

From: sonny robinson <sonnymtb@live.co.uk>
Sent: 08 July 2026 16:23
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Subject: Re: 26/0359 & 26/0010 Bowdens Lane, Penhow NP26 3AA

Good afternoon Vicky,

Thank you for forwarding John Kimberley's consultation response.

I have discussed the comments with the applicant and their appointed Structural Engineer, Fold Consulting Engineers Ltd, who are currently progressing the detailed design for the demolition, underpinning and separation works.

For clarity, the party wall between the properties is an existing natural stone wall approximately 500-600mm thick. The wall contains two historic openings which were infilled when the original dwelling was subdivided.

Having reviewed the consultation response, it appears there may have been a misunderstanding of the information submitted within "*NP263AA The Grove - Details of Party Wall Matters*" dated 01 March 2026. The submitted document does not propose the permanent use of render and buttresses to stabilise the retained wall. Rather, it explains that temporary sections of retained wall may be utilised as buttresses during the demolition and underpinning process, where required, to maintain stability while the structural works are undertaken. These temporary measures would subsequently be removed following completion of the permanent structural solution.

Similarly, the submitted information does not propose underpinning blocks. The document states that the intended approach is reinforced mass concrete underpinning using a traditional pit method, with bedrock encountered approximately 1 metre below the existing foundation level. The precise sequencing and engineering design are currently being developed by Fold Consulting Engineers Ltd.

For completeness, the submitted (01/03/26) structural information confirms that the retained wall will be fully made good following completion of the separation works, including:

- External wall insulation installed in accordance with Building Regulations requirements;
- Appropriate weatherproofing measures (such as damp proofing where required) and external render finish to match the existing property;
- Any necessary repair, repointing and making good of the existing stone wall, including treatment of historic openings;
- Rationalisation and improvement of the roof junction where the gable interfaces with the adjacent flat and pitched roofs.

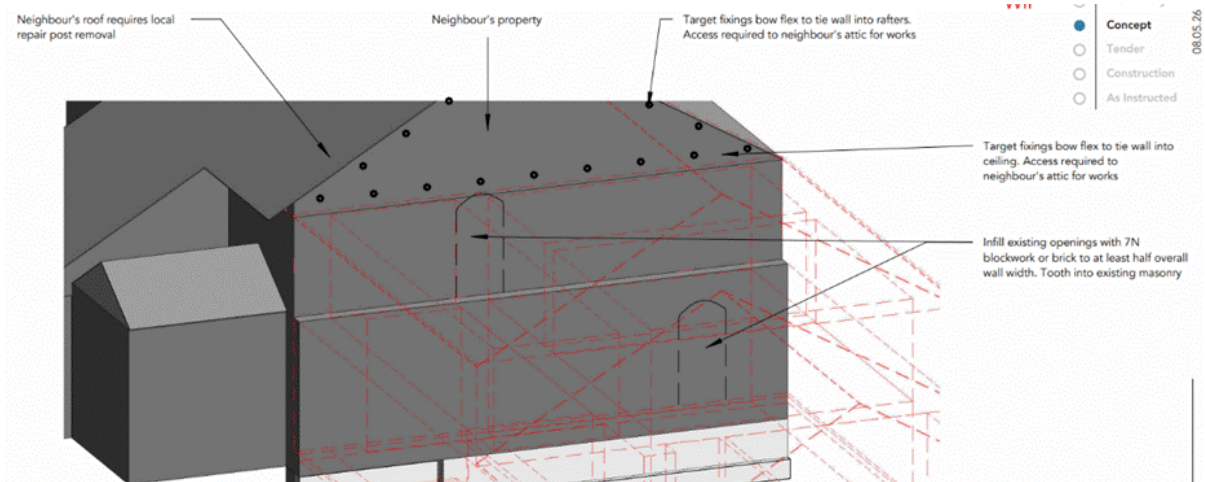
In addition, Fold have advised that the emerging design is likely to incorporate restraint fixings to provide lateral stability to the retained wall, although the detailed design remains under development.

While I hope the information in this email covers all outstanding matters, it is important to note that the comments raised within the consultation response relating to insulation specifications, wall ties, damp proof courses, wall construction and foundation design are matters of detailed structural and building design. These matters are regulated under separate legislation, namely the Building Regulations process, together with the Party Wall etc. Act 1996, rather than the planning system.

As set out within the submitted information, the applicant has appointed Fold Consulting Engineers Ltd to prepare the detailed structural design and has engaged Stroma in respect of Building Control matters. The demolition, underpinning, stabilisation, and making-good works will therefore be subject to detailed engineering design, Building Regulations approval and inspection by the appointed Building Control body.

