
HERITAGE STATEMENT

In support of an application for Listed Building Consent and Full Planning Permission

Property

Samson Court Farm **Goldcliff, Newport NP18 2PH**



Principal (west) front of Samson Court Farm — Grade II listed (Cadw 17541)

Prepared on behalf of

Gwynne Keyte

Goldcliff, Newport NP18 2PH

Inspection date

17 March 2026

Prepared by

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Report reference

HFWJ/5997

Prepared in support of a planning and listed building consent application — for use of the Applicant and the Local Planning Authority

1. Contents

This Statement is structured as follows:

1. Contents
2. Introduction
3. Statutory and policy context
4. Historic and landscape context
5. Description of the asset
6. Assessment of significance
7. Description of proposals
8. Assessment of impact
9. Options considered and justification
10. Mitigation and enhancement
11. Conclusion
12. Appendix — Photographic record

2. Introduction

2.1 Purpose

- 2.1.1** This Heritage Statement has been prepared by HFWJ Surveyors on behalf of the owner of Samson Court Farm in support of a combined application for Listed Building Consent and Full Planning Permission. The application seeks consent for the change of use of a curtilage-listed stone outbuilding at the north end of the farmhouse to ancillary residential accommodation, the demolition of an adjoining single-storey C20 concrete-block shed, and associated alterations to make good the historic stone shell and reroof in matching slate.
- 2.1.2** The document follows the methodology set out in Cadw's Heritage Impact Assessment in Wales (2017) and applies the four-values framework of Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011). It is structured to satisfy the documentation requirements of Technical Advice Note 24 (TAN 24): The Historic Environment, and the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024.

2.2 The site

- 2.2.1** Samson Court Farm is located in the community of Goldcliff, in the locality of Whitson, on the Caldicot Level of the Gwent Levels coastal plain. The property lies to the west of the principal north-south road through Whitson, near its junction with Clifton Common, approximately one kilometre north of the site of the medieval Goldcliff Priory and roughly 800 metres south of Whitson village.
- 2.2.2** Key reference data for the site is set out in the table below.

Item	Detail
Address	Samson Court Farm, Goldcliff, Newport, NP18 2PH
OS National Grid Reference	ST 376 831
Community	Goldcliff, City of Newport
Locality	Whitson
Traditional county	Monmouthshire
Designation	Grade II listed building (Cadw List Entry No. 17541)
Listed	31 October 1996, not amended
Registered landscape	Gwent Levels Landscape of Outstanding Historic Interest, HLW(Gt)2
Conservation area	None

2.3 Designation

- 2.3.1** The farmhouse at Samson Court is listed at Grade II by Cadw under List Entry Number 17541. The listing was added to the statutory list on 31 October 1996 and has not been amended. By operation of Section 1(5)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the listing extends to all structures and objects within the curtilage of the listed farmhouse that were in existence before 1 July 1948. The stone outbuilding at the north end of the farmhouse falls within this curtilage-listed category. The C20 concrete-block shed, which post-dates 1948, does not.
- 2.3.2** The site lies within the Gwent Levels Registered Landscape of Outstanding Historic Interest in Wales (HLW(Gt)2). The site does not lie within a designated Conservation Area and is not the subject of any individual Scheduled Monument designation, although several Scheduled Monuments and Coflein-recorded sites lie in the surrounding landscape (see Section 4). The site lies within the Gwent Levels Sites of Special Scientific Interest (Caldicot Level), and bat presence has been confirmed on site; ecological matters are being addressed through a separate ecological assessment that will accompany the application.

2.4 Methodology

- 2.4.1** The assessment is informed by a site survey carried out by HFWJ Surveyors on 17 March 2026, a photographic record of internal and external fabric, a measured survey of the affected structures, and documentary research drawing on the Cadw listing description, the Royal Commission's Coflein records, and historic Ordnance Survey and tithe-era mapping. A formal enquiry to the Heneb Historic Environment Record covering a 500-metre radius from the site has been submitted; the response will be appended on receipt.

2.5 Author

- 2.5.1** This Heritage Statement has been prepared by Allan Williams-Jones MRICS, Chartered Building Surveyor of HFWJ Surveyors. The firm has extensive experience of work to listed buildings and within historic landscape contexts. The architectural drawings accompanying this application have been prepared by the same firm under job reference 5997.

3. Statutory and policy context

3.1 Statutory framework

- 3.1.1** The principal statutory duties bearing on this application are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Historic Environment (Wales) Act 2023.
- 3.1.2** Under Section 7 of the 1990 Act, listed building consent is required before any works of demolition, alteration or extension are carried out to a listed building in a manner that would affect its character as a building of special architectural or historic interest. Section 16(2) of the same Act requires the local planning authority, in considering whether to grant such consent:

...to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 3.1.3** Section 66(1) applies a parallel duty to applications for planning permission affecting the setting of a listed building. The Historic Environment (Wales) Act 2023 consolidated earlier legislation including the 2016 Act and provides the framework for the historic environment regime in Wales. It establishes the duty on Welsh Ministers to maintain a statutory Historic Environment Record (HER) for each local authority area in Wales; this duty is discharged through Heneb: the Trust for Welsh Archaeology, formed from the merger of the four Welsh Archaeological Trusts on 1 April 2024.
- 3.1.4** The Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024, which came into force on 4 November 2024, set out the current procedural requirements for LBC applications in Wales, including the documentation that must accompany an application. This Heritage Statement is prepared to meet those documentation requirements.

