

4.1 Community Consultation

We developed four presentation boards which were displayed in the current visitor centre for a month. The building users were then asked to fill in a comment form on each board.

Board One -
“What do you want from your Community Building”

Board Two

Building Place and Setting

Board Three Building Materials

We then compiled a report from the results, met with NCC and amended the design to reflect the building users comments. These were mainly around the building materials ,using timber, creating a bigger cafe than present and changing the view of the current cafe,

Fourteen Locks Visitor Centre

Newport



Public Consultation Comments

Board One: What do you want from this Community building? Comments: <i>Buildings</i> • Cafe with more seating inside + out . • Slate shingles - roof • walls - multi coloured stone • Meeting place for groups - Possible ^{book} swap area .
Board Two: Building Place & Setting? Comments: similar to that of Board 2 Plan . View to lake and greenery Next to small shop / history of 14 locks etc
Board Three: Building Materials? Comments: As above . - requiring less maintenance perhaps than timber (in longer term) .

Many Thanks

Fourteen Locks Visitor Centre
Newport

AR

Public Consultation Comments

Board One: What do you want from this Community building?
Comments: GROUP ROOM FOR COMMUNITY ACTIVITIES LARGER SPACE IN 14 LOCKS CAFE
Board Two: Building Place & Setting?
Comments: 6
Board Three: Building Materials?
Comments: TIMBER SHINGLES

Many Thanks

Fourteen Locks Visitor Centre
Newport

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Public Consultation Comments

Board One: What do you want from this Community building?
Comments: A usable meeting / cafe space. Retail for area are too small + not in an appropriate space. External seating is a catastrophe waiting to happen - not the best idea .
Board Two: Building Place & Setting?
Comments: Points as above!!
Board Three: Building Materials?
Comments: Preferred Brickwork + timber, more in keeping with surroundings!!

Many Thanks

Selection of responses to consultation

Public Consultation Board One

What do you want from a Community building?

Listed below are some potential examples of what could be in the building?

- Cafe
- Shop
- Group room for community activities
- Somewhere to work from
- Exhibition & Art Space
- Library or book swap
- Cinema space with projector
- Event Space for Hire
- Area for drop-in health clinics

Current Proposal

The current building plan shows; a cafe, retail area, meeting rooms and exhibition space.

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Public Consultation Board Two

Building Place & setting ?

The buildings proposed position will mean the demolition of the existing building - but this will mean a lot of the existing infrastructure can be retained - car park and footpaths.















Public Consultation Board Three

Building Materials

What materials could appear on the building?

The intention is to make the external material for walls and roof to be the same, for a least some of the walls - please see images below

Current Building Form

Timber Shingles

Metal Cladding

Timber Cladding

Slate Shingles

Brick and Stone for Walls

Solar Panels

Window Seat

Consultation Boards

4.2 Planning Pre-app

KEW the planning consultants for this project submitted a Planning Pre Application in September 2024.

We received the results November 2024.

The results were generally in favour of the proposal with many positives.

We had a number of actions which we have addressed in this proposal. A brief summary below :

- Parking survey completed
- New Cycle parking has been proposed including a new secure lockable unit
- No tree felling proposed– bat boxes have been added to building elevations and bird boxes for the trees on Cwn Lane
- PV panels are flush recessed in the roof shingles
- Green Infrastructure completed



Fourteen Locks Visitor Centre

Pre- Application Planning Statement
September 2024



Fourteen Locks Visitor Centre Pre-application Summary

Positives

- The nature and location of these buildings and the works proposed to them do not suggest there is a reasonable likelihood of an impact upon roosting bats, application is not required to be supported by a bat survey.
- No justification for a preliminary ecological appraisal (PEA) to be required.
- Conservation Officer is open to the demolition of existing visitor centre; however, conservation area consent will be required at full application stage.
- Conservation Officer suggests the proposal will blend in well with the surrounding environment and Welsh and natural slate is supported.
- Conservation Officer is supportive of the scheme.
- Planning Officer is generally supportive of the design.
- In relation to the conservation area the design and visual impact of the proposal is considered to result in significant betterment when compared with the existing structure.
- The proposed design would not prejudice the special character of the countryside nor that of the Conservation Area.

