

Register of Buildings at Risk

Through Neglect and Decay in the City of Newport



June 2009

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The Register of Buildings at Risk through Neglect and Decay in the City of Newport

1.0 Summary

The aim of this register is

To raise awareness of the **poor condition** of many important and nationally protected (i.e. listed) historic buildings that are to be found in the City of Newport.

To develop a better understanding of the underlying problems that have brought about the poor condition of these buildings.

To take action in the case of those buildings identified as being at the highest levels of risk.

To promote the need for action by others so as to stave off further decay in the buildings at risk identified in this register.

To encourage the repair, re-use and where appropriate, restoration, of buildings identified in this register as being at risk through neglect and decay.

The register includes all grades of listed building (i.e. I, II* and II) in the City of Newport and known to the Council to be at risk through neglect and decay, or vulnerable to becoming so. The register does not include scheduled ancient monuments (unless they are also listed buildings), unlisted buildings in conservation areas or unlisted buildings in registered parks and gardens.

2.0 Introduction

2.1 General

There are more than 400 listed buildings in the City and County Borough of Newport. A number of these nationally important buildings are at risk through neglect and decay. This register identifies these buildings at risk and notes how their condition has changed (for better or worse) during the period 2004 – 2009. The register will be used to inform and advise listed building owners, members of the public, elected members and council officers of the current state of listed buildings within the authority's administrative area. The register will help to provide a focus for applying measures to deal with the worst cases of decay and dereliction found in the city's listed buildings.

In order to properly use this Register it will be helpful for the reader to understand a little about listed buildings.

2.2 About Listed Buildings

Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the National Assembly for Wales to draw up a *List of Buildings of Special Architectural or Historic Interest*. The assessment of structures for listing is undertaken by Cadw which is the Welsh Assembly Government's historic environment service. Cadw is a division of the Rural Affairs and Heritage Department and reports to the Minister for Heritage.

The buildings listed by Cadw for their special interest are categorised under three headings:

The majority of buildings are listed Grade II.

A much smaller number of particularly important buildings are listed as Grade II*.

Buildings of exceptional interest (approximately 2% of the national total) are listed Grade I.

This grading system aims to reflect the rarity value of the building, for example the Newport Transporter Bridge (listed grade I) is one of only two functioning major transporter bridges in the

UK. However, the listing grade does not greatly affect the way that national legislation is applied to a listed building.

In its advisory circular 61/96 the National Assembly explains that the purpose of listing is

‘..... to ensure that a building’s special architectural or historic interest is fully recognised and that any works for the demolition of a listed building or for its alteration or extension in any way which would affect its character as a listed building, are brought within statutory control.’

Local authorities maintain a list of listed buildings within their area and these are normally available for inspection by the general public. A list of all listed buildings situated within the administrative boundaries of Newport City Council can be seen on line at:

http://www.newport.gov.uk/xpedio/groups/public/documents/web_text/n_064374.pdf or a paper copy can be provided if required.

For more information about listed buildings see Cadw’s guidance booklet ‘*What is Listing*’ http://www.cadw.wales.gov.uk/upload/resourcepool/WhatIsListing_englishLR983.pdf) and Newport City Council’s booklet ‘*Repairs and Alterations to Listed Buildings*’ which can be obtained from Planning Services at the Newport Civic Centre or viewed on line at http://www.newport.gov.uk/stellent/groups/public/documents/guidance_notes/n_073514.pdf

Once a building has been listed by the National Assembly a local authority has a number of statutory obligations, such as managing applications for Listed Building Consent, planning applications affecting the setting of a listed building and also taking enforcement action in respect of unauthorised works to a listed building.

The legislation also empowers local authorities to serve a Repairs Notice (which can ultimately lead to a Compulsory Purchase Order) and / or an Urgent Works Notice (requiring specific repairs or protection to be undertaken) in respect of a building at risk due to neglect and decay.

Although not a statutory requirement it has, in recent years, become recognised as good practice for a local authority to prepare and maintain a register of listed buildings situated in its administrative area and which are considered to be at risk due to neglect and decay. This type of record is normally referred to as an authority’s ‘Buildings at Risk Register’. Newport published its first Buildings at Risk Register in 2003 and revised it in 2004. The list contained within this 2009 register arises from information mostly collected during 2008 – 2009.

