skirtings and cornicing, shall be submitted and agreed to in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with Policy SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2105) and Section 96 of the Historic Environment (Wales) Act 2023.

Response

All internal joinery will be supplied and installed to match the contemporary timberwork currently evident on site.

No timberwork exists in the building from it's original condition ie the timberwork is contemporary to the works undertaken at the building as part of a total remodelling and refurbishment in circa 2005.

Replacement timberwork will therefore be procured to match the existing in a particular area/room.

Skirtings, architraves and the like will be of various profile and either stained hardwood or painted softwood.

It is envisaged, because of the age and current characteristic of the existing timber, that replacement timber will be readily available. Should a specific profile not be available, either that room will receive new profiles throughout (to match others within adjacent areas) or a specific measured profile will be purpose made.

Doors will be either laminated stained timber or painted plywood. Ironmongery will be contemporary brushed steel to match the existing.