Risks

- Highways/Planning Officer require an assessment/survey of parking to be able to support the proposals (surveys of busy days, to establish how the facilities currently operate).
- Cycle parking is not proposed of an appropriate standard.
- Cycle use and storage should include "long stay" (enclosed and secure) parking for staff or activities on site.
- Tree felling may impact roosting bats which may require further surveys.
- Intensification of use needs to be full justified outside settlement boundary.
- Impact of proposal on local centres needs to be considered.
- SAB requirements and process.

Actions

- Review parking provision in line with NCC parking standards.
- Notice of 8 weeks to PROW officer if right of way needs to be closed.
- Full tree/woodland edge /hedge and boundary tree information should be submitted in accordance with BS 5837:2012 by a bona fide Tree Consultant.
- Tree/hedge information including Root Protection Area(RPAs) must be consistent across all layout plans .
- Construction Environmental Management Plan (CEMP) condition, to require the applicant to set out how contaminated surface-water run-off, pollution from plant and machinery, dust, noise and lighting etc. would be prevented from impacting the SINC and the species it supports (submit as part of application).
- Green Infrastructure Statement required.
- Further PV details required - panels should be flush with the roof tiles, and preferably matte black with no silver lining – Planning officer asks for them to be recessed.
- Check that 10% of all parking spaces provide electric vehicle charging points.
- Details of any/all external lighting will need to be provided for consideration by the LPA.



4.3 Security Consultation

Following discussions with the building staff around the anti social behaviour they were experiencing at night we had an early consultation meeting with the Gwent Police “Design Out Crime Officers” . With the intention to mitigate any further anti social behaviour on the site.

They recommended a number of items which we have included in our design:

- Bollards around the perimeter of the building.
- Cycle hoops to be added near outside cafe area.
- CCTV locations
- Ensuring the alarm covers all windows and doors.
- The cycle store to be low level to reduce the chance of people congregating under cover in bad weather at night.
- Space under the benching is solid to limit sleeping under the bench at night.

At the next stage they also recommended that during construction the buildings demolition will have to be carefully monitored and any temporary facilities will also have to be secure . AHR to include in any contractor tender pack.

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AHR

Notes

Issue date 28.01.25

Project 2023 00612.000
Fourteen Locks Visitor Centre
Security meeting

Date 28th January 2025

Place TEAMS

Time 11:00

Notes by Victoria Shepherdson - AHR

Present

Victoria Shepherdson (VS)	AHR
John Williams (JW)	Newport City Council
Anthony Moore (AM)	DOCO Gwent Police
Natalie Lang (NL)	DOCO Gwent Police
John McDonnell (JM)	DOCO Gwent Police

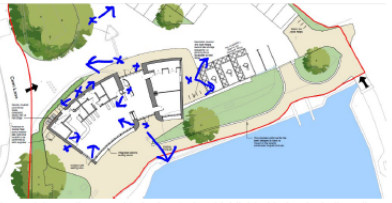
Distribution:

As above	
Wojciech Zawislak	SDS
David King	AHR
Hira Tierney	AHR
Iwan Evans	KEW planning
Callum Melrose	Craddys
Ellis Mullane	TC Consult

#AHRCompany#

These minutes are a record of events.
Acceptance is assumed unless we are informed immediately upon receipt.

Page 3 of 4		
7.0	Following the guidance of Secured by Design the police would always recommend the use of PAS 68 bollards to protect against vehicle mitigation. These do come at an increased cost compared to alternative no security rated measures such as planters and fencing. Due to this careful consideration should be made regarding the overall threat, risk, and harm levels of a incident occurring with a vehicle and the requirement and specification level of preventative measures.	
8.0	Bike storage – needs to fit for purpose – people would probably only be leaving bike for 20mins to 30mins. Perhaps could locate some benching around the cycle shelter so people can sit by the bikes and self-police or potentially move so nearer to the café, so people	
		