3.0 Purpose of the register

There are many interesting and locally important historic buildings in the City of Newport. Some may have a degree of protection because they are situated in a conservation area or are the subject of an Article 4 direction (which means that planning consent is required for certain types of alteration). However readers should note that this register of buildings at risk **will only include buildings which have been listed for their national importance** by the National Assembly for Wales. Accordingly, the register does not include locally listed buildings, unlisted buildings in conservation areas, Scheduled Ancient Monuments (unless also a listed building) or unlisted buildings situated in a Registered Park or Garden. Pre-1948 curtilage buildings (i.e. buildings situated within the curtilage of a listed building) may be included on the register if the curtilage building is considered to be at risk even though the principal listed building might not be at risk.

There are over 400 listed buildings in the City of Newport ranging from modest dwellings to landmark buildings such as the Newport Civic Centre. A listed building can be almost any type of structure. For example, in Newport there are listed grave stones, war memorials, drinking fountains and telephone boxes and many other unusual structures, some of which are included on this register.

The aim of this register is to identify those listed buildings whose condition has, or appears likely to become, so poor as to be of concern to the Council. It should be noted that the full title of the register is “The Register of Buildings at Risk through Neglect and Decay in the City of Newport”.

It is important to appreciate that listed buildings can suffer for a number of reasons, for example because of unauthorised works such as inappropriate replacement windows, alterations and demolitions or because of development on adjoining properties that affect the setting of the listed building. These particular matters are normally dealt with through the planning development control and planning enforcement systems. The focus of the Buildings at Risk Register is on those buildings which are suffering due to a lack of repair and maintenance or because they have been damaged, for example by fire or flood.

The criteria for inclusion on the register and an explanation of the grading system used in order to identify a building's level of risk are set out at section 4 below. In essence inclusion on the register takes account of a building's physical condition, level of use or occupation and on the probable rate of deterioration. These factors combine together to indicate the “Risk / Priority Rating” of a particular building using an alpha numeric system.

Details of the risk/priority rating system are given at section 4, but by way of an example, a building rated 1A is at extreme risk with no way forward agreed to secure its future whilst at the other end of the scale a building rated 5F would be at low risk and with an agreed programme of repairs in progress.

The risk classification system adopted for this register might be described as being as much an art as a precise science and there will inevitably be situations where a comparison of the risk between buildings will be less clear cut than the example referred to above. However the system is simple and quick to use, is transparent and is readily understood.

Owners of buildings included in this 2009 Register will be advised that their property has been identified as being at risk and will be provided with a copy of the register. Owners will be invited to discuss their proposals for the proper conservation of their building with the Council's conservation team.

Having identified buildings at risk the condition of the worst cases will be monitored by the Council's conservation officers. Buildings perceived to be at the greatest risk are highlighted as Priority Buildings on the register and will be considered for enforcement action such as Urgent Works Notice or a Repairs Notice (potentially leading to CPO) where appropriate.

The Register of Buildings at Risk will evolve with time and changing circumstances. It is essentially a work in continual progress. Indeed the survey programme has been amended so as that approximately 20% of Newport's listed buildings are inspected each year and with all buildings having been inspected by the end of a 5 year cycle. It is felt that this approach is preferable to the quinquennial approach where all buildings are surveyed ‘en masse’ at the end of a 5 year period.

Please refer to section 11.0 for details of the 2009 – 2013 Buildings at Risk survey programme.

The register will be updated at the end of each year with an overall review of the findings at the end of the fifth year (2013). In the meantime interested persons can track revisions to the register by viewing the on-line version at the Newport City Council Website. Revisions made to the register will be clearly identified in Section 14 – ‘Revisions’.

When a building at risk has been repaired, restored or brought back into use it will be removed from the register, whilst a building that falls into a state of decay or disuse will be added as soon as it is identified.