3.2 National planning policy

- 3.2.1** The relevant national planning policy is set out in Planning Policy Wales (Edition 12) Chapter 6 (Distinctive and Natural Places). The chapter emphasises the preservation, conservation and where appropriate enhancement of historic assets, the importance of the historic environment to the cultural and economic life of Wales, and the integration of historic environment considerations within the development management process. Detailed guidance on the application of national policy is given in Technical Advice Note 24: The Historic Environment (Welsh Government, 2017), and detailed assessment methodology is set out in Cadw's guidance Heritage Impact Assessment in Wales (2017). The format of this Statement reflects the structure recommended by TAN 24 and applies the methodology set out in the Cadw HIA guidance.
- 3.2.2** Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) sets out the four overlapping categories of heritage value — evidential, historical, aesthetic and communal — that are applied to the assessment of significance in Section 6 below.

3.3 Local planning policy

- 3.3.1** The site lies within the administrative area of the City of Newport. The relevant policies of the adopted Newport Local Development Plan 2011–2026 include Policy GP6 (Quality of Design), Policy CE6 (Archaeology) and Policy CE7 (Historic Buildings, Conservation Areas and Landscapes). Newport City Council is currently preparing a Replacement Local Development Plan; any policies of the emerging plan that have material weight at the date of determination should be considered at that point. The proposals have been developed to be consistent with the relevant adopted policies and are equally consistent with the direction of travel of the emerging plan.

4. Historic and landscape context

4.1 The Gwent Levels

- 4.1.1** Samson Court Farm sits on the Caldicot Level, the eastern of the two Gwent Levels — a coastal plain of reclaimed alluvial wetland between the rivers Usk and Wye on the north shore of the Severn Estuary. The Gwent Levels collectively constitute the largest historic reclaimed landscape in Wales and are designated as a Registered Landscape of Outstanding Historic Interest under Cadw's Register (HLW(Gt)2; Part 2.1 of the Register, 1998).
- 4.1.2** Drainage of the Levels has its roots in the Roman period, but the principal phase of medieval reclamation was undertaken from the early twelfth century by the Benedictine monastic community at Goldcliff Priory. The Priory was founded c.1113 by Robert de Chandos as a daughter house of the Norman abbey of Bec-Hellouin. The monks of Goldcliff Priory were responsible for major investment in the sea walls, reens (drainage channels) and associated infrastructure that shaped the surviving landscape of the Caldicot Level. The Monks' Ditch — a major drainage channel still extant immediately east of Whitson — is attributed to this monastic improvement campaign and is named on the 1811 map reproduced below.
- 4.1.3** The pattern of land holdings in the immediate vicinity of Samson Court Farm derives directly from this period. The neighbouring planned medieval settlement of Whitson, with its long strip-pasture cope-land allocation held in knight's service from the manor of Langstone (recorded in 1358), has direct continental parallels in the East Kent and Low Countries reclamations and is among the best-preserved examples of its type in Britain.



Figure 1. Extract from the 1811 Ordnance Survey of the Goldcliff and Whitson area, showing the medieval reclaimed landscape pattern, the position of Goldcliff (with Goldcliff Pill and Goldcliff House to the south), Whitson village and Whitson Court, and the Monks' Ditch drainage channel running north–south through the holding. Samson Court Farm sits within this documented medieval landscape; the field grain, reens and ditch network shown on the 1811 sheet survive substantially unchanged today.

4.2 Goldcliff Priory and the connectivity of the holding

- 4.2.1** Samson Court Farm has a documented direct physical connection to the medieval priory landscape via a track running south from the holding to the foreshore. The Royal Commission’s Coflein record NPRN 544109 (Landing Place, Clifton Common, Goldcliff Priory) records that:

A track runs southward to the shore from Clifton Court and Samson Court along an avenue created by drainage ditches. The seawall is shown as having a sequence of upstanding stones acting as mooring posts running south towards the priory and eastward.

- 4.2.2** The source for the record is a Historic Admiralty Chart (No. 2682-A10), with corroboration from the Ordnance Survey 1st edition 25-inch sheet. The record places Samson Court within the active landscape of the medieval foundation: a holding connected to the priory’s coastal access, its mooring infrastructure and its managed drainage system. The farm’s siting and its connections to the wider landscape are accordingly themselves part of its historical interest, and contribute to the historical value of the listed asset.

4.3 The surviving building chronology

- 4.3.1** The Cadw listing description records the farmhouse as having “Probable origins as C17 house, rebuilt late C18/early C19, and modernised later C19.” This places the principal phase of the surviving farmhouse fabric within the period of agricultural improvement that followed enclosure and the consolidation of farming techniques on the Levels. The “long agricultural range to L” recorded by Cadw on the south side of the farmhouse, and the stone outbuilding at the north end which is the subject of this application, are both consistent with this improvement-period building campaign. The brick voussoir arch over the historic stock door of the north stone outbuilding is a recognisable Gwent Levels detail typical of mid- to later nineteenth-century agricultural building.

4.4 The wider listed building group

- 4.4.1** The site lies within a wider group of listed buildings that records the medieval and post-medieval settlement of the Whitson cope-land and Goldcliff parish. The principal listed assets in the immediate vicinity are summarised below.

