



CLYTHA CONSERVATION AREA
CONSERVATION AREA APPRAISAL
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Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg, yn y ddwy iaith, neu ieithoedd a fformatau eraill. Byddwn yn cyfathrebu a chi yn ol eich dewis. Ni fydd gohabu yn Gymraeg yn arwain at oedi.

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CLYTHA: CONSERVATION AREA APPRAISAL

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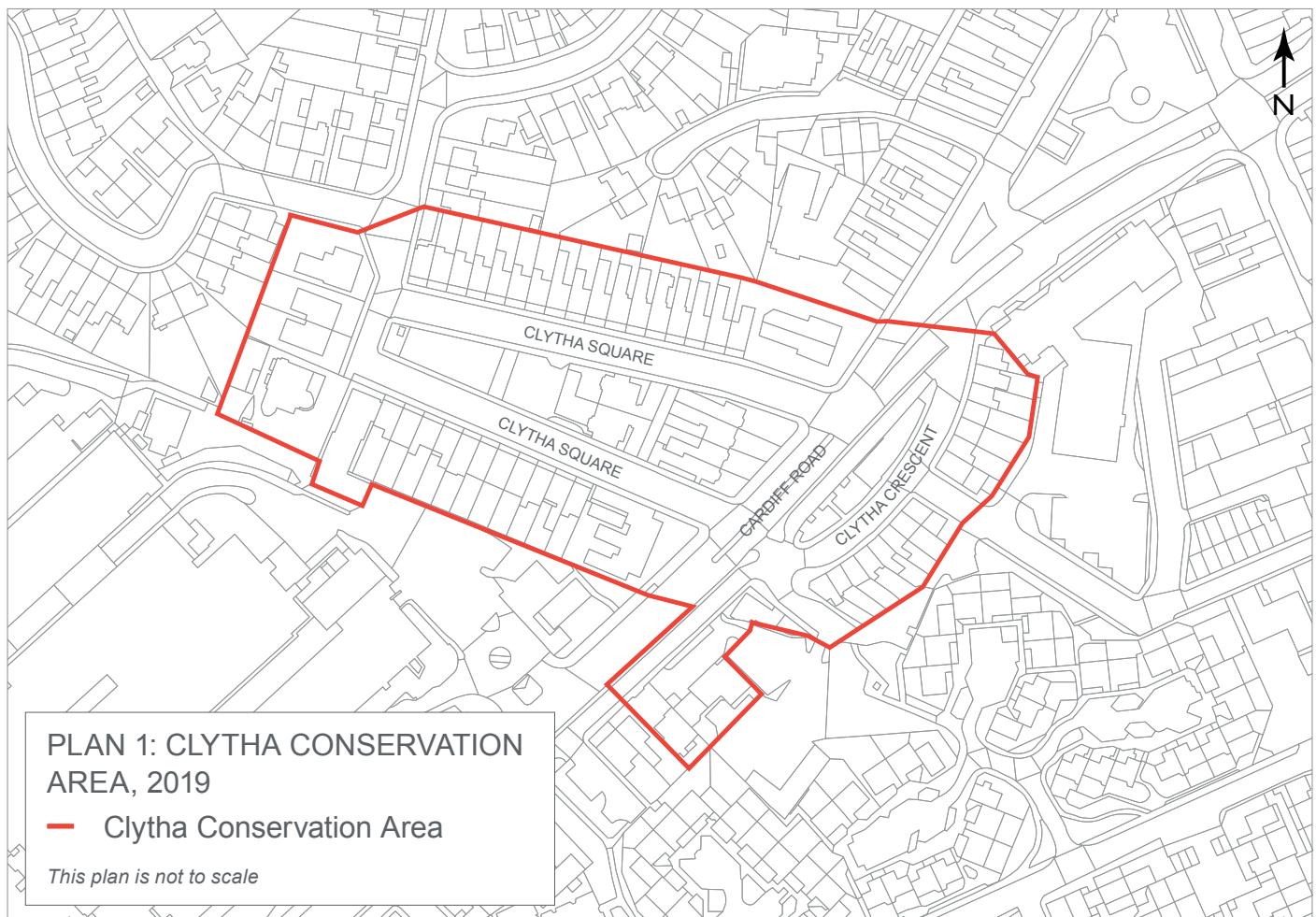
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1.0 INTRODUCTION

1.1 CLYTHA CONSERVATION AREA

1.1.1 The Clytha Conservation Area was designated 25 June 1999; it is one of 15 Conservation Areas under the jurisdiction of Newport City Council.

1.1.2 The Clytha Conservation Area recognises its unified architectural character and historical value as a unique example of this type of town planning in Newport. Its key defining feature is the Italianate architectural style of the buildings.



1.2 DEFINITION OF A CONSERVATION AREA

1.2.1 A Conservation Area is defined as ‘*an area of special architectural or historic interest the character of which it is desirable to preserve or enhance.*’⁰¹

1.2.2 Conservation Areas recognise the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of other features, including (but not limited to) topography, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive sense of place.

1.2.3 The extent to which a building, or group of buildings/structures, positively shape the character of a Conservation Area is founded not just from their street-facing elevations, but also from the integrity of their historic fabric, overall scale and massing, detailing and materials. Rear and side elevations can also be important

1.3 PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL

1.3.1 It is a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all Local Planning Authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of Conservation Areas within their jurisdiction, and that these documents are periodically reviewed.⁰²

1.3.2 The boundary of the Clytha Conservation Area has not been subject to any review since it was originally designated. It is important that Local Authorities maintain an up-to-date strategy for the positive management of Conservation Areas. These public documents define and record the special interest of a Conservation Area, and set out a plan of action for its on-going protection and enhancement.

1.3.3 Over time, Conservation Areas evolve and the characteristics which underpin their special interest may decrease in their integrity as a result of gradual alteration. It is therefore important to review and take stock of the character of a Conservation Area at intervals to ensure designation is still suitable and that the proper management of change is still in place.

1.3.4 Often, Conservation Area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/ not meet Conservation Area designation.

⁰¹ Section 69 (1), Planning (Listed Buildings and Conservation Areas) Act 1990.

⁰² Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990.

1.0 INTRODUCTION

1.3.5 This Conservation Area Appraisal seeks to:

- Record and analyse the character and special interest of the Clytha Conservation Area;
- Recognise the designated and non-designated heritage assets within the Conservation Area;
- Identify risks which threaten the special interest of the Conservation Area;
- Identify opportunities to enhance the Conservation Area; and
- Set out a management plan with guidance and policies for the positive management, preservation and enhancement of the Conservation Area.

1.3.6 Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that said element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols set out in section 5 (Management Plan) are applicable in every instance.

1.3.7 The assessments which provide the baseline information for this Conservation Area Appraisal have been carried out using publicly-accessible resources and through on-site analysis from the public thoroughfares within the Conservation Area. .