4.0 An overview of Buildings at Risk in the City of Newport 2003 - 2009

The first Buildings at Risk Register in Newport was produced in 2003 and contained 70 entries. The register was updated in 2004 when several buildings were removed from the register because new uses were found for them. These included Llanthwy Baptist Church, Castleton Baptist Church, the former Odeon Cinema, 58 Lower Dock Street (the former drill hall) and the former parish church of St. Peter in Peterstone.

The 2009 register contains 72 entries reflecting the fact that a number of buildings have been removed from the 2003/4 register but this number has been counterbalanced by several new entries.

In all 30 buildings were removed from the list during the period and these are identified at section 8.2. Mostly these have been removed because the buildings have either been occupied where previously they had been empty and / or they have been properly restored. Some examples are mentioned above and others include Beechwood House, Malpas Court, The Edney Gates (Tredegar House), Belle Vue Pavilion [all properties owned by Newport City Council], King's House in Caerleon, Fair oak in Bassaleg, The Waterloo Hotel and the main Barn to the north of Kemeys Manor. Unfortunately some buildings that were removed from the register in 2004 have had to be re-entered onto the 2009 register – notably the former Odeon Cinema in St. Julians and the Police Telephone Box ('The Tardis') in Alway.

A number of buildings have been occupied and repaired very unsympathetically (without Listed Building Consent) which means that although they are no longer at risk due to disrepair they have lost much of their special character and are now subject to enforcement action by the Council's Planning Enforcement Team. These buildings include 174 and 182 Commercial Road and 31 and 35 Stow Hill.

One building, the former offices of the Tredegar Dry Dock Company in Pillgwenlly, was completely destroyed by fire.

Thirty two buildings have been added to the register and these are indicated at section 8.3 and include a number of properties owned, or formerly owned, by Newport City Council including - the Boundary Walls to the Cedar Garden at Tredegar House, the Public Conveniences at Pillgwenlly and Maindee Pools (sold at auction in 2008). The Westgate Hotel has been added to the list and is an example of a building which, although in 'fair' condition externally, has remained substantially unoccupied for several years and whose condition is beginning to cause concern. Several other buildings in the city centre have also been added to the register because, like the Westgate, their upper floors and some ground floor areas too are unused or underused.

Buildings whose at risk category has been reduced are indicated at section 8.4. These include the four Chapels at St. Woolos Cemetery where some repairs have been undertaken. However the buildings are underused and the Council should seek more suitable uses than that of storage.

At Great Milton in Llanwern the serving of a Compulsory Purchase Order by the Council resulted in the commencement of repairs to this listed farmhouse. The repairs have progressed well and the CPO has been lifted. We believe that the potential serving of a Repairs Notice in respect of Whitson Court resulted in the onward sale of this grade II* listed building which is now being restored by its new owner. At the former Art College the serving of an Urgent Works Notice resulted in the erection of a substantial temporary roof which has helped considerably in the natural drying out of the building and also prompted the owner to proceed with the conversion of the building to apartments. At the time of writing substantial repairs to the main roofs of the former college have been completed and internal works are also well underway. Repairs Notices have been served in respect of former Lawns Club (Kensington Place) and Priory Farm, Caerleon.

5.0 How the register is compiled

5.1 General

The register is prepared by the Council's conservation officers. A benefit gained from preparing the register 'in house' is that it is sometimes possible to talk with building owners / occupiers, to discuss their building and to offer advice as well as to gather information that might otherwise not be available from a visual survey alone, e.g. recent changes in ownership, plans to vacate the building or change its use. Officers can offer advice concerning possible future repairs, the availability of grant aid and whether or not consents are required for proposed works.

The purpose of the site inspection is to note the condition of the building and the apparent level of occupancy. The procedure itself is generally quite simple and follows the chart 'Estimating Risk Level' at section 5.3. The chart is used to assess the level of risk based on the condition and occupancy level. It is not always possible or necessary to enter onto the property to undertake the inspection although it is preferable to do so wherever access is readily available. Normally officers can quickly assess whether a building is likely to be at risk. Buildings which are clearly not at risk are not recorded although they may be photographed for record purposes.

During the course of the inspection officers may note any repairs, alterations or development relating to the building. Ongoing sympathetic repairs may influence the building's priority level. Alterations may improve the condition of the building but may also affect the building's special interest and therefore require Listed Building Consent. Officers will normally be aware of development that has received the necessary approval. Where an officer has concerns in respect of works that have taken place the owner / occupier will be advised.