Building	Grade	Cadw entry	Location
Whitson Court (incl. pavilions and garden walls)	II*	2944	approx. 800 m south
Whitson Farm	II	17540	approx. 200 m north
Whitson Lodge	II	—	approx. 300 m south of Whitson Court
Church of St Mary Magdalene, Goldcliff	II	—	approx. 1 km south

Building	Grade	Cadw entry	Location
Whitson Church	II*	—	approx. 800 m east
Great Newra	II	—	approx. 500 m south of Broadstreet Common
Barn at Great Newra	II	—	adjacent to Great Newra
Little Porton Cottage	II	—	approx. 200 m SE of Goldcliff church
Little Porton Byre	II	—	adjacent to Little Porton Cottage

4.4.2 The Cadw listing of Samson Court (Entry 17541) and Whitson Farm (Entry 17540) share an identical listing wording — “Listed as well-preserved farmhouse typical of Gwent levels” — and were listed on the same day. This indicates that the Cadw listing exercise treated the two as a paired example of the same vernacular type. Preserving the qualities for which Samson Court was listed therefore matters not only to the individual asset but to the integrity of the documented type.

4.5 Other Coflein and HER assets in proximity

4.5.1 Other records of relevance to the immediate landscape setting include:

- NPRN 307860 — Goldcliff Moated House Site (Medieval), Scheduled Monument MM092, approximately 1.5 km north-west. Suggested as either a chapel or house site within an enclosing moat 54 m × 40 m.
- NPRN 400758 — Goldcliff intertidal prehistoric and Roman landscape, including the Roman inscribed “Goldcliff Stone,” on the foreshore approximately 2 km south.
- NPRN 402233 — Whitson village, recorded as a planned medieval settlement.
- NPRN 307350 — St Mary Magdalene’s Church, Goldcliff (Medieval).
- NPRN 544109 — Landing Place, Clifton Common, Goldcliff Priory (see paragraph 4.2.1).

4.5.2 A formal Historic Environment Record search covering a 500-metre radius from grid ST 376 831 has been requested from Heneb (Trust for Welsh Archaeology). The results of that enquiry will be appended to this Heritage Statement on receipt and incorporated into the impact assessment in Section 8 if further detail emerges.

5. Description of the asset

5.1 The Cadw listing entry

5.1.1 The Cadw listing description, reproduced verbatim, reads:

Probable origins as C17 house, rebuilt late C18/early C19, and modernised later C19. Farmhouse. Rendered, slate roof, 3 brick chimneys to ridge. Two storeys, asymmetrical 4 window front. Hornless sash windows with marginal glazing bars. Open timber Gothic porch over panelled door. Outshut rear, and long modern extension at right angles. Long agricultural range to L.

5.1.2 The reason given for listing is:

Listed as well-preserved farmhouse typical of Gwent levels.

5.2 The building group on site

5.2.1 HFWJ Surveyors' site survey identifies six discrete elements within the building group. These are listed below in the order in which they appear in the Cadw description and are referenced consistently through the remainder of this Statement.

5.2.2 Element 1 — The principal farmhouse. A substantial two-storey rendered farmhouse with a slate roof, three brick chimney stacks to the ridge, and an asymmetrical four-bay front to the west. The windows are hornless sashes with marginal glazing bars throughout. A characterful open timber Gothic porch with pointed-arch openings shelters the central panelled door. The principal (west) elevation is illustrated in the cover photograph and is unaltered by the proposals.

5.2.3 Element 2 — The long agricultural range to the south. A long single- to one-and-a-half-storey stone agricultural range with red pantile roof, attached to the south side of the farmhouse and visible in the cover photograph. Curtilage-listed pre-1948 fabric. Not affected by the proposals.

5.2.4 Element 3 — The stone outbuilding at the north end. A single-storey stone-built outbuilding attached to the north side of the farmhouse, with a dual-pitched roof — the front (west) slope covered in natural slate and the rear (east) slope in red pantile — rising up to abut the farmhouse rendered wall to the south. Both long elevations have an original low arched stock doorway with a brick voussoir arch and stone surround — a characteristically Gwent Levels detail. The internal roof structure retains historic collared rafter trusses. A loading opening with the remains of a timber lintel is visible in the north gable, suggesting an original byre or stable with hayloft. The structure is curtilage-listed and is the subject of the application.

5.2.5 Element 4 — The C20 concrete-block shed. A single-storey concrete-block addition built post-1947, abutting the stone outbuilding on its north (inboard) side. It has a low sheet roof and three small inserted windows in its west wall. The construction is unsympathetic in materials and detailing, and the structure obstructs views of the historic stone outbuilding behind it. As a post-1948 addition it does not benefit from curtilage listing.

5.2.6 Element 5 — The rear modern extension at right angles. The “long modern extension at right angles” identified in the Cadw description. A two-storey yellow-rendered range projecting eastwards from the rear of the farmhouse, of late twentieth-century date and uPVC fenestration. Not curtilage-listed. The roof of this structure is affected by the proposals, being brought under the extended asymmetric rear slope of the stone outbuilding's new roof (see paragraph 7.6.2); the elevations are not altered.

5.2.7 Element 6 — The rear outshut. A small grey-rendered single-storey rear outshut to the principal farmhouse, currently housing the kitchen. Of low individual significance. The roof of this structure is affected by the proposals, being brought under the extended asymmetric rear slope of the stone outbuilding's new roof (see paragraph 7.6.2); the walls and fenestration are not altered.