2.0 PLANNING POLICY CONTEXT

2.1 UK AND WELSH LEGISLATION

2.1.1 Conservation Areas were introduced in the United Kingdom under the Civic Amenities Act 1967. They are now governed under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.1.2 The Historic Environment (Wales) Act 2016 was passed by the National Assembly for Wales in 2016 and amends the 1990 Act so that it is specific to Wales and its historic environment. The aims of the 2016 Act are:

- To afford more effective protection to Listed Buildings and scheduled monuments;
- To improve the sustainable management of the historic environment; and
- To introduce greater transparency and accountability into decisions taken regarding the historic environment.⁰¹

2.1.3 Further guidance is effected through Planning Policy Wales and a series of accompanying Technical Advice Notes, which filter through into development plans at a local legislative level.

2.2 LOCAL POLICY

2.2.1 Newport City Council's Local Development Plan 2011-2026 was formally adopted as policy in January 2015, setting out objectives, as well as strategic and topic-specific policies to guide the development of the City.

2.2.2 SP9 concerns the conservation of the natural, historic and built environment:

The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.

2.2.3 CE 7 concerns Conservation Areas: *Development within or adjacent to Conservation Areas will be required to:*

- Be designed to preserve or enhance the character of appearance of the Conservation Area, having regard to the Conservation Area appraisal where appropriate.*
- Avoid the removal of existing historic features, including traditional shopfronts and joinery.*
- Use materials which are traditional, or appropriate to their context.*
- Complement or reflect the architectural qualities of nearby buildings which make a positive contribution to the character of the area.*
- Pay special attention to the settings of buildings, and avoid the loss of any existing domestic gardens and open spaces which contribute to the character of the area.*
- Avoid adverse impact on any significant views, within, towards or outwards from the Conservation Area.*

⁰¹ Cadw, <http://cadw.gov.wales/historicenvironment/policy/historicenvironmentbill/provisions/>

2.0 PLANNING POLICY CONTEXT

2.3 GUIDANCE

2.3.1 Cadw is the Welsh Government's service responsible for the management of the historic environment. In addition to the legislative requirements of this document, the Conservation Area Appraisal has been prepared in line with best-practice guidance published by Cadw, particularly:

- Conservation Principles for the Sustainable Management of the Historic Environment in Wales, (March 2011).
- Managing Conservation Areas in Wales, (May 2017).
- Managing Historic Character in Wales, (May 2017).
- Managing Listed Buildings at Risk in Wales, (May 2017).
- Managing Change to Listed Buildings in Wales, (May 2017).
- Setting of Historic Assets in Wales, (May 2017).

2.3.2 Full details are provided in the *Further Information* section at the end of this document.

2.4 CONSULTATION

2.4.1 It is a statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for Local Authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas within their jurisdiction, and for that guidance to be subject to public review.⁰²

2.4.2 A draft of the Clytha Conservation Area Appraisal was subject to a period of public consultation, during which time comments were submitted to the council and public events were held. It is important that this Supplementary Guidance (SPG) is relevant and useful to the public, as well as the Local Authority. Therefore, it is important that the Newport community had the opportunity to have their say.

⁰² Section 71, Planning (Listed Buildings and Conservation Areas) Act 1990.

3.1 HISTORICAL DEVELOPMENT

3.1.1 Key Dates Timeline



400s

The earliest settlement at Newport was established around St Woolos Cathedral.

1807

Commercial Street was established, linking the City Centre with the new docks at Pillgwenlly, as well as Cardiff Road approaching from the west.

1870s

Development on Clytha Square and Clytha Crescent started.

c.1880-90s

Development was completed.

1901

The Royal Gwent Hospital moved into new buildings immediately west of Clytha Square.

2002

Newport was awarded City status as part of Queen Elizabeth II's Golden Jubilee celebrations.

3.0 CHARACTER

3.1.2 Maps

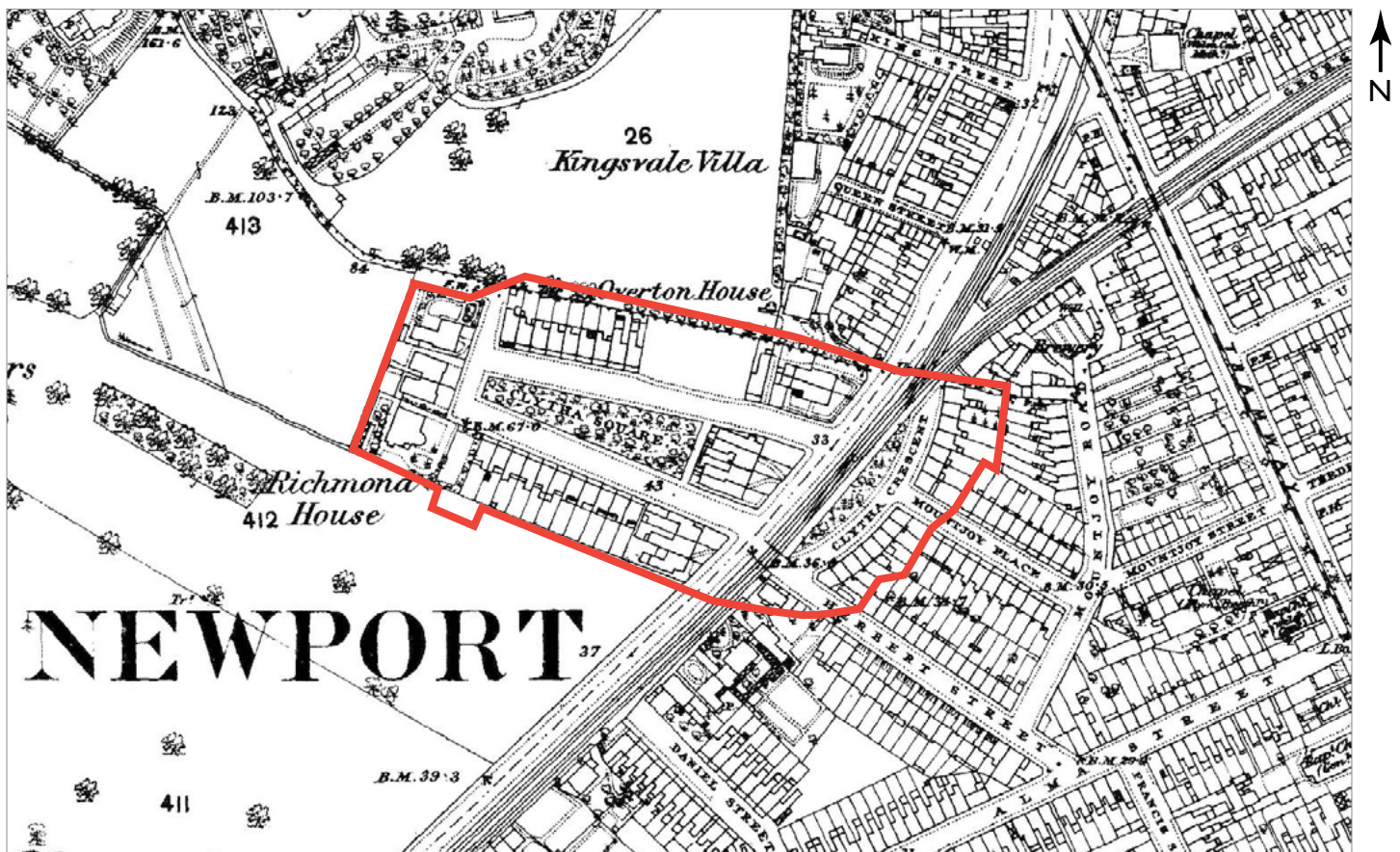
3.1.3 Prior to the development of Commercial Street and Cardiff Road early in the 19th century, the area south of Newport's medieval town centre was undeveloped and consisted of open fields. The new docks at Pillgwenlly and growing population in Newport encouraged development along Commercial Street and Cardiff Road throughout the 19th century. It was at this time that the Clytha Conservation Area was first developed.