Where a building is identified as being at risk officers will endeavour to establish whether there are plans for the building to be repaired. Information may be obtained from planning records, e.g. Planning and / or Listed Building Consent applications, grant applications or discussions with the owner/occupier. This information may be used to help establish the priority level of the building.

5.2 Methodology

The methodology used to compile this register and assign risk/ priority ratings to buildings identified as being at risk is broadly similar to that developed by English Heritage. The methods used have been kept as simple as possible.

All listed buildings in the Council's administrative area will be assessed for inclusion on the register at least once every 5 years. In reality many listed buildings will, for a variety of reasons be visited more frequently than this by the Council's conservation officers as part of their normal duties, such as enquiries relating to planning / listed building consent applications, enforcement actions, grant assistance and general enquiries from building owners or concerned members of the public.

As explained in 5.1 the main criteria to be considered are condition and occupancy levels.

A flow diagram (sec 5.3) is used to help assess the 'Risk Level' of a particular building. The risk levels range from Extreme Risk (level 1) to Not at Risk (level 6)

The diagram balances the condition of the building, i.e. good, fair, poor or very bad with occupancy level to suggest the probable level of risk for a particular building.

Whether or not the building is occupied clearly has an influence on the likelihood of that building being subject to further decay and / or vandalism. The level of occupancy is therefore an important factor that contributes to a building's level of risk. In producing the register we

endeavour to assess whether a building is (i) Vacant (ii) Part occupied, (iii) Occupied, (iv) Not known or (v) Not applicable (e.g. where the listed building is a non functional structure).

For example a building which is in poor condition and occupied would be classified as vulnerable (risk level 4). However if the same building was vacant, or only partly occupied, then it would be classified as being at risk (risk level 3)

Some buildings / structures are not capable of occupation, e.g. a bridge or lime kiln. In these cases it is not possible to allocate a risk level strictly in accordance with fig. 1 and therefore a degree of personal judgement has to be made, for example in the case of a bridge “occupied” might be translated as “well used” or “vacant” taken to be equivalent to “redundant”.