5.3 Building chronology

5.3.1 Drawing the elements together, the indicative chronology of the surviving fabric is: a probable seventeenth-century origin (now within the principal farmhouse), substantial rebuilding in the late eighteenth or early nineteenth century (the bulk of the principal farmhouse and likely the south agricultural range), the stone outbuilding at the north end built or rebuilt as part of a mid- to later-nineteenth-century improvement campaign (the brick voussoir arch detail is consistent with this), a later-nineteenth-century modernisation of the farmhouse interiors, and twentieth-century additions comprising the rear modern extension (Element 5) and the C20 concrete-block shed (Element 4).

5.4 Condition

5.4.1 The principal farmhouse is in occupied condition and good repair. The long agricultural range to the south is in stable condition. The rear modern extension and rear outshut are in functional condition.

5.4.2 The stone outbuilding (Element 3) is in significantly deteriorated condition. The principal defects identified during the site survey are:

- A substantial vertical crack running the full height of the south stone gable, opening to approximately 80 mm at the parapet, with the crack continuing internally.
- Partial collapse of the central floor joist supporting the hayloft.
- Significant areas of missing slate covering, with consequent water ingress to the roof structure and degradation of timber rafters.
- Sporadic and degraded lime pointing throughout the external walls.
- Disturbance to the lower courses of stone walling consistent with long-standing damp penetration.

5.4.3 The condition of the stone outbuilding is materially relevant to the assessment of options in Section 9: a no-change approach is incompatible with the duty under Section 16(2) of the 1990 Act, because continued deterioration will result in loss of fabric.

6. Assessment of significance

6.1 Methodology

6.1.1 Cadw's Conservation Principles (2011) identify four overlapping categories of heritage value:

- Evidential value — the potential of a place to yield information about past human activity.
- Historical value — the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value — the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value — the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

- 6.1.2** The four values are assessed in turn below, and the assessment is then summarised by building element.

6.2 Evidential value

- 6.2.1** Evidential value is medium. The principal farmhouse retains diagnostic features of late-eighteenth- and early-nineteenth-century improvement-period vernacular farming on the Gwent Levels: the hornless sash windows with marginal glazing bars, the open timber Gothic porch, the three brick ridge stacks, the asymmetrical four-bay front, and the rendered walls. The stone outbuilding at the north end retains a substantially unaltered nineteenth-century stock door with brick voussoir arch and a hayloft opening in the north gable consistent with original byre or stable function. The setting holds further evidential value as part of the documented medieval reclaimed landscape — the connection to Goldcliff Priory via the recorded Clifton Common track (NPRN 544109) and the proximity to the documented Whitson cope-land — both of which give the building group meaningful relationships beyond its physical fabric.

6.3 Historical value

- 6.3.1** Historical value is high. The asset is one of two paired Cadw type-specimens of the well-preserved Gwent Levels farmhouse: it shares its listing wording verbatim with the neighbouring Whitson Farm, and the two were listed on the same day. The connection to the medieval priory landscape via the recorded Clifton Common track is documentary as well as physical, and is itself an unusual continuity into the surviving holding. The farmhouse and its agricultural ranges together record the continuing tradition of mixed Gwent Levels farming from at least the eighteenth century through to the present day.

6.4 Aesthetic value

- 6.4.1** Aesthetic value is medium to high. The principal farmhouse is a competently-detailed and well-preserved late-Georgian / early-Victorian rendered house of substantial proportions, asymmetrically arranged in a four-bay front. The open timber Gothic porch is a charming and locally characteristic feature. The composition of the building group as a whole — substantial farmhouse with the long agricultural range on one side and the smaller stone outbuilding on the other — is itself part of the aesthetic value, and is a familiar image of Gwent Levels farming. The aesthetic primacy of the principal west front is, however, currently compromised by the C20 block shed addition (Element 4), which obstructs views of the historic stone outbuilding behind it and introduces an unsympathetic material and silhouette to the principal frontage.

6.5 Communal value

- 6.5.1** Communal value is medium. The farmhouse continues to function as the centre of a working farm and forms part of the lived-in agricultural character of the Gwent Levels. Its presence on the road north of Goldcliff is part of the recognised local character of the area. The site does not appear to have any specific communal-memorial function (such as a war memorial, public gathering place or named local landmark beyond its role as a farm).

6.6 Summary of significance by element

6.6.1 Pulling the assessment together by building element:

Element	Description	Significance
1	Principal farmhouse — rendered, slate roof, 3 stacks, 4-bay sash front, Gothic porch	High
2	Long agricultural range to the south (curtilage-listed)	Medium
3	Stone outbuilding at north end (curtilage-listed C19 byre/stable)	Medium
4	C20 concrete-block shed (post-1947, no listing protection)	None / negative
5	Rear modern extension at right angles (post-1948)	None
6	Rear outshut	Low

7. Description of proposals

7.1 Purpose

7.1.1 The proposals are designed to bring the curtilage-listed stone outbuilding at the north end of the farmhouse (Element 3) back into viable use as ancillary residential accommodation. The proposals are conservation-led: the principal farmhouse façade is unaltered; the historic features of the stone outbuilding are retained and visibly preserved; new intervention is confined to elevations not visible from public viewpoints; and unsympathetic twentieth-century fabric is removed. The proposals are illustrated in HFWJ Surveyors' drawing set 5997/001 to 5997/009 (existing and proposed plans, elevations and sections), accompanying this application.