9.0	There will need to be signage around the centre – CCTV, alarm and for the bikes left on the premises "not NCC responsibilities etc."	
10.0	The alarm for the property will have to be agreed between the NCC and the Canal Trust. There may need to be specific alarm required by insurers or by the Canal Trust. Important to note is where the alarm goes back to, as this needs to be somewhere they will provide support and action. JW to start dialogue.	JW
11.0	The alarm will need to cover all doors and windows and there will also need to be signage to advertise this.	
12.0	Need to ensure that we do not promote loitering out of hours, minimise comfortable places under shelter/roof soffit to sit. This will be around the main entrance doors and exit to the pond where the roof overhangs. Also need careful selection of bike storage to limit coverings. AHR to investigate this.	AHR
13.0	The space under the benching will also need to be solid to limit sleeping rough under the bench.	
14.0	The Pump housing and bin storage need to be designed so that people cannot climb from these onto the roof. Maybe move away from the building.	
15.0	Accessing the WC's from the meeting rooms out of hours will need to be considered as currently remote. Post meeting note, JW did not consider this an issue.	

Page 2 of 4		
	• High valuable items need to be secure away including machinery and diggers etc. This would have to be highlighted in any tenders we sent to the contractors, and to ensure they have a dialogue with Newport police.	
3.0	In the Newport area contractors have successfully used the PID CCTV dalek, PIDS, Perimeter Intrusion Detection System like units which record once they detect movements – usually 2 or 3 with crossovers in the compound area. DOCO to send over details.	JM
4.0	The placing and choice of CCTV cameras needs to be considered carefully.  As a minimum they need to be located as highlighted below including all external doors – entrance / exits. Sound is not important.	
5.0	External lighting – discussed the need of the lighting requirements and the needs of the ecological assessment. Following the PEA the location does not have onerous implications for Bats and Birds . The police suggested that the lighting should be: • From dusk to dawn • All walkways • Entrances & exits Bollard lighting can be used for wayfinding but cannot be used for security	
6.0	Bollards would be needed to protect the external façade of the building from cars crashing into the building, either from terrorism (very low level) or accidentally. Locations as drawn below: 	

Page 4 of 4		
16.0	The current situation with the barrier over the car park entrance and crocodile teeth for exit only – seems acceptable for going forward. 	

4.4 Sustainability Consultation

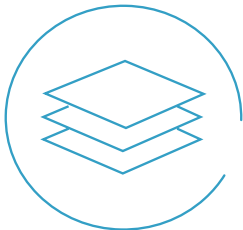
Newport City Council have a target to reach net zero carbon as an organisation by 2030. The NCC have defined ‘net zero carbon’ in construction to be: “the amount of carbon emissions associated with a building’s product and construction stages up to practical completion should be zero or negative”.

The NCC Built Environment Decarbonisation Standards Policy and the NCC Organisation Climate Change Plan 2022-2027 include a number of requirements that have informed the design of the Fourteen Locks Visitor Centre through stages 2 and 3.

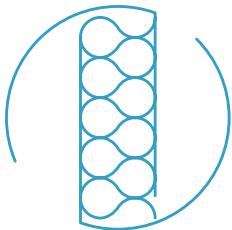
Due to the small scale nature of this building and the funding constraints and following consultation with the NCC Carbon Reduction team we are aiming for Net Zero sustainability principals without the certification.

We are also looking to better the NCC current U targets with the table below.

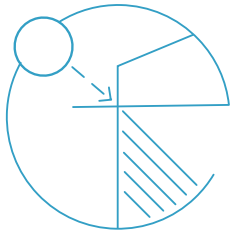
	Building RegsPart L	LETI Climate Emergency Guide - Commercial Offices	NCC Built enviroment Decarb Standards	Our Proposal
Roof U value - W/m2K	0.18	0.10-0.12	as LETI	0.12
Wall U value - W/m2K	0.26	0.12 - 0.15	as LETI	0.15
Glazing U Value - W/m2K	1.6	1.2 (double glazing)	as LETI	1.2
Floor U value - W/m2K	0.18	0.10-0.12	as LETI	0.12
Air Tightness - m3 /h/m2 @50Pa	8	<1	<3	<3
G value of Glass	0.48	0.4 - 0.3	as LETI	0.4



Embodied Carbon
Low embodied carbon materials are proposed for the largest usages.



Building Fabric
The building fabric minimises heat loss to lower heating and cooling system demand, lowering the centres operational energy demand.



Orientation
The building is orientated to maximise benefits of passive solar gain to minimise heating loads, and adequately shaded to the south to mitigate overheating and minimise cooling loads.