5.3 Estimating Risk Level

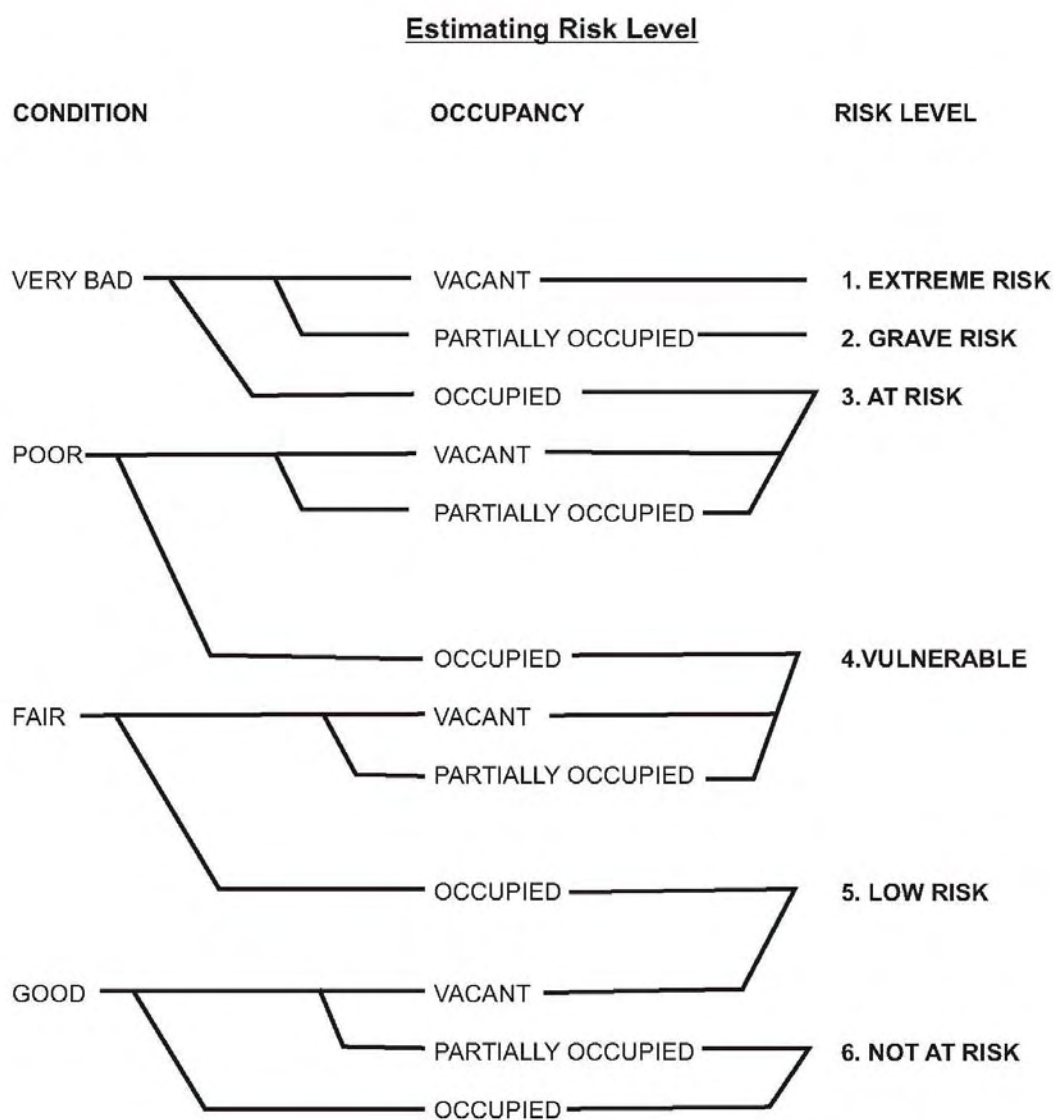


Figure1

Very bad means a building where there has been structural failure or where there are clear signs of structural instability where, for example, there has been loss of significant areas of the roof covering, leading to major deterioration of the interior; or where there has been a major fire or other disaster affecting most of the building.

Poor means a building or structure where deteriorating masonry and / or defective rainwater goods, usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.

Fair means a building which is structurally sound, but in need of minor repair or showing signs of a lack of general maintenance.

Good means structurally sound, weather-tight and with no significant repairs needed.

5.4 Priority Categories

An assessment of a building's condition and occupancy provide us with enough information to establish whether or not that building is likely to be at risk. However a third factor has to be taken into account in order to help prioritise buildings for action by the Council. The factor referred to is 'the way forward'. That is to say, whether or not a 'way forward' has been agreed and / or implemented in respect of safeguarding the future of the building in question. An example of an appropriate 'way forward' might, be where the building owner has entered into a contract with an appropriately experienced builder to restore the building, and any necessary Listed Building and Planning Consents have been obtained.

The Priority Categories are graded according to the table below.

Priority Categories for buildings identified as being at risk

| | |
|----------|--|
| A | Immediate risk of further rapid deterioration or loss of fabric; no way forward agreed |
| B | Immediate risk of further rapid deterioration or loss of fabric; way forward agreed but not yet implemented |
| C | Slow decay; no way forward agreed |
| D | Slow decay; way forward agreed but not implemented |
| E | Under repair or in fair to good repair, but no obvious user identified or under threat of vacancy with no obvious new user |
| F | Repair scheme in progress and (where applicable) end use or user identified |

Figure 2

Once the risk level and priority category of a building have been determined they are combined to give the 'Risk/Priority Rating'

The following is an example of how the overall Risk/Priority Rating appears in the Register. It is a combination of the Risk Level (fig. 1) and the Priority Category (fig 2).

A building identified as being in poor condition and partially occupied would be Risk Level 3 (obtained from the chart, fig. 1). If the building was considered to be slowly decaying and no scheme has been agreed to conserve it then the priority category would be C (table fig.2). Therefore the overall 'Risk / Priority Classification' as it appears in the register is 3C.

The methodology used does not differentiate between different grades of building, i.e. grade I, II* and II. The majority of buildings on the register are grade II.

