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Heritage Impact Assessment.

Proposal: Proposed siting of timber storage shed and raised timber deck

Address: Kingshill House, Stow Hill, Newport, NP20 4EA

Introduction

This Heritage Impact Statement (HIS) supports a Listed Building Consent and Full Plans Application for a raised deck and storage shed within the curtilage of Kingshill House, a Grade II Listed Building currently used as offices. This statement has been prepared in accordance with:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Wales (Edition 12) Chapter 6: The Historic Environment
- TAN 24 – The Historic Environment
- CADW – Heritage Impact Assessment in Wales
- Newport Local Development Plan Policies CE4, CE5, SP9

The purpose of this assessment is to identify the significance of the listed building, assess the impact of the proposed development on that significance and demonstrate how harm has been avoided.

Description of the Heritage Asset

Kingshill House is a Grade II Listed Building.

Listing Reference No. 3039

Building No. 91

Date of Designation: 02/05/1980

Architectural Interest

Early C19 Villa. Originally known as Kingshill, but later Bishopstow, the Bishop's Palace of St Woolos and identified as Palace House. The name was restored when purchased by the current owner / applicant in 2020.

Exterior

Stucco, slate hipped roofs, broadly overhanging bracketed eaves. Two storeys.

Three window entrance faces South; 12-pane windows to first floor. On ground floor, reeded doorcase has segmental head with traceried over light; modern -glazed door, with marginal glazing to sides French doors to each side of doorway. East elevation has central bowed bay with 2 small-pane sash windows to upper floor, 2 tall sashes dropping to ground level; to R bow, window to each floor; to L, window at ground floor only (upper floor window blocked). West elevation has, to rear, service block, set forward, with gabled 2-window section, and further 2-window section at right angles.

Interior

The house is now used as offices but retains almost all its C19 character including cornices, ceiling roses, doors, fireplaces, shutters, deep skirtings etc. Elliptical lobby with polychrome tiled floor; double-leaf doors to U-plan staircase hall.

Cantilever stair, top-lit. To R of hall, former dining room with elliptical-headed recess, and shallow elliptical recess with shell coving. To L of hall drawing room (probably converted from 2 rooms in late C19); pink granite columns.

Curtilage and Setting

The setting includes landscaped grounds, boundary walls, garden areas, and areas of external circulation associated with its recognised office use.

The rear and side garden areas where the proposed installations are located form a secondary, less sensitive part of the setting, with limited visibility from the public realm. Historic significance in this area primarily relates to its contribution to the building's wider setting rather than specific historic fabric.

Description of Proposed Works

Raised Timber Deck

- Modest, low profile timber deck positioned within the lower garden / side curtilage of the site.
- Constructed of timber joists above a timber storage shed. Freestanding and supported with timber vertical posts. No physical intervention into historic fabric.
- Intended to serve as external amenity to enjoy the surrounding views.

Timber Storage Shed

- A small storage unit to house maintenance equipment and office – related outdoor items.
- Timber clad with a simple, unobtrusive form, positioned discreetly and visually recessive with it set back into the existing bank of the raised lawn.

Both structures are ancillary and do not attach to the listed building and avoid any loss of historic material.

Impact Assessment

Impact on Historic Fabric

- No direct attachment to or alteration of the listed building.
- No removal, covering or damage to original architectural features
- All works are entirely reversible.

Impact: None / Neutral

Impact on Setting:

- The deck is low profile and used natural materials that blend with the garden setting.
- The shed is small scale and screened by the existing bank and existing landscaping.
- Neither structure competes visually with the listed building due to the distance away, lower in scale and recessive materials.
- No change to principle elevations or key views that contribute to the building's significance.

Impact: Low / Neutral

Cumulative Effects

The proposals represent modest, domestic-scale additions typical of a working office garden and will not generate cumulative harm or incrementally erode the building's setting.

Impact: Neutral

Justification for the Proposals:

The proposals support practical office use of the building:

- The raised deck provides an area to quiet space for reflection and to benefit from panoramic views over Newport, aligning with contemporary office well-being standards.
- The shed provides secure storage, reducing internal clutter and maintaining the building's historic interior.
- Structures are lightweight, temporary and reversible, ensuring no long-term harm to the heritage asset.

Conclusion:

The proposed raised deck and storage shed have been sensitively designed to ensure that the special architectural and historic interest of Kingshill House is preserved. No historic fabric will be affected, and the proposals are visually discreet, reversible and located within the curtilage of lesser heritage sensitivity.

It is therefore concluded that the proposal is acceptable in heritage terms and should be supported.