Ventilation
Passive ventilation to be employed as far as practically possible. Where mechanical ventilation is required, LETI targets will be adhered to.



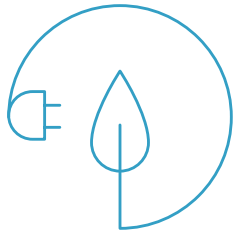
Monitoring
Metering and monitoring strategy to be designed to ensure accurate readings for all necessary energy uses can be taken hourly.



Nature-based solutions
Nature-based solutions have been employed, such as SuDs. Biodiversity to be improved as far as possible.



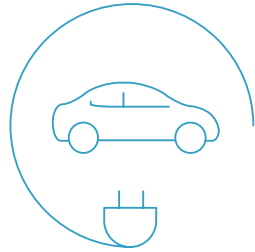
Fourteen Locks Visitor Centre
Sustainability Objectives



Operational Energy
Renewable energy production maximised on site with the installation of PV panels on the centre’s south facing roof. No fossil fuels are to be used on site, unless where exceptions are made by NCC. All electrical and water capacity to be analysed and capped at the required usage of the site.



Equipment
All equipment used in the centre to meet the relevant energy efficiency standards.

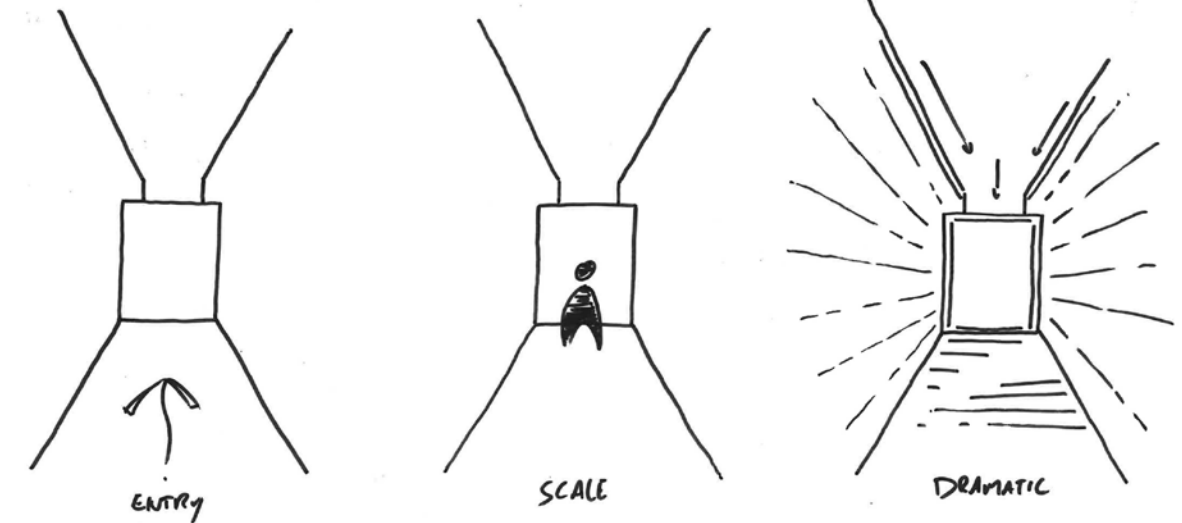


EV Charging Provision
There will be no net loss of EV charging provision at the site.

4.5 Building Form Concept

The new visitor centre entrance is arranged to create a connection with the canal. Inspiration has been taken from the repeating locks which form a strong design aesthetic. The narrowing of the canal, directing the view towards the lock gate. Height and scale of the lock gate and structure provides a contrast with the canal water level

The entrance hall will evoke the experience of travelling along the canal and through the locks between high sided and heavy weight walls, framing the view out to the canal and creating a dramatic experience for visitors.