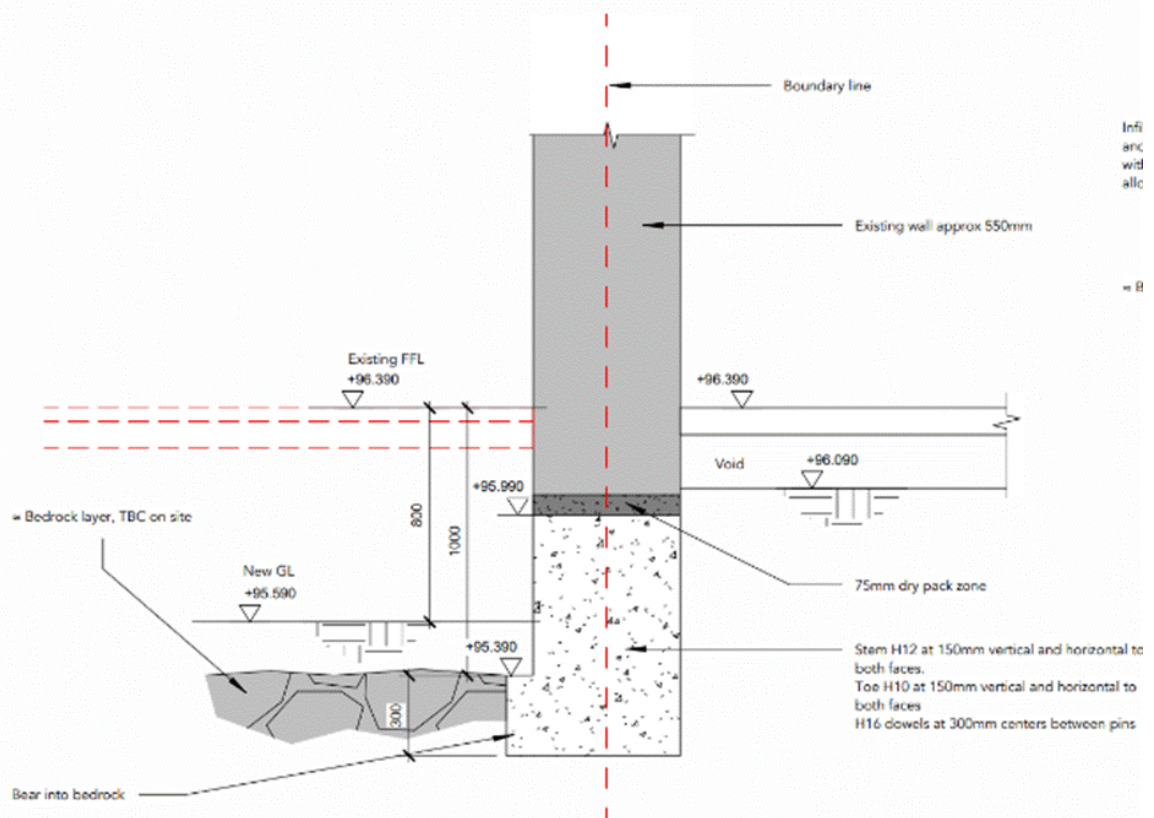
Whilst the indicative sketches enclosed help demonstrate that a suitable engineering solution is reasonably achievable, they remain draft working documents and are provided solely to assist with the current discussions with the Authority's structural engineer. They are not proposed as approved planning drawings and should not form part of any planning consent, and instead finalised plans will be agreed and approved via the building regulations process.

See extracts of the indicative working plans below:



Ground Floor FFL

1:100



Underpinning Section - Type A

Given that:

- The submitted information demonstrates that an appropriate strategy exists for the safe separation of the properties;

- The applicant has appointed suitably qualified structural and Building Control professionals to develop and oversee the detailed design;
- The detailed construction methodology and compliance requirements will be secured through separate statutory processes;
- All relevant insulation, structural and other Building Regulation requirements will be complied with in full;
- the relevant Party Wall Act requirements will be fulfilled in full.

On that basis, I hope the information provided is helpful in demonstrating the feasibility of the proposals, whilst recognising that the detailed engineering design and compliance matters will be subject to the separate Building Regulations and Party Wall processes.

I trust the above addresses the comments raised. However, should the Engineering Team require any further clarification, please do not hesitate to contact me.

Kind regards,

Sonny Robinson MRTPI