

**HERITAGE IMPACT STATEMENT INCLUDING DESIGN & ACCESS
STATEMENT for 30,32,34 Clarence Place, Newport
Supporting Ground Floor Change of Use Application.**



To be read in conjunction with submitted drawings:

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

2321-B044 Existing G.F plan Block B

2321-B104 Proposed G.F plan Block B

OVERVIEW

The proposed works primarily intend to renovate and improve the internal spaces of the ground floor commercial premises.. The works do not involve any alteration or amendments to the fabric to the front (street) facade to Clarence Place, nor to the rear facade or roof.

Internally, the sole construction works are to infill a recent door opening created recently to combine the commercial units known as no 32 and 34 Clarence Place.

It is maintained that this new infill partition, whilst part of the listed fabric, will have no impact whatsoever to the quality of 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. M&E services will likewise be repaired or upgraded subject to specialist verification and testing.
4. 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 30,32,34 Clarence Place

Ground Floor

1. Masonry infill of doorway between existing units (on party wall line). Plaster wall covering to match existing. No other 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 Housing 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. The commercial units to the ground floor, whilst already in existence, require a change of use to allow for sustainable, productive and appropriate commercial interest that will promote and support the buildings as a whole.

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.