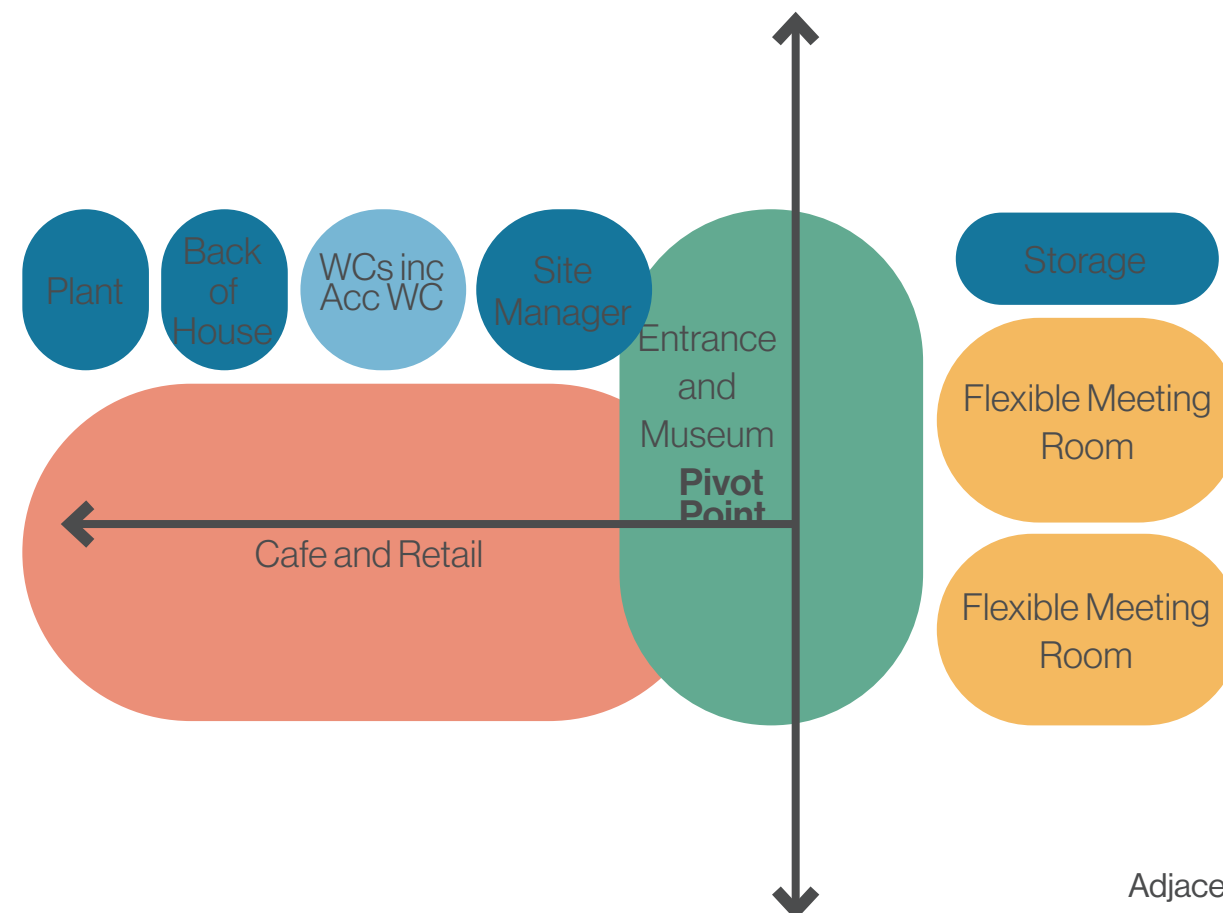
4.6 Area and Adjacencies

The building has been designed maximising the lake and canal views. Your entrance into the building gives an unobstructed view through to the lake and nature. Then we have located the cafe with a panoramic view from your seat.

The back of house (BOH) rooms have then been located immediately adjacent to this main space to maximise efficiencies with the circulation. The site managers office has been positioned so central to the building to ensure all visitors can be seen entering the building, and people viewing the museum exhibits in the entrance and museum space.

To ensure flexibility with the meetings we have provided the two rooms with a separating acoustic screen so can be opened up into one large space again with views of the lake.