7.2 The principal (west) elevation

7.2.1 The west elevation is the only elevation of the building group that is visible from public viewpoints — the road through Whitson, the wider Levels landscape, and the documented historic approach from the south. The proposals on the west elevation are minimal and conservation-led:

- The principal farmhouse façade is unaltered. The asymmetrical four-bay sash front, the Gothic timber porch, the slate roof and the three brick ridge stacks are all preserved in situ.
- The long agricultural range to the south is unaltered.
- The C20 concrete-block shed (Element 4) is demolished in its entirety. Its removal restores the visual primacy of the historic stone outbuilding behind.
- The stone outbuilding's original low arched stock door with brick voussoir arch on the west (front) elevation is retained in situ and permanently closed with a recessed infill set back behind the voussoirs. The historic feature remains externally legible, and the

closure of the opening is itself a visible marker of the change in function from agricultural to ancillary residential.

7.3 The south elevation of the stone outbuilding

7.3.1 The south elevation faces inwards into the farmyard and is not visible from any public viewpoint. The proposals here are to stabilise and, where structurally necessary, partially rebuild the south stone gable; to retain the historic stone fabric to the maximum practicable extent; and to introduce a large fenestrated opening with powder-coated aluminium joinery and bi-fold doors, providing a thoughtful juxtaposition between the historic stone fabric and a crisp contemporary insertion that is clearly legible as a new layer in the building's history. The stonework stabilisation and rebuild detail is annotated on drawing 5997/008. Stonework will be carried out using salvaged stone and an appropriate lime mortar specification matched to the historic substrate.

7.4 The east (rear) elevation of the stone outbuilding

7.4.1 The east (rear) elevation faces inwards into the rear yard and is screened from public view by the existing rear modern extension (Element 5). The rear elevation has its own original low arched stock doorway with brick voussoir arch — see Plate 3 in the appendix. The position of this rear arched doorway is to form the new bi-fold door opening (per drawing 5997/007) in powder-coated aluminium joinery, providing primary access from the rear and a strong relationship between the new accommodation and the rear yard. The existing brick voussoir arch is to be carefully dismantled and recorded prior to works (see paragraph 10.3), with salvaged brickwork and stone reincorporated in the new opening detail where practicable. This intervention is not visible from any public viewpoint.

7.5 The inboard (north) elevation, post-demolition

7.5.1 Once the C20 block shed (Element 4) is demolished, the north face of the stone outbuilding becomes an external elevation. This face currently has a small inserted window opening — opened by the present owner's father several decades ago to provide light from the outbuilding into the C20 shed. The window is non-original and has no listed-building significance. It will be infilled with matching coursed limestone and lime mortar to restore the appearance of an unbroken historic stone wall.

7.6 Roof

7.6.1 The roof of the stone outbuilding (Element 3) is to be reconstructed as a dual-pitched roof finished in natural slate to both slopes, to match the principal farmhouse. The pantile covering presently on the rear (east) slope is at end of life and will be lifted; the rebuilt roof in slate brings the historic stone outbuilding into a single material reading with the principal farmhouse and confirms its renewed status within the historic group following the works.

7.6.2 The rear (east) slope is to be extended asymmetrically downwards to cover the existing rear outshut (Element 6, currently housing the kitchen) and the rear modern extension (Element 5). This brings the previously disparate rear roofs of these later structures under a single coherent slate slope reading off the stone outbuilding's ridge, substantially improving the

legibility of the historic core relative to its later additions and simplifying the rear roofscape into one ordered composition.

- 7.6.3** Three low-profile heritage-grade conservation rooflights are proposed on the west slope (per drawing 5997/006), providing natural light to the new accommodation without prominent visual impact. Slates are to be laid in diminishing courses with traditional verge and eaves detailing. Cast iron rainwater goods will be specified. Lead flashings to all abutments with the principal farmhouse.

7.7 Roof structure

- 7.7.1** The existing roof structure is too degraded to be retained or repurposed. The original collared rafter trusses have suffered prolonged water ingress through the failed slate covering, with rot to the wallplate, rafter feet and tie beam connections; the central tie supporting the former hayloft has partially collapsed (see paragraph 5.4.2). HFWJ Surveyors' inspection has concluded that retention of the existing carcassing is not viable.
- 7.7.2** A new roof structure is therefore proposed, comprising treated oak asymmetric trusses designed to accommodate the asymmetric rear slope described at paragraph 7.6.2. The choice of solid oak (rather than softwood) reflects the heritage context of the building and is intended to provide a long-life replacement carcassing of comparable quality to the historic structure being lost.
- 7.7.3** Where individual existing timbers — principal rafters, collars, or sections of wallplate — can be salvaged in serviceable condition, they will be reused in the new structure or set out as celebrated exposed elements within the new accommodation. The proportion that can realistically be reused is, however, expected to be very limited given the level of degradation recorded. The loss of the historic roof carcassing is acknowledged as a negative fabric impact (see paragraph 8.4) and is mitigated by pre-works measured and photographic recording (see paragraph 10.3).

7.8 Internal works

- 7.8.1** Internally, the proposals provide for the subdivision of the stone outbuilding for ancillary residential use, the installation of the new oak roof structure (see paragraph 7.7), and the sympathetic integration of any salvaged historic timbers as exposed features within the new accommodation where the level of decay permits reuse. The internal layout is shown on drawing 5997/005.

