

Project 2321

20-24 Clarence Place, Newport (known as Block A within project documentation)

Internal Renovations & Remodelling

Subject to Listed Building Consent 25/0198 17 June 2025

Statement supporting submission to discharge conditions 2, 3 & 4 of the above LBC

Condition 2

Window and Door Cross Sections: Prior to the removal of any existing windows, further details and cross sections of new windows and doors, shown at a scale of at least 1:20, shall be submitted to and approved 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

Detailed drawings are appended to this application together with a schedule of work with specification notes

Condition 3

Method Statement for Blocking up of Rear Door: Prior to the blocking up of the rear door, a method statement from the appointed contractor for the proposed works with details of finishes, shall be submitted to and approved 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

Detailed drawings are appended to this application together with a schedule of work with specification notes (below)

The new external window which will replace, in part, the door will be a painted softwood sash window purpose made to match the immediately adjacent timber windows that were installed in circa 2006. The wall fabric below is specified on the general arrangement plan GF 2321-A101

Condition 4

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 its 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.

Exterior window and door changes schedule

REF (window/door NO.)	Description of change	Material	Detail Drawing	Existing Drawing REF	Proposed Drawing REF
WA.E07/DA.N.0.10	Existing window and sub-sill blockwork to be removed to form new door opening	Timber (solid core flush painted)	2321-A112	2321-A040B existing G.F plan	2321-A100F proposed G.F plan
DA.E.05/WA.N03	existing doorway to be infilled up to sill level with cavity blockwork walling. to accommodate installation of new sash window and concrete sill to match existing adjacent height and size	Masonry (medium density blockwork, open cavity, 50mm PIR insulation) Smooth render external finish to match existing with white paint finish; plasterboard lining as existing walling. Window to be painted softwood with frame profile to match existing circa 2005 windows	2321-A110	2321-A040B existing G.F plan	2321-A100F proposed G.F plan
WA.E42/WA.N01/WA.N02	Existing window to be removed and structural opening divided to form two new windows, accommodating new internal party wall	Masonry (medium density blockwork, open cavity, timber frame inc. PIR insulation, internal plasterboard lining) Smooth render external finish to match existing with white paint finish; plasterboard lining as existing walling. Window to be white upvc with frame profile to match existing circa 2005 windows	2321-A111	2321-A041B existing F.F plan	2321-A101D proposed F.F plan