



HERITAGE IMPACT ASSESSMENT

75 – 76 LOWER DOCK STREET, NEWPORT

PROPOSED CHANGE OF USE AND CONVERSION TO 12 RESIDENTIAL UNITS

HIA FOR WORKS TO FRONT ELEVATION



Architects Town Planners
Environmental & Urban Design

Cardiff Office
Unit 1A, Compass Business Park,
Pacific Road, Ocean Park, Cardiff, CF24 5HL
Phone 029 2045 2100
web: www.cj2architects.co.uk

London Office
19 Goodge Street
London W1T 2PH
Phone 020 3409 1342
email: enquiries@cj2architects.co.uk



1.0 INTRODUCTION

- 1.1 Heritage Impact Assessment in Wales sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area and scheduled monument consent.
- 1.2 This statement accords with CADW's 'best practice' guidance set out in the document on how to use the Heritage Impact Assessment process and prepare a Heritage Impact Statement, including:
1. explaining your objective and why changes are desirable or necessary
 2. understanding the significance of your historic asset
 3. identifying your proposed changes
 4. assessing the impact of your proposals
 5. setting out the reasoning behind your preferred option, including your design concepts and principles, in the light of the assessment process.

2.0 SITE & SURROUNDING AREA

- 2.1 The application site comprises 75 – 76 Lower Dock Street, a former sock factory located within the Lower Dock Street Conservation Area (designated June 1995). The historic importance of the street is manifested in the architectural strength of the surviving frontages which illustrate development throughout the middle and later nineteenth century.
- 2.2 The property is a listed building (CADW Ref. 21292) and is detailed as a *“Perhaps converted from pair of early C19 houses in mid-to-late C19. Three storey, 4-window stucco front with cornice to parapet, pilaster bands and banding between floors. Four round-arched*



windows to top floor; camber-headed windows to first floor. On ground floor, openings articulated by short pilasters with volute heads (derived from Egyptian sources?). Broad vehicle archway to L; entrance to R. Between these, 4 arched windows (2nd narrower-former doorway?). Modern glazing." The property was listed for group value with adjacent listed buildings. The listing only relates to external elements of the front elevation of the building.



2.3 To the rear of the property is an enclosed existing courtyard area.

2.4 The application property is listed and is located to the north-eastern side of Lower Dock Street, close to its junction with George Street, Newport. It is recognised as a building with strong architectural character and a key frontage. Lower Dock Street forms the surviving southern portion of the key arterial route way which connected the Town Dock with the mercantile centre of the town. The property lies within the Drill Hall Quarter.



- 2.5 The Lower Dock Street conservation area contains over 240 houses and many commercial buildings ranging from traditional shops and offices to a Masonic Hall, a former customs house, a cattle market and a drill hall. Ten of the buildings are Grade II listed.
- 2.6 The northern section of the street is divorced from the Town Centre by Kingsway which acts as a significant barrier to both pedestrians and vehicles from the Town Centre by preventing vehicular access from Kingsway with the George Street intersection and although the street is in close geographic proximity to the Town Centre, the existing scheme of traffic management has served to separate the street from its geographic context, exacerbating the post war decline of the once vibrant commercial activities within the street frontage properties, disrupting the natural movements of both pedestrian and vehicular traffic.
- 2.7 The Drill Hall Quarter is a distinctive residential community contained within a series of streets focussed on the former Drill Hall of the 4th Battalion of the South Wales Borderers. The Streets illustrate the residential colonisation of the Lower Dock Street hinterland in the mid late nineteenth century. Although many have undergone extensive refurbishment and alterations, they retain their essential architectural form.
- 2.8 The surrounding area is a mix of residential and commercial / office uses. Properties are predominantly large 19th century 3 storey originally commercial dock buildings. The northern half of the street retains a number of buildings in the Greek Revival style, dating from the 1840's with stuccoed elevations and door cases employing the fluted Doric order. The quality of the buildings constructed during this period reflected the high status of the occupants.
- 2.9 The adjacent former Custom House was built in 1857 and retains a dignified symmetrical facade with pedimented three bay central range with the Royal Arms of Queen Victoria set within a shallow pediment. The two storey frontage has channelled rustication to the ground floor, and quoining with reeded cornice and parapet and fine engaged, paired columns flanking the central doorway, each with superimposed rustication.



- 2.10 The first phase of a Townscape Heritage Initiative programme funded jointly by the Heritage Lottery Fund, Cadw, the Welsh Development Agency, Welsh Assembly Government and Newport City Council has been completed and a second phase is scheduled.
- 2.11 As the application drawings illustrate, the proposal envisages the proposed change of use, rear extension and conversion of the existing property to form 12 self contained apartments, with new refuse facilities.





- 2.12 The proposals seek to maintain the external fabric and form of the front elevation of the listed building without alteration and the change of use, rear 1st and 2nd floor extensions and conversion of the property to form 12 self contained studio and 1 bed apartments set over ground, 1st and 2nd floors, with bin storage facilities at ground floor level. Modern internal separating walls will be removed to enable the redevelopment of the building.
- 2.13 The application proposals seek to maintain the external fabric of the listed building without alteration save for the alterations of existing doorways, with the roof profile unaffected.
- 2.14 The proposed works can be summarised in the following HIA.

Proposed works	Objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed solution
Proposed change of use, rear extension and conversion of the existing property to form 12 self contained apartments, with new refuse facilities	To enable the redevelopment of this building and secure its future.	The building is listed. The listing only relates to external elements of the front elevation of the building. It is recognised that the building has been extensively altered. The building's special interest or significance as a heritage asset is considered to derive from its group value,	Ensuring the building is sustained in use and has a viable future. Ensure new windows are in keeping with other windows in the building. Creation of much needed natural daylight into the building.	The building has been previously altered. The alteration of an existing doorway to window in the front elevation will not impact on the existing space or front elevation of the listed building or the character of the Conservation Area as a whole. Without redevelopment, the building could deteriorate.	Where possible, reuse and repair of any remaining original elements. Ensure best match of new materials and incorporate new materials to enhance insulation and sustainability of building into the future.





		rather than its sole individual significance.			
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2.15 It is concluded that the proposed works will not dramatically alter the character or appearance of the building and will preserve the character of the Conservation Area, sustaining the building and its listed status for the future.