7.9 Materials schedule (principal items)

Element	Specification
Roof covering — both slopes	Natural slate to match principal farmhouse, laid in diminishing courses with traditional eaves and verge detail. East (rear) slope extended asymmetrically to cover Elements 5 and 6 in the same material.

Element	Specification
Roof structure	New asymmetric trusses in treated solid oak. Salvaged historic timbers reused where serviceable, expected to be very limited.
Rainwater goods	Cast iron half-round gutters and round downpipes, traditional sections
Flashings	Code 4/5 lead, dressed to abutments
Stone walling — repair and rebuild	Salvaged stone reused; new stone to match local limestone; lime mortar specification appropriate to the historic substrate
Pointing	Lime mortar, lightly recessed brushed finish to match historic
Joinery — south and east elevations	Powder-coated aluminium framing with bi-fold doors, providing contemporary contrast to retained historic fabric
Conservation rooflights	Heritage-grade slim-profile cast steel or similar; flush-fitted, black finish
Recessed infill behind west-elevation voussoir arch	Stone or fixed glazed panel set back behind voussoirs (final detail to be agreed)

8. Assessment of impact

8.1 Methodology

8.1.1 Following the Cadw Heritage Impact Assessment in Wales (2017) methodology, impact is assessed against the significance established in Section 6. Impact is described as positive, neutral or negative, and its magnitude is described as substantial, moderate, minor or negligible.

8.2 Impact on the principal farmhouse (Element 1, high significance)

8.2.1 The principal farmhouse is not physically altered by the proposals. The visual setting of the west front is enhanced by the removal of the C20 concrete-block shed, which currently intrudes on views of the principal frontage. Net impact: positive, minor.

8.3 Impact on the long agricultural range to the south (Element 2, medium significance)

8.3.1 The long agricultural range is not affected by the proposals. Impact: neutral.

8.4 Impact on the stone outbuilding (Element 3, medium significance)

8.4.1 The fabric impacts on the stone outbuilding are mixed but, on balance, positive:

- Retention and visible preservation of the original arched doorway and its brick voussoir arch on the west (principal) frontage: positive, minor.
- Loss of the original arched stock doorway and its brick voussoir arch on the east (rear) elevation, where the new bi-fold door opening is formed: negative, minor (rear elevation is not visible from any public viewpoint, and the loss is mitigated by pre-works recording

and reincorporation of salvaged brickwork and stone in the new opening detail where practicable — see paragraphs 7.4 and 10.3).

- Stabilisation and partial rebuilding of structurally compromised stone walling using salvaged stone and lime mortar: positive, moderate (the alternative is loss of historic fabric through ongoing structural failure).
- Removal of the inserted C20 window opening on the north (inboard) face and reinstatement with matching stone: positive, minor.
- Insertion of new openings on the south and east elevations to provide light and access: negative, minor (controlled intervention on elevations of lower visual significance and not visible from any public viewpoint).
- Reconstruction of the dual-pitched roof in natural slate to both slopes, matching the principal farmhouse: positive, minor (compositional unity within the historic group).
- Loss of the historic collared rafter trusses, which inspection has confirmed are too degraded to be retained, and replacement with new asymmetric oak trusses: negative, moderate. The loss is mitigated by pre-works measured and photographic recording (paragraph 10.3), by reuse of individual historic timbers where serviceable, and by the use of solid oak — a high-quality replacement material — rather than softwood.
- Three low-profile heritage-grade conservation rooflights to the west slope: negative, negligible.
- Change of use from agricultural to ancillary residential: neutral (with retention of evidential markers of the earlier use, in particular the visibly retained west arched doorway).

8.4.2 Overall impact on Element 3: positive on balance. The heritage gains — preservation of fabric through viable use, restoration of legibility of the historic frontage, conservation of structurally compromised stone walling — outweigh the controlled interventions on less significant elevations.

8.5 Impact on the C20 block shed (Element 4, no/negative significance)

8.5.1 Demolition of a structure of no listed-building significance, which currently intrudes on the heritage character of the group. Impact: positive, moderate.

8.6 Impact on the rear modern extension and rear outshut (Elements 5 and 6)

8.6.1 The walls and elevations of the rear modern extension (Element 5) and the rear outshut (Element 6) are not altered by the proposals. Their roofs are, however, brought under the asymmetric extension of the rear (slate) slope of the stone outbuilding's new roof. This is a positive heritage outcome: the previously disparate rear roofs of these later, lesser-significance structures are consolidated under a single ordered roof composition reading off the historic stone outbuilding, which improves the legibility of the historic core relative to its later additions. Element 5 has no listed-building significance (post-1948) and Element 6 has low individual significance; in both cases the intervention is to the roof covering only. Impact: positive, minor.

8.7 Impact on setting

8.7.1 The setting of the listed building is the wider Gwent Levels Registered Landscape and the immediate approach from the Whitson road. The proposals do not alter the silhouette, scale, materials or principal frontage as visible from any public viewpoint. The only positive change visible from public viewpoints is the removal of the C20 block shed, which restores the visual primacy of the historic stone outbuilding. Impact on setting: positive, minor.

8.8 Impact on other listed buildings in the group

8.8.1 The proposals do not introduce any new built form on the principal frontage or in the wider landscape. No changes in intervisibility with the wider listed building group (Whitson Court, Whitson Farm, Goldcliff Church, etc.) are proposed. Impact: neutral.