3.1.4 A plan from 1876 shows the completed crescent (with a segmental green area in front) and Cardiff Road-facing houses, and partially finished terraces around the square. Unlike the south side of Cardiff Road, the development on the north side was still largely surrounded by undeveloped fields at the time the plan was drawn up. Cardiff Road also formed part of the railway network, with the Valleys Railway line running along its south side.



1876 plan

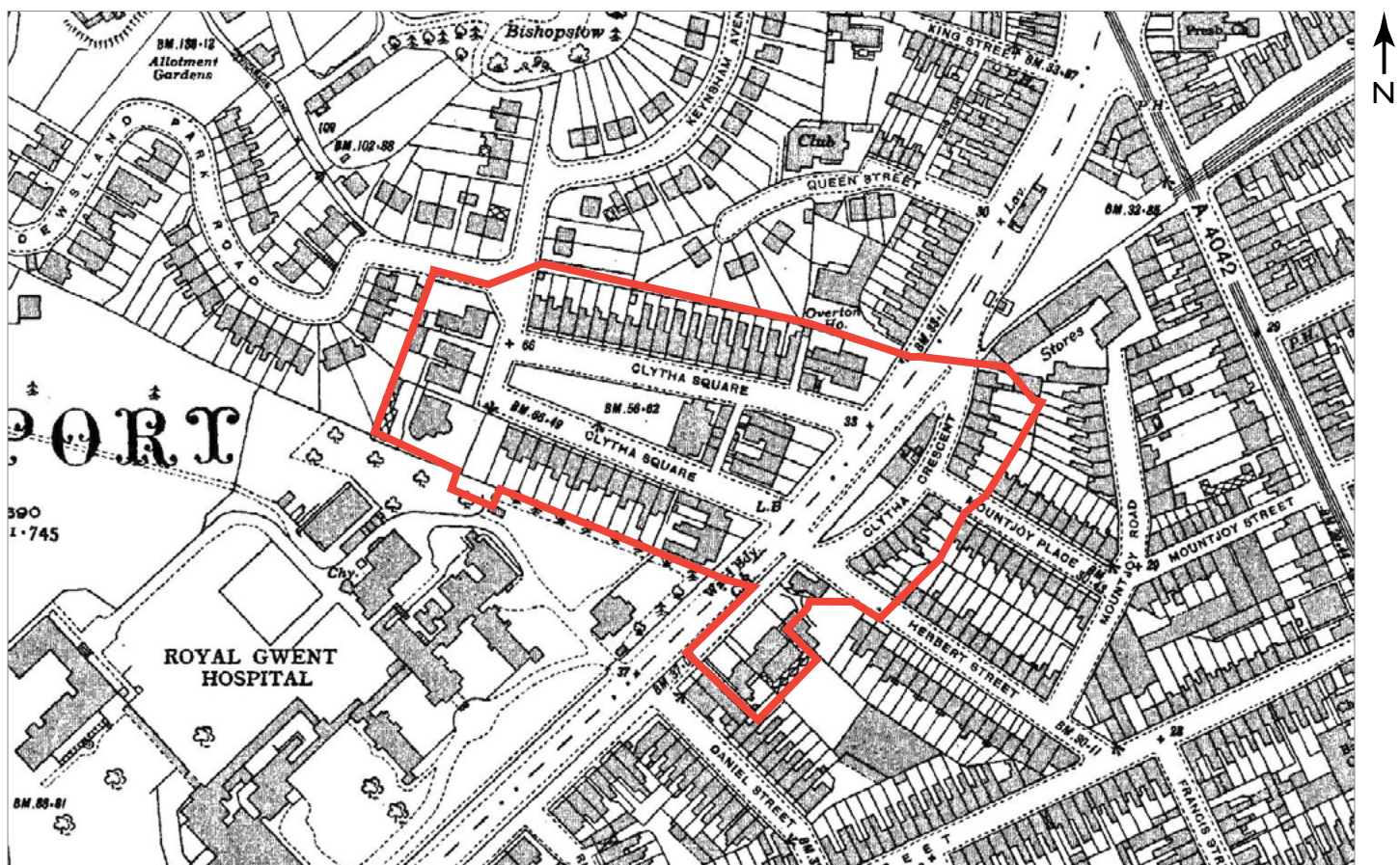
3.1.5 The first edition Ordnance Survey shows development on the square was still incomplete a decade after the earlier plan and that it was still surrounded by undeveloped land.



Ordnance Survey, 1885-87 (approximate conservation area boundary)

3.0 CHARACTER

3.1.6 In 1901 the Royal Gwent Hospital moved to land immediately west of Clytha Square gifted by prominent Newport landowner and public figure, Lord Tredegar. The remaining houses on the north side of Clytha Square were completed between the late 19th century. Additional buildings were also added during this period at the east end of the central green space and at the centre of the segmental green area in front of Clytha Crescent. Other than a hospital building between 11 and 12 Clytha Square, the built footprint of the Conservation Area survives as shown in this map. The rail line had also been removed from Cardiff Road.



1938-54 Ordnance Survey (approximate conservation area boundary)

3.2 ARCHAEOLOGY

3.2.1 The Archaeologically Sensitive Area which covers much of Newport City Centre comes close to the boundary of the Clytha Conservation Area, but does not overlap it. As the site of the Conservation Area was not developed until the late 19th century and this is the phase of building which survives today, the potential for below-ground archaeology is minimal. On Cardiff Road there is likely to be evidence below the existing surface of the former rail line which ran along its southern side.

3.2.2 Full archaeological records can be accessed through the Glamorgan-Gwent Archaeological Trust.

3.3 TOPOGRAPHY

3.3.1 The topographical landscape of Newport has been hewn by the flow of the River Usk, resulting in a bedrock geology of sedimentary deposits from millennia of flooding and the movement of water southwards towards the Severn Estuary.