Concept sketches



Adjacencies diagram

4.7 Concept Adjacency Diagram



Architectural Design

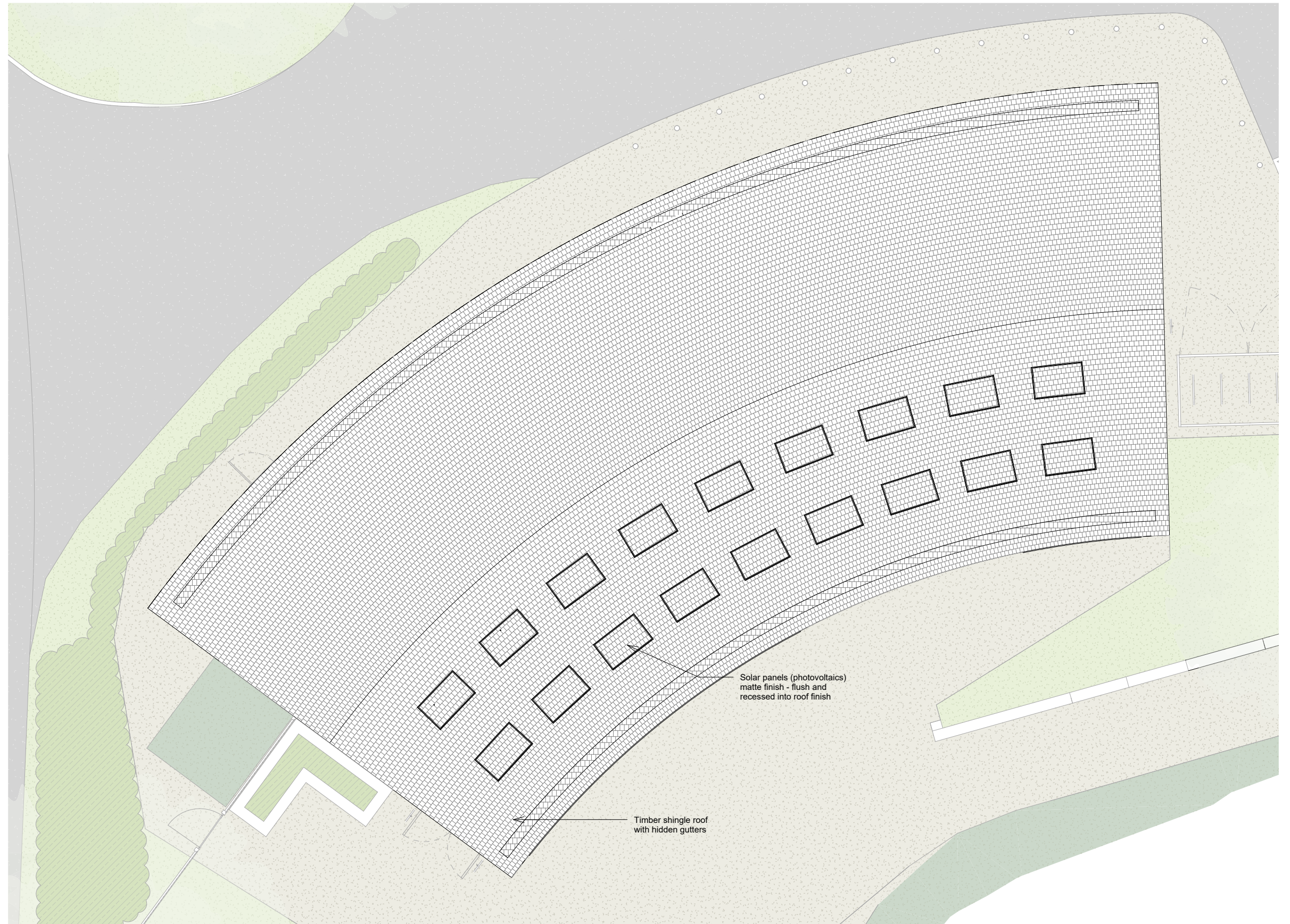


5.1 Proposed Plans

Ground Floor Plan



Roof Plan



5.2 Proposed Elevations



1 Proposed North Elevation

Signage size, text and font to be confirmed



2 Proposed East Elevation

Key

1. Walls - timber shingles
2. Roofs - timber shingles
3. Walls to entrance - timber battens
4. Windows and curtain walling - double glazed composite timber / aluminium
5. Brise soleil - timber to match cladding
6. Engineering grey brick soldier course below DPC
7. Bike store - timber clad with mesh doors
8. Bin Store
9. Bat box (recessed into cladding, only slot visible)
10. Solar panels (photovoltaic) - flush and recessed into roof, matt finish
11. M&E vents - size and position tbc. Colour to complement timber shingles