8.9 Impact on the Gwent Levels Registered Landscape

8.9.1 The proposals are confined to the curtilage of the farm and do not alter the wider field pattern, reens, drainage system, or other landscape elements of the Registered Landscape. The retention and conservation of the historic farmhouse group is itself a contribution to the maintenance of the lived-in agricultural character that supports the designation. Impact: neutral to positive, minor.

8.10 Impact on archaeology and HER assets

8.10.1 No below-ground works are proposed in areas of identified archaeological sensitivity. A formal HER search currently outstanding will inform whether a watching brief or further survey is appropriate prior to any ground-disturbing works. Impact: neutral, subject to confirmation by the outstanding HER search.

8.11 Summary of impacts

Receptor	Significance	Impact direction	Magnitude
Principal farmhouse (E1)	High	Positive	Minor
Long agricultural range (E2)	Medium	Neutral	—
Stone outbuilding (E3)	Medium	Positive (on balance)	Minor to moderate
C20 block shed (E4)	None / negative	Positive (by removal)	Moderate
Rear modern extension (E5)	None	Positive (roof consolidation)	Minor
Rear outshut (E6)	Low	Positive (roof consolidation)	Minor
Setting	—	Positive	Minor
Wider listed group	—	Neutral	—

Receptor	Significance	Impact direction	Magnitude
Gwent Levels Registered Landscape	—	Neutral to positive	Minor
Archaeology / HER	—	Neutral	Subject to HER search

9. Options considered and justification

9.1 No-change option

9.1.1 A do-nothing approach was considered and rejected. The stone outbuilding is structurally compromised and is suffering progressive loss of fabric (vertical crack to south gable, partial joist collapse, missing slate covering, water ingress). Without intervention, the building will continue to deteriorate and historic fabric will be lost. A no-change approach is therefore incompatible with the statutory duty under Section 16(2) of the 1990 Act, which requires special regard to be had to the desirability of preserving the building.

9.2 Adaptation of the rear modern extension (Element 5) instead

9.2.1 Adapting the rear modern extension was considered as an alternative location for additional accommodation. This option was rejected on three grounds. First, the rear modern extension was specifically identified by Cadw as unsympathetic (“long modern extension at right angles” — the only specifically negative descriptor in the listing). Second, the rear modern extension has no historic fabric to conserve, and adapting it would not deliver any heritage benefit. Third, this approach would not address the deteriorating condition of the stone outbuilding, leaving the listed asset to continue to lose fabric through neglect.

9.3 Retention of the C20 block shed (Element 4)

9.3.1 Retention of the C20 block shed was considered and rejected. The shed has no listed-building significance, is structurally and materially unsympathetic, and obstructs the visual primacy of the historic stone outbuilding behind it. Retention would foreclose the heritage gain available from its removal.

9.4 Reopening of the west arched doorway as a functional opening

9.4.1 Reopening the west elevation’s original arched stock door as a functional opening into the new ancillary accommodation was considered and rejected on functional grounds. A low stock door is unsuitable as a habitable entrance, and reopening would require alterations to the threshold and surround. The chosen option — retention in situ with a recessed infill set back behind the voussoirs — preserves the visible legibility of the historic feature while accommodating the new use, and is consistent with the recommendations of Cadw’s Conservation Principles for the management of adaptation.

9.5 Selected option

- 9.5.1** The selected option is the scheme described in Section 7. It is the option that best balances the retention of significance with the introduction of a viable new use, that delivers a net heritage benefit, that addresses the structural deterioration of historic fabric, and that confines new intervention to elevations not visible from public viewpoints.
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10. Mitigation and enhancement

10.1 Materials and detailing

- 10.1.1** All conservation work to historic fabric is to be carried out using materials and techniques appropriate to the historic substrate. Lime mortar (NHL-based, hot-mix, or other appropriate specification) is to be used throughout for pointing and rebuilding. Salvaged stone is to be reused wherever possible; new stone is to be matched to local limestone. Roofing is natural slate throughout, to match the principal farmhouse, including the asymmetric extension of the rear slope over Elements 5 and 6. The new roof carcassing is in treated solid oak, salvaging existing timbers where serviceable (see paragraph 7.7). New joinery on the south and east elevations is in powder-coated aluminium with bi-fold doors, providing a clearly contemporary insertion that reads as a new layer rather than imitating historic detail. The full materials schedule is set out in paragraph 7.9.

10.2 Reversibility

- 10.2.1** New interventions, including the inserted south and east openings and the conservation rooflights, are to be detailed so as to be substantively reversible without further damage to historic fabric. The recessed infill behind the west voussoir arch is to be detailed to allow future removal if circumstances change.

10.3 Recording prior to works

- 10.3.1** A photographic and measured record of the stone outbuilding is to be made prior to works commencing, with copies deposited with the Heneb Historic Environment Record. Specific attention will be given to the existing collared rafter truss carcassing (which is to be lost, see paragraph 7.7) and to any historic stonework that is to be dismantled in the course of the stabilisation and rebuild works. Items to be dismantled will be recorded in place prior to dismantling, with the recording cross-referenced to a marked-up drawing so that the rebuilt stonework reproduces the original coursing as closely as practicable and the new oak truss arrangement can be checked against the lost structure.