3.3.2 The Clytha Conservation Area is relatively flat with a gentle incline north-westwards towards the far end of Clytha Square. This results in the stepped roofline of the terraces along either side of the square.

3.4 VIEWS

3.4.1 Key views within the Clytha Conservation Area are predominantly channelled by the streetscapes:

- Up/down either side of Clytha Square (these views enhanced by the gentle slope); and
- Along Clytha Crescent from either end and the junction with Mountjoy Place.

3.4.2 The generous width of Cardiff Road also contributes to views across from either side, especially across the south-west corner of the Conservation Area. Transport House prohibits such open views from the other side (approximately level with 52 Cardiff Road). There are also local views in which rear elevations are visible and an important network of views traversing the square from one side to the other.

3.0 CHARACTER



Photograph 1: Looking north-westward up the south side of Clytha Square



Photograph 4: Looking south-east along Clytha Square towards Clytha Crescent



Photograph 2: Looking north-east across Cardiff Road from Herbert Street



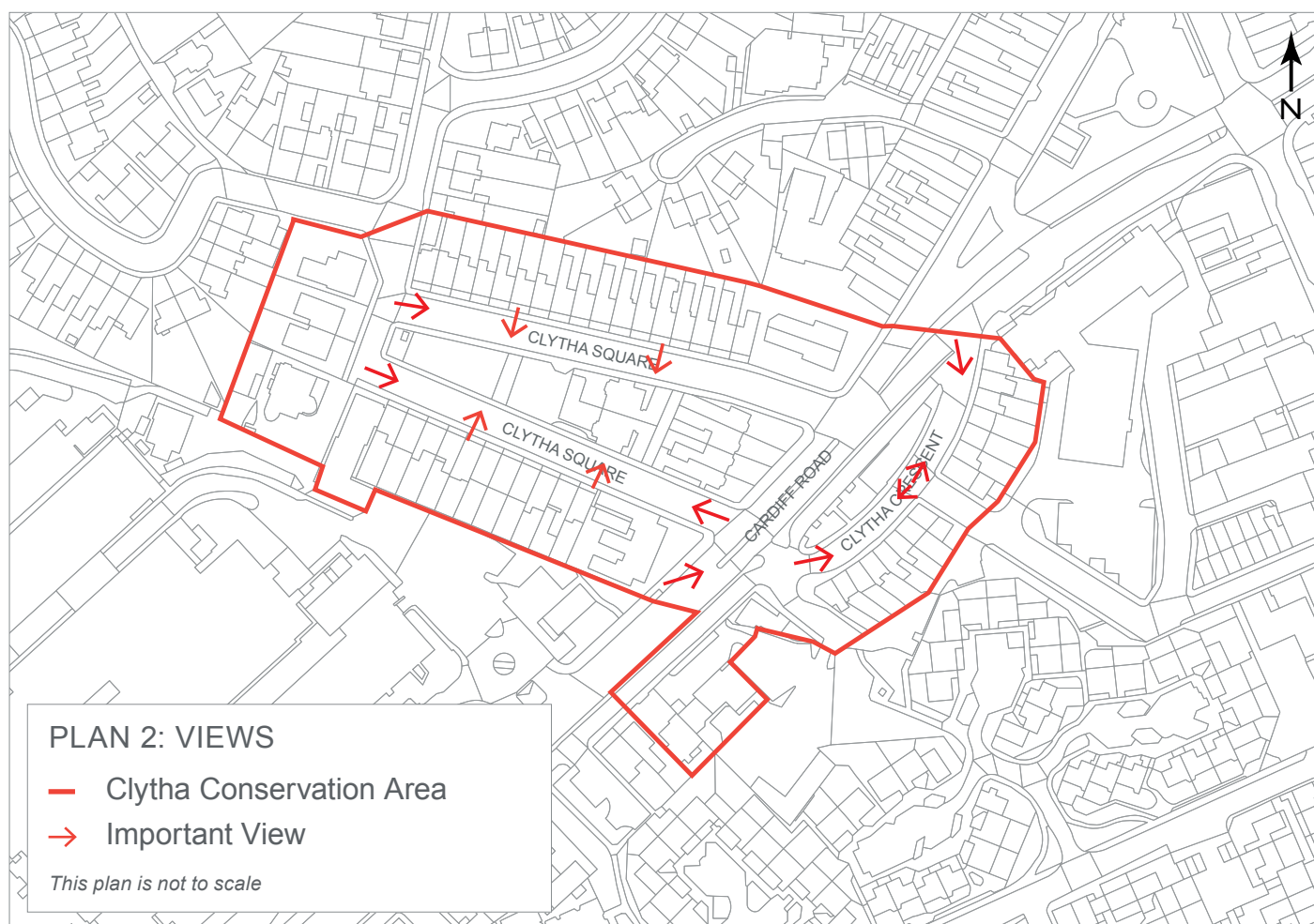
Photograph 5: The north side of Clytha Square viewed from Cardiff Road



Photograph 3: Looking north-east along Clytha Crescent from Cardiff Road



Photograph 6: Looking along the south half of Clytha Crescent



3.0 CHARACTER

3.5 CONFIGURATION & DIRECTION OF MOVEMENT

3.5.1 The Conservation Area consists primarily of two parts: Clytha Square and Clytha Crescent, these being bisected by Cardiff Road. Both the square and the crescent are laid out according to typical 19th-century town planning fashions. Although now significantly disguised by the large number of parked vehicles, the widths of the roads were historically quite generous, emphasising that this was a more genteel community compared to the more densely compacted workers' terraces further south towards the docks.

3.5.2 It is unusual that Clytha Square is slightly wedge shaped, its width narrowing at its north-west end, rather than laid out as a regular rectangle. It is unclear why this is but could potentially indicate a historic plot boundary within what was originally open fields.

3.5.3 Cardiff Road is a busy vehicular route running through the Conservation Area, making movement between the square and crescent difficult. The railings which separate a local access lane on the south side of Cardiff Road are indicative of its former use as rail route and also keep most of the traffic away from the street-facing buildings on the south side of the road.

3.5.4 The proximity of the hospital on the west side of Clytha Square also affects the traffic and movement within the Conservation Area. At the west corner of the square is a barrier and pedestrian cut-through to the main hospital campus. Movement around the square is otherwise generally for local access and link to the later residential areas to the north.

3.6 ARCHITECTURAL CHARACTER

3.6.1 The Conservation Area is characterised by a strong Italianate influence on its architecture, which repeats a number of classical features. These are especially rich on the Clytha Square terraces. The south side has a series of subtle variations, resulting in individual and paired buildings which are slightly different from its immediate neighbours (these are identified in the list of heritage assets in Appendix A). On the north side of the square there is more regularity, particularly on the section that was built last towards the east end.

