

Design and Access Statement

Application Type: Listed Building Consent (LBC)

Site Address: 14 Victoria Place, Newport, South Wales, NP20 4DZ

Proposal: Alterations to existing extractor fan and addition of a new extractor fan

1. Introduction

This Design and Access Statement accompanies the application for **Listed Building Consent** for alterations at **14 Victoria Place**, a Grade II-listed property located within the **St Woolos Conservation Area**. The proposals include increasing the diameter of an existing extractor vent on the front elevation and adding a new extractor vent on the rear kitchen extension. Both measures are intended to improve ventilation functionality while preserving the architectural and historic significance of the building and its contribution to the surrounding conservation area.

This statement outlines the context of the proposed development, design considerations, and how accessibility will be maintained.

2. Physical Context of the Site

14 Victoria Place is an early 19th-century Grade II-listed building in Newport, significant for its architectural features. It exemplifies the cohesive historic streetscape of Victoria Place and its group value with adjoining properties and **Victoria Road URC**.

The property lies within the **St Woolos Conservation Area**, which is characterized by its historical buildings, visual aesthetics, and the collective cohesion of listed and pre-1900 structures.

The building features:

- Stucco exterior with a slate roof and red-brick chimneys.

- Hornless timber-framed sash windows (12-pane and 16-pane).

- Decorative doorcases and 19th-century railings to the forecourt.

The rear single-storey kitchen extension is a modern addition with **uPVC windows**, predating the building's listing.

3. Proposal Overview

Front Vent (Basement Level):

Existing: 100mm diameter cast iron vent.

Proposed: Increase diameter to **150mm** for improved functionality while retaining a **cast iron grille** to maintain the appearance and material consistency of the listed building.

Change will only affect a small portion of the stucco exterior on the lower basement level.

Rear Vent (Kitchen Wall):

Proposed: Introduce a new external extractor vent to the kitchen wall with a **traditional louvred cast iron or aluminium grille** in place of the initially proposed **uPVC material**, following pre-application advice.

The new vent will improve internal kitchen ventilation without significant visual or structural impact on the rear elevation.

4. Design Approach

The design approach adheres to the following principles:

Heritage Sensitivity:

All works respect the architectural significance and historical character of this Grade II-listed property.

Materials such as **cast iron** or **aluminium** are utilized for the front and rear vents to maintain authenticity and comply with **CADW managing change guidance** for listed buildings.

Minimal Intervention:

The proposed alterations involve minor removal of external fabric and will not compromise the physical form or historical features of the property.

The design ensures the visual impact of alterations is negligible, and the changes integrate seamlessly with existing architectural details.

Functional Improvements:

The increase in vent size and introduction of a rear vent address modern requirements for kitchen functionality while preserving the historic asset through careful design choices.

5. Access Considerations

The proposal does not involve alterations to the building's internal layout or access points. Listed below are considerations specific to accessibility:

External Access:

Access to the building remains unchanged; pedestrian access continues through the existing front entrance and forecourt railings along Victoria Place.

The external works involve no changes that would obstruct public or private access routes.

Internal Access:

The ventilation improvements do not affect staircases, doorways, or circulation spaces within the property.

Conservation Compliance:

The proposed works preserve accessibility to significant architectural features (e.g., decorative stucco, sash windows, and entryways) by limiting interventions to non-prominent areas (i.e., basement and rear extension).

6. Policy Compliance

The proposed works adhere to relevant statutory and policy requirements:

Historic Environment (Wales) Act 2023:

Section 96: Special regard has been given to preserving the listed building's special features and setting.

Section 160: The works preserve the character and appearance of the St Woolos Conservation Area.

Planning Policy Wales (PPW12):

The design aligns with placemaking principles, ensuring enhancement and

preservation of the listed property and its surroundings (Sections 6.1.10 and 6.1.14).

Technical Advice Note (TAN) 24:

The proposal incorporates proportionate changes in design while protecting the building's intrinsic value and compliance with conservation best practices.

7. Sustainability

The proposal supports sustainability by ensuring the building remains functional for modern living while preserving its historic value. Materials such as **cast iron** and **aluminium** ensure durability and complement the building's aesthetic integrity.

8. Conclusion

The application seeks to preserve the architectural and historic significance of **14 Victoria Place** while addressing practical needs for improved kitchen ventilation. The design choices ensure compliance with statutory regulations, professional guidance, and local policies, while maintaining accessibility and minimizing intervention. These changes will enhance the building's usability without compromising its material palette, character, or cultural importance.

As such, the proposal aligns with the objectives of **Listed Building Consent** and should be considered for approval.

Submitted by:

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Date: **22nd April 2025**

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