10.4 Watching brief

- 10.4.1** The need for an archaeological watching brief during any ground-disturbing works will be assessed in light of the outstanding HER search. If a watching brief is advised by Heneb, it will be commissioned and the report deposited with the HER.

10.5 Bat mitigation

10.5.1 Bat presence has been confirmed on site. A separate ecological assessment, including bat survey and mitigation strategy, is being prepared and will accompany the application. The mitigation strategy is expected to address roost provision (bat boxes or equivalent), seasonal restrictions on works, lighting control, and any specific roof-construction detailing required to maintain or replace bat-friendly habitat. The proposals are designed to accommodate the ecologist's recommendations as they emerge.

10.6 Enhancement

10.6.1 The proposals deliver heritage enhancement through (a) the removal of the visually intrusive C20 block shed, (b) the conservation and partial rebuilding of structurally compromised historic stone walling, (c) the reinstatement of an unbroken stone face to the inboard north wall by infilling the inserted window opening, (d) the unification of the roof composition by re-roofing the stone outbuilding in natural slate to match the principal farmhouse, and (e) the long-term securing of a curtilage-listed structure through viable use.

11. Conclusion

11.1 Net heritage outcome

11.1.1 The proposals deliver a net positive heritage outcome. The principal farmhouse is unaltered. The most architecturally significant feature of the stone outbuilding — the original arched stock doorway with its brick voussoir arch on the west (principal) frontage — is retained in situ and visibly preserved. A visually intrusive C20 addition is demolished, restoring the visual primacy of the historic stone outbuilding. A deteriorating curtilage-listed structure is brought back into viable use, securing its long-term preservation. New interventions are confined to elevations not visible from any public viewpoint. All historic fabric is conserved using appropriate materials and techniques.

11.2 Public benefit

11.2.1 The public benefits of the scheme are:

- Preservation of curtilage-listed historic fabric through viable use, rather than continued neglect leading to loss.
- Removal of unsympathetic C20 fabric from the principal frontage and restoration of the visual primacy of the historic group.
- Contribution to the maintenance of the lived-in agricultural character of the Gwent Levels Registered Landscape.
- Type-preservation: maintaining the integrity of one of two Cadw type-specimens of the Gwent Levels farmhouse (paired with Whitson Farm).

11.3 Compliance

11.3.1 The proposals are consistent with the duties under Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, with the Historic Environment (Wales)

Act 2023 and the associated 2024 Regulations, with the historic environment policies of Planning Policy Wales (Chapter 6) and TAN 24, with the four-values framework of Cadw's Conservation Principles, with the methodology of Cadw's Heritage Impact Assessment in Wales, and with the historic environment policies of the Newport City Council Local Development Plan. HFWJ Surveyors respectfully request that the application for Listed Building Consent and Full Planning Permission is approved.

12. Appendix — Photographic record

12.1 The photographs reproduced over the following pages were taken by HFWJ Surveyors during the site survey of 17 March 2026 and support the description of the asset (Section 5) and the description of proposals (Section 7).



Plate 1. Stone outbuilding (Element 3) viewed from the north, showing the slate front (west) slope. The C20 concrete-block shed (Element 4, corrugated metal roof, to be demolished) abuts on the right with the principal farmhouse beyond.



Plate 2. The C20 concrete-block shed (Element 4) abutting the stone outbuilding's north (inboard) wall. Of no listed-building significance; proposed for demolition in its entirety.



Plate 3. Rear (east) elevation of the stone outbuilding (Element 3), showing the original low arched stock doorway with brick voussoir arch. This position is to form the new bi-fold door opening serving the ancillary accommodation (see paragraph 7.4). The corresponding arched doorway on the west (principal) frontage is to be retained in situ with a recessed infill behind the voussoirs.



Plate 4. South gable of the stone outbuilding, showing the substantial vertical crack opening to approximately 80 mm at the parapet (see paragraph 5.4.2).



Plate 5. North gable of the stone outbuilding, showing the timber loading opening with the remains of a timber lintel — diagnostic evidence of the original byre or stable function with hayloft.



Plate 6. Stone outbuilding (Element 3) from the south-east, showing the existing pantile rear (east) slope and south stone gable. The new roof is to be slate to both slopes (see paragraph 7.6).



Plate 7. Interior of the stone outbuilding showing heavy historic timber floor beams overhead, a small C20 inserted timber window opening (left, to the north inboard wall), and a doorway opening (right) leading out. Wall fabric shows historic stone walling with brick repairs and patching. The carcassing visible above is to be replaced (see paragraph 7.7).

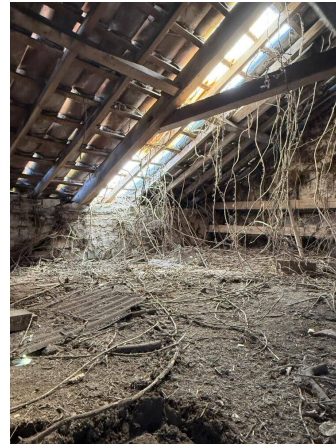


Plate 8. Existing roof structure from within, showing degraded battens, the underside of the pantile covering, and significant vegetation ingress. Inspection has confirmed the carcassing is not viable for retention (see paragraph 7.7).



Plate 9. *Internal continuation of the south-gable vertical crack, with timber lintel above. To be addressed through stabilisation and partial rebuild (see paragraph 7.3).*

— End of Heritage Statement —