3.6.2 Common features along the Clytha Square terraces include:

- Individual steps up to the ground floor entrance;
- Decorative iron railings around the stairs and basement lightwell;
- Slightly recessed front doors;
- Canted (i.e. three-sided) bays between the basement and first floor (north side only);
- Rhythmic and balanced fenestration (window spacing); and
- Stuccoed elevations painted in a variety of colours, but traditionally a light tint in imitation of a smooth stone finish.

3.6.3 The richness of their external decoration and generous size (three above-ground floors, plus basement and attic) emphasise the more comfortably middle-class status of the terraces' original occupants.

Italianate Features



3.0 CHARACTER





3.0 CHARACTER



3.0 CHARACTER

3.6.4 Clytha Crescent is comparatively much simpler, with a plain stringcourse, corniced lintels and keystones. These terraces also contrast in scale, with only ground and first floor storeys, plus attic space. This is illustrative of the historically lower middle classes for whom these buildings were originally built.



Photograph 7: Typical Clytha Crescent detailing



Photograph 8: The architecturally more modest terrace on Clytha Crescent



Photograph 9: The more architecturally imposing Clytha Square terrace

3.0 CHARACTER

3.6.5 The rest of the buildings within the Conservation Area – those facing onto Cardiff Road and at the far west end of Clytha Terrace – are more individual in their architectural style, although there is still a strong classical influence among most, especially in their fenestration and detailing. Nos. 13 and 14 Clytha Square are unusual within the Conservation Area for their Gothic style, with gables and pointed arches.



Photograph 10: 9 Cardiff Road, a unique example of ashlar stonework in the Conservation Area, but still traditionally classical



Photograph 11: The balanced Italianate elevation of 62-66 Cardiff Road

3.6.6 Hipped and shallow roofs are commonplace on most of the Italianate buildings, although the far east end of the north side of Clytha Square has a gabled end. These are typically slate covered with dormer windows on the south side of Clytha Square, but not the north side. The shallow roofs and gradient (in the case of Clytha Square), mean that the chimney stacks are highly visible, punctuating each component building along the terraces.



Photograph 13: An example of the tall and prominent chimneystacks



Photograph 12: 13 & 14 Clytha Square, contrastingly Gothic in style

3.7 SPACES & PUBLIC REALM

3.7.1 The garden at the centre of Clytha Square is privately-owned and not publicly-accessible. However, it provides an important visual amenity that softens the streetscapes, further enhanced by the maturity of the trees and the permeability of the railings which allow views into and across the open space.

3.7.2 The pavements around Clytha Square are paved with pennant stone, a typical material for South Wales and used extensively across Newport. Elsewhere, the surface treatment is a standard tarmac finish. The pavement on Clytha Crescent is also inlaid with pavers between the front door of each property and the kerb.

3.7.3 The streetlamps around the square were historically lantern designs but have been replaced with standard modern units, which are evident throughout the whole of the Conservation Area, especially on the busy Cardiff Road.

3.7.4 Running along the south side of Cardiff Road from the southern end of Clytha Crescent and continuing beyond the boundary are iron railings, sectioning off a lane of the road. This configuration is indicative of when the road was also used as part of the rail line.

3.7.5 The historically open spaces in the Conservation Area – the segmental area in front of Clytha Crescent and the wedge of open space in the centre of Clytha Square – have been truncated by later development. The whole of the area in front of Clytha Crescent has been given over to Transport House and its associated car park; and the eastern quarter of the Clytha Square central garden was developed with a pair of semi-detached buildings in around the 1890s, creating Grove Lane, onto which rear yards and garages backed.



Photograph 14: The green area in the centre of Clytha Square



Photograph 15: Iron railings along Cardiff Road



Photograph 16: Transport House and car park, which was historically an open space



Photograph 17: Grove Lane

4.0 APPRAISAL

4.1 STATEMENT OF SPECIAL INTEREST

4.1.1 The town planning of the Clytha Conservation Area is unique in the context of Newport City Centre and illustrates the 19th-century move towards a more polite and fashionable approach to new development. The Conservation Area has a significant link with the 19th-century industrial boom and influx of wealth in Newport.

4.1.2 There is a coherent and highly important Italianate architectural language throughout the Conservation Area, resulting in the united streetscapes and distinctive character. This architectural character is highly significant for both its aesthetic value and the historical social commentary it provides.

4.1.3 Overall, the special interest of the Clytha Conservation Area is drawn from the uniqueness and integrity of its town planning, and the richness of its Italianate architecture.

4.2 AUDIT OF HERITAGE ASSETS

4.2.1 The Clytha Conservation Area, a heritage asset in its own right, contains numerous individual heritage assets. These include both listed and unlisted buildings. This section of the Appraisal outlines the heritage assets within the Conservation Area, identifying the individual or groups of heritage assets and why they are important. A full list of heritage assets is included in Appendix A.

4.2.2 The audit has been carried out by means of visual examination from public thoroughfares, only. The intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individually. It should not be assumed that the omission of any information is intended as an indication that a feature of building is not important. A detailed assessment of

significance specific to a building or site within the Conservation Area should always be carried out prior to proposing any change.

4.2.3 Listed Buildings

4.2.4 Listed Buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their architectural or historic interest. All Listed Buildings in Wales are done so at the recommendation of Cadw and details are kept by the Royal Welsh Commission on the Ancient and Historic Monuments of Wales. Listing ranges from Grade I (the highest level), to Grade II* and then Grade II (the most common level).

4.2.5 Statutory listing does not equate to a preservation order intended to prevent change. However, alterations to Listed Buildings do require Listed Building consent, which allows the Local Authority to make decisions that have been informed by an understanding of the building or the site's significance. Importantly, national and local planning policies also recognise that changes to other buildings or sites in the setting of a Listed Building can affect its special interest.