6.0 How the register is used

The register represents a 'snapshot' of each building determined to be at risk in the City and County Borough of Newport. Where circumstances change and are made known to the Council's conservation officers the register will be amended. Therefore, as buildings are properly restored and occupied they will be removed from the register. Conversely buildings not currently included on the register, but which are later found to be at risk, will be added to the register and the owners will be notified.

The Council wishes to be proactive in helping to preserve the listed buildings of all grades within its administrative area. The Buildings at Risk Register provides an appropriate mechanism for doing this. The 'Risk / Priority Classification' provides a means for deciding upon which buildings to focus greatest action. Therefore buildings such as the Former Lawns Club (Kensington Place), Priory Farm (Caerleon) and Little Bulmore (Celtic Manor Resort), The Cedar Garden Wall (Tredegar House) and the Police Telephone Box (Alway) will be amongst the Council's priorities for the coming year.

A copy of the Buildings at Risk Register will be sent to all owners / occupiers of the buildings included on the register. At the same time owners/occupiers will be advised of grants that might be available to help with repairs. They will be asked to note that, in a recent change to their criteria for Historic Buildings Grants, Cadw has indicated that its Historic Buildings Grant might be made available to buildings on a local authority's Buildings at Risk Register in situations where this grant would otherwise not be available. Indeed, a building at risk owned by the Council - The Iron Bridge at Lower Machen (grade II) - which has a risk priority ranking of 1A is benefiting from a Cadw grant of £30,000 towards the cost of its repair. Work to restore the bridge is currently in progress.

7.0 How the register is set out

The register is in two parts and these are set out in Sections 8 and 9 below.

Section 8 includes a simple list of all the buildings included on the current register (8.1) and lists of the buildings removed from and added to the register (8.2 and 8.3). There is also a list of buildings whose Risk/Priority Rating (see 5.4) has been reduced or increased (8.4 and 8.5)

Section 9 is the main register. This provides basic information about each building including its grade, Cadw reference number, community, location (post code / OS grid reference) risk/priority category, nature of owner (company, private individual, local authority etc.) where known. In most cases a photograph of the building is included as is a site location plan. The main reason for listing is stated, although in most cases there will be other reasons too. There are some brief comments about each building relating to its current status, e.g. whether a planning application has been received, proposals for repairs submitted or whether enforcement action is in progress.

In both section 8 and 9 the buildings are listed by community, i.e. the geographical areas used in Cadw's national survey and which correspond roughly to parishes or wards, e.g. Allt yr Yn, Goldcliff and Victoria. Within each community the buildings are listed numerically in ascending order according to their Cadw reference number.

8.0 Register of Buildings at Risk through Neglect and Decay in the City of Newport

Part 1: Lists of Information

8.1 Buildings included on the register

| Community | Cadw Ref. | Listed Building | Grade | Risk Category | |
|------------|-----------|--|-----------|---------------|---|
| | | | | | |
| Alway | 21458 | Former Police Telephone Box | II | 1 | A |
| | | | | | |
| Alway | 85290 | Old Lime Kiln | II | 3 | D |
| | | | | | |
| Allt yr yn | 3106 | Territorial Army Former Veterinary Hospital, Raglan Barracks | II | 3 | C |
| | | | | | |
| Allt yr yn | 15670 | 62 Fields Park Road [The Fields] | II | 1 | A |
| | | | | | |
| Allt yr yn | 15671 | 18 Fields Park Avenue | II | 3 | C |
| | | | | | |
| Allt yr yn | 20528 | Shire Hall (including Queen's Chambers) | II | 4 | C |
| | | | | | |
| Allt yr yn | 22338 | Former Nonconformist Chapel at St Woolos Cemetery | II | 4 | E |
| | | | | | |
| Allt yr yn | 22339 | Former Anglican Chapel at St Woolos Cemetery | II | 4 | E |
| | | | | | |
| Allt yr yn | 22340 | Former Roman Catholic Chapel at St Woolos Cemetery | II | 4 | E |
| | | | | | |
| Allt yr yn | 22341 | Former Mortuary Chapel at St Woolos Cemetery | II | 4