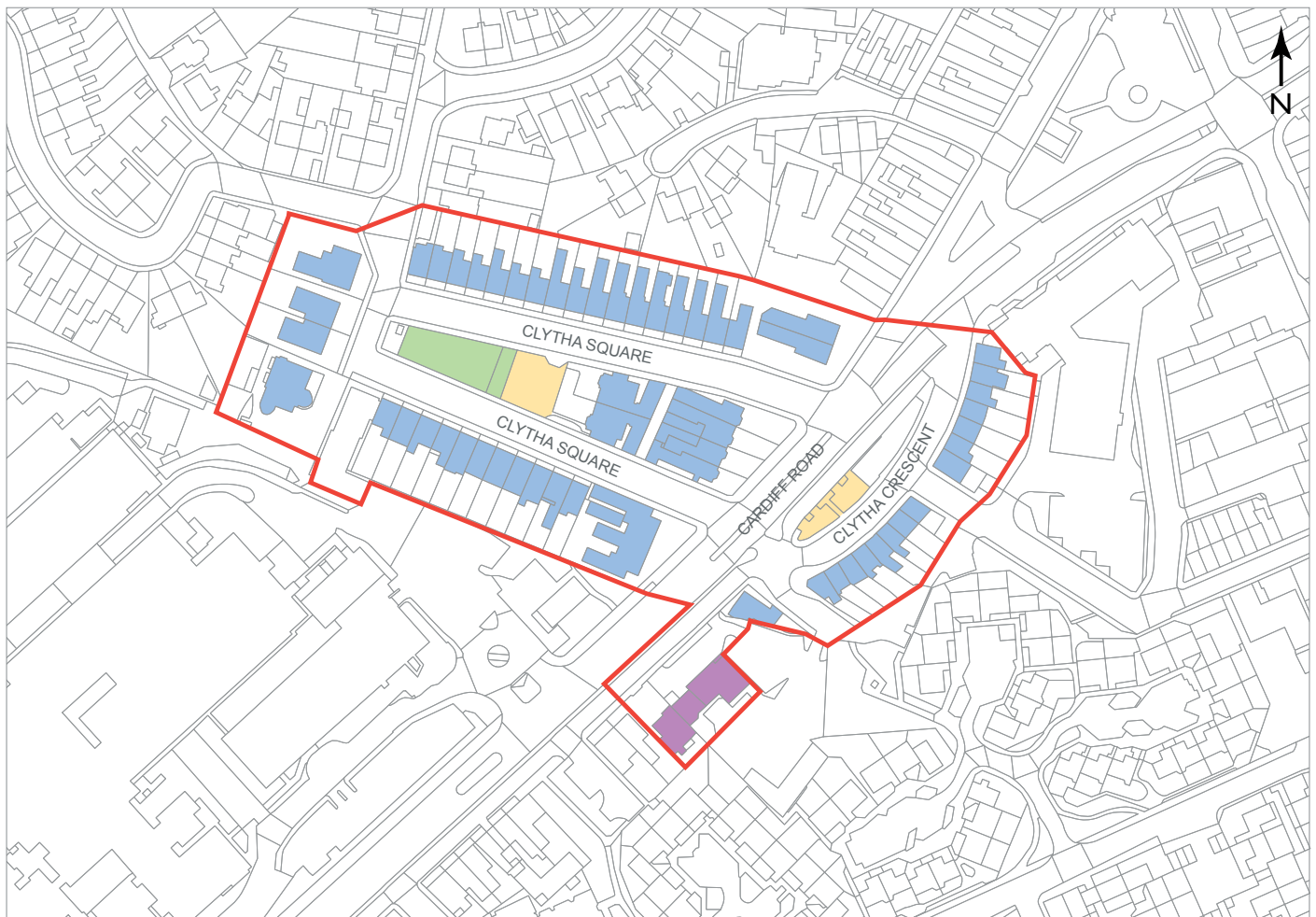
4.2.6 Positive Contributors

4.2.7 A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of most buildings within a Conservation Area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation; for example, roofscapes and side/rear elevations can all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting.

4.2.8 Criteria for identifying positive contributors include:

- Associations with notable architects or other historical figures;
- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Relationship with neighbouring buildings, physical and historical; and
- Historical uses.

4.2.9 In the Clytha Conservation Area, there is potential for some of the identified positive contributors to improve the character of the Conservation Area further still following repairs and the sensitive replacement of poorly-considered modern interventions. A principal characteristic of the positive contributors in the Clytha Conservation Area is their distinctly Italianate style.



PLAN 3: LISTED BUILDINGS AND POSITIVE CONTRIBUTORS

- Clytha Conservation Area
- Listed Building

- Positive Contributor/Locally Important Building
- Important Green Space
- Opportunity for Enhancement

This plan is not to scale

4.3 ISSUES & OPPORTUNITIES

4.3.1 Condition

4.3.2 Generally, the buildings within the Conservation Area are in a fair condition. However, there are several relatively minor but repeat issues that are damaging (or have the potential to cause damage) and consequently detract from what makes the Conservation Area special.

4.3.3 Stained render and flaking paint is a common issue. This is most commonly due to water runoff and moisture problems. For example, blocked gutters and down pipes force water onto and into the structure of the building. This results in the unsightly stains on the building elevations, which are especially highlighted as a consequence of the characteristically light colour of many of the renders used in the Conservation Area. Flaking surfaces are frequently caused by using a paint that does not permit the render and building behind to breathe, trapping moisture that causes the exterior to peel.



Photograph 18: Staining and flaking paint



Photograph 19: Stained render and damaged brick piers

4.3.4 Railings with accompanying plinth walls and piers are common on Clytha Square and Cardiff Road, and many are in need of repair. In particular, much of the mortar binding the brick walls and piers is crumbling and/or suffering with vegetation growth, threatening their stability. Railings are missing from around the Clytha Square garden and along Cardiff Road, and throughout the Conservation Area many railings are in need of repair and re-painting. This is important to protect against corrosion.

4.3.5 As a result of the excessive parking on Clytha Square, many of the pennant pavement stones are coming loose from their bedding where cars repeatedly mount the kerb. This not only creates a trip hazard but also has the potential to impact wider areas of the pavement as water penetrates under more stones and loosens its foundations.



Photograph 20: Incomplete and broken railings on Cardiff Road



Photograph 21: Damaged wall and railings around the Clytha Square garden



Photograph 22: Loose pavement stones due to cars mounting the kerb to park in undesignated spaces

4.0 APPRAISAL

4.3.6 Detracting Features

4.3.7 There are a number of detracting features repeating across the Conservation Area, which cumulatively erode its character. These include:

- Satellite dishes and television aerials on principal elevations, in some cases multiple units where the building has been subdivided into more than residence. These are visually intrusive and detract from the architectural value of the individual/grouped elevation(s), as well as the general streetscape. Trailing wires down the main elevations are also detracting.
- Rooflights on principal elevations, which detract from the architectural value of the buildings, as well as the general streetscape and roofscape. This is especially obtrusive on Clytha Crescent where the modest size of the terraces mean that the roof is more clearly visible.
- Missing chimney pots, which would add variety to the roofscapes.
- Replacement uPVC windows in a range of unsuitable modern styles. The thicker frames, false glazing bars and casement opening mechanism all detract from the characteristic fenestration (window pattern) of the terraces. Similarly, replacement uPVC doors are not in keeping with the original joinery.
- Wheelie bins lining the pavement along the front of the terraces detract from the streetscape, particularly on Clytha Square.
- In several instances house numbers have been spray-painted directly onto the external render, which is not in keeping with the traditional character of the Conservation Area.
- Fire escape stairs on side and rear elevations, which detract from their architectural value.
- Overly-bright and/or intense external paints which detract from the group value of the terraced buildings.
- External pipework and extractor ducts on principal elevations, which detract from the architectural detailing and proportions.
- Security grilles attached to windows and doors on Clytha Crescent.
- The visually obtrusive electricity substation at the west end of the Clytha Square garden.
- Car parks and excessive parking on Clytha Square in undesignated spaces.



Photograph 23: Incomplete painting on 52 Cardiff Road



Photograph 24: Original and replacement uPVC windows on Clytha Crescent



Photograph 25: Bins cluttering the pavement



Photograph 26: Flaking paint and detracting security grilles on Clytha Crescent



Photograph 27: Detracting satellite dish and trailing wires

4.0 APPRAISAL



Photograph 28: The obtrusive substation on Clytha Square



Photograph 29: Replacement dormer window frames in mismatched and inappropriate styles



Photograph 30: Flaking paint, external pipework and detracting telephone wires



Photograph 31: An address number painted directly onto the render

4.3.8 Opportunities for Enhancement

4.3.9 Opportunities for enhancement within the Conservation Area generally focus on addressing the identified issues regarding condition and detracting features. Car parking, both on the street and in the two car parks is a particular issue and there is clear scope to improve the streetscape and character of the area by reducing the number of vehicles.

4.3.10 The hospital building at the south-west corner of Clytha Square is an intrusive modern addition which impedes on the historic front curtilage of 12 Clytha Square. There is potential to remove the building or replace it with a better-quality alternative.

4.3.11 Although there is historic precedent for a small building in front of Clytha Crescent, the existing scale of Transport House blocks views of the terraces, especially when approaching from the north-east and looking across Cardiff Road from the north side of Clytha Square. There is potential to enhance views of the crescent by reducing the overall massing of Transport House and removing the later extensions on its north-east side.

4.3.12 Outside the Conservation Area, there is potential to enhance its setting through considered and sensitive development on the hospital site, and also the working men's club behind 48 Cardiff Road, which fronts onto the east corner of the Conservation Area.

5.0 MANAGEMENT PLAN

5.1 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

5.1.1 In order to protect and enhance the Conservation Area, any changes that take place must conserve the character and special interest that makes these areas significant. Works may require Planning Permission and/or Conservation Area consent. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance. The necessary permissions need to be sought for the following works:

- The total or substantial demolition of buildings or structures (including walls, gate piers and chimneys);
- Works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- Putting up advertisements and other commercial signage; and
- Changing the use of a building (e.g. from residential to commercial).

5.1.2 The extent of permitted development (i.e. changes that are allowed without requiring consent from the Local Authority) may also be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. This additional control may be sought through Article 4 Directions, which specifically revoke permitted development rights. In Clytha, this may include the replacement or creation of, or alteration to windows and external doors; the replacement, removal or addition of external paint or render; and the replacement or removal of boundary treatments, including iron railings.

5.1.3 Guidance concerning which permission is required for proposed work is set out by Planning Policy Wales.

5.2 CONSERVATION & DESIGN GUIDANCE

5.2.1 It is not the intention of Conservation Area designation to prevent new design and development; rather, it puts in place a process whereby any proposals are more thoroughly interrogated to ensure that the special interest and character of the area is protected, and that any opportunities to enhance this are taken. The principles of new design within the Clytha Conservation Area apply across a wide spectrum: from minor details to largescale new development.

5.2.2 Repairs & Maintenance

5.2.3 Repairs and maintenance are inevitable with any building or site, regardless of age; however, within a Conservation Area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the established character of the wider area.

5.2.4 Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed. The higher the levels of maintenance, the less need to carry out repairs.

5.2.5 Key points to remember when looking to carried out repair or maintenance work are:

- A method of repair that was suitable for one building may not be suitable for another. Repairs should always be considered on a case-by-case basis.
- Repairs using appropriate materials and techniques are always preferable over the wholesale replacement of a historic feature.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.

- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable.
- Cement-based pointing is damaging to brickwork and causes moisture problems. Repairs should always be carried out using a lime-based mortar and after raking out all the cementitious material. This will ensure the longevity of the brickwork. Similarly, external renders and stuccoes should be appropriately specified to prevent moisture issues.
- Due consideration should be given to how long-lasting a repair will be and what maintenance will be required to maximise its life span.
- Reversibility is an important consideration as better alternatives may become available in the future.
- Regular gutter and downpipe clearing should take place to prevent blockages and vegetation growth. This will help prevent the external staining which is a common issue in the Clytha Conservation Area.
- Where work is proposed to one address within an identified architectural group, due consideration must be given to the impact the proposed work will have on the group. For example, the architectural value of the group will be best retained if repainting is carried out to the whole elevation, not just one address.

5.2.6 uPVC is an inappropriate and harmful material for historic buildings: it can damage their condition and detract from their character. Traditional joinery items such as windows and front doors should be kept and repaired wherever possible, or replaced with traditionally designed timber alternatives where the original

has deteriorated beyond repair. uPVC guttering and downpipes should not be used in the Conservation Area. Lead, cast iron or coated aluminium better reflect the traditional character of historic buildings.

5.2.7 Cadw have published a range of guidance documents on managing change to Conservation Areas and Listed Buildings, including its overarching policies for the historic environment set out in Conservation Principles (2011). A selection of these are listed in the Further Information section.

Understanding ‘Like-For-Like’

A term frequently used in conservation is ‘like-for-like’ replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair).

For example, modern uPVC windows in imitation of Victorian-style sash windows but with false glazing bars and top-hung casement opening mechanism do not constitute a like-for-like replacement for the traditional timber-framed Victorian sliding sash windows, although they appear to look similar stylistically.

5.0 MANAGEMENT PLAN

Managing Trees in a Conservation Area

Work to trees within the Clytha Conservation Area with a diameter of 75mm or greater, measured at 1.5m from soil level requires permission from Newport City Council. This is to protect the significant contribution they make to the character and special interest of the Conservation Area. Work requiring consent includes (but is not limited to) topping to manage the growth of a tree and the removal of overhanging branches where these are causing damage to buildings or other structures (or have the potential to cause damage).

The Welsh Government provides guidance on the management of protected trees (see Further Information), but those responsible for trees in the Clytha Conservation Area should contact Newport City Council before carrying out any work.

5.2.8 New Development

5.2.9 Any new design needs to take account of the following:

- The significance of any building or feature proposed to be removed;
- The potential impact of the new design on the setting of any neighbouring Listed Buildings or identified positive contributors;
- How local details and materials can be incorporated;
- The potential impact on any surviving historic plots (or potential to reinstate lost plots); and
- Whether any significant but frequently overlooked features such as important rear elevations or chimneystacks will be lost or obscured from view.

5.2.10 This list is not exhaustive: every location will present its own unique requirements for a sensitive and appropriate new design. The principal aim should be to preserve and enhance the historic character of the building(s) affected, their setting and the wider area. Honestly-modern designs of the highest quality may be acceptable.

5.2.11 Public Realm

5.2.12 Public realm features (bins, bollards, seating, planters, etc.) often tend to become dated in appearance quickly, sometimes due to heavy wear or anti-social behaviour, but also as a result of poor design and short-lived trends.

5.2.13 Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area, and can be either traditional or honestly-modern in their design. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

5.3 AIMS & OBJECTIVES

5.3.1 The following aims and objectives respond to the identified issues and opportunities within the Clytha Conservation Area and will be given material consideration against any proposals put forward that may affect its special interest and character.

5.3.2 The long-term vision for the Conservation Area is to phase out ill-considered modern additions and encourage high-quality alteration so that the importance of each building, and that of the whole Conservation Area, is revealed more clearly and protected for the future.

1. Any new design, intervention or repair should be high quality, regardless of scale, as per the guidance set out in section 5.3 of this Management Plan.

Reason: To protect the character of the Conservation Area.

2. Buildings, features and spaces identified as making a positive contribution to the Conservation Area will be afforded protection against harmful change.

Reason: To protect the character of the Conservation Area as a whole and the significance of its individual heritage assets, in line with Government policy.

3. The regular repair and repainting of stuccoed or rendered elevations is encouraged.

Reason: To improve the aesthetic value of the streetscapes and protect the condition of the built environment.

4. Alterations to re-direct external pipework to secondary elevations and off principal elevations will be supported.

Reason: To reinstate the eroded architectural character of the terrace elevations and the wider streetscape.

5. Newport City Council will seek to manage the features and work identified in paragraph 5.1.2 of this Management Plan through the adoption of an Article 4 Direction.

Reason: To prevent the loss of characteristic features or erosion of historic character in the Conservation Area.

6. No parking zones should be respected and adhered to.

Reason: To enhance the aesthetics of the streetscapes and protect the surface finish of the pavements.

7. Sensitive proposals to relocate or better conceal the electricity substation will be supported.

Reason: To enhance the character of the Conservation Area by removing a detracting feature.

8. New public realm features and schemes should be high-quality and contextual.

Reason: To enhance the character of the Conservation Area and its important public spaces.

9. Development within the setting of the Conservation Area which harms its character should be resisted. Development which positively contributes to the setting of the Conservation Area will be encouraged.

Reason: To protect and enhance the Conservation Area in line with Government policy.

FURTHER INFORMATION

Cadw Guidance

Conservation Principles for the Sustainable Management of the Historic Environment in Wales, (2011), http://cadw.gov.wales/docs/cadw/publications/Conservation_Principles_EN.pdf

Managing Change to Listed Buildings in Wales, (2017), <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Change%20to%20Listed%20Buildings%20in%20Wales%2024303%20EN.pdf>

Technical Guidance (natural slate; patching lime render; replacing sash cords; repointing in lime; stone tiles; window glass), <http://cadw.gov.wales/historicenvironment/publications/technicalguidance/?lang=en>

Managing Conservation Areas in Wales, (May 2017), <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Conservation%20Areas%20in%20Wales%2028424%20EN.pdf>

Managing Historic Character in Wales, (May 2017), <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Historic%20Character%20in%20Wales%2031145%20EN.pdf>

Managing Listed Buildings at Risk in Wales, (May 2017), <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Listed%20Buildings%20at%20Risk%20in%20Wales%2031144%20EN.pdf>

Setting of Historic Assets in Wales, (May 2017), <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Setting%20of%20Historic%20Assets%20in%20Wales%2026918%20EN.pdf>

Newport City Council

Archaeology & Archaeologically Sensitive Areas, (August 2015), <http://www.newport.gov.uk/documents/Planning-Documents/Supplementary-Planning-Guidance/Archaeology-SPG---August-Adoption-Version.pdf>

Local Development Plan 2011-2026 - <http://www.newport.gov.uk/documents/Planning-Documents/LDP-2011-2026/LDP-Adopted-Plan-January-2015.pdf>

Security Measures for Shopfronts and Commercial Premises, (August 2015), <http://www.newport.gov.uk/documents/Planning-Documents/Supplementary-Planning-Guidance/Security-Measures-and-Shop-Fronts-SPG-Aug-2015.pdf>

Supplementary Planning Guidance; Security Measures for Shopfronts and Commercial Premises, (August 2015), <http://www.newport.gov.uk/documents/Planning-Documents/Supplementary-Planning-Guidance/Security-Measures-and-Shop-Fronts-SPG-Aug-2015.pdf>

Welsh Government

Planning Policy Wales,
<https://gov.wales/topics/planning/policy/?lang=en>

Other Sources

Historic Wales, <http://historicwales.gov.uk/#zoom=0&lat=300000&lon=258000&layers=BFFFFFTFFTTT>

Royal Commission on the Ancient and Historical Monuments of Wales, <https://rcahmw.gov.uk/discover/historic-wales/>

ARCHITECTURAL GLOSSARY

Canted Bay: A section of building which protrudes with angled sides, usually three.

Classical: An architectural style derived from the architecture of Ancient Greece and Rome, characterised by balanced proportions and symmetry.

Cornice: A decorative horizontal moulding along a wall or elevation.

Elevation: An external side of a building.

Fenestration: The arrangement and pattern of windows.

Gable: The triangular upper part of a wall, under a pitched roof.

Hipped Roof: Where all four sides of a roof slope down to meet the walls (forming a shallow pyramid shape).

Italianate: A style of classical architecture inspired by Renaissance palaces in Italy.

Keystone: The central stone within an arch.

Lintel: A horizontal support across the top or bottom of an opening (e.g. window or door).

Polite: A style of architecture that has been purposely designed to look aesthetically pleasant.

Stringcourse: A horizontal band across an elevation, often moulded.

Stucco: A fine type of external render.

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(NB: All case work is managed from London).

APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
CLYTHA CRESCENT	
1-7 Clytha Crescent	Positive Contributor
8-15 Clytha Crescent	Positive Contributor
CLYTHA SQUARE	
1 & 2 Clytha Square	Positive Contributor
3 Clytha Square	Positive Contributor
4 & 5 Clytha Square	Positive Contributor
6 & 7 Clytha Square	Positive Contributor
8 & 9 Clytha Square	Positive Contributor
10 & 11 Clytha Square	Positive Contributor
12 Clytha Square	Positive Contributor
13 & 14 Clytha Square	Positive Contributor
15 Clytha Square	Positive Contributor
The Avenue & The Grove, Clytha Square	Positive Contributor
16 & 17 Clytha Square	Positive Contributor
18 Clytha Square	Positive Contributor
19 Clytha Square	Positive Contributor
20-32 Clytha Square	Positive Contributor
33 Clytha Square	Positive Contributor
HERBERT STREET	
32 Herbert Street	Positive Contributor
CARDIFF ROAD	
9 & 11 Cardiff Road	Grade II Listed Building
13 Cardiff Road	Grade II Listed Building
52 Cardiff Road	Positive Contributor
62-66 (even) Cardiff Road	Positive Contributor
54-60 (even) Cardiff Road	Positive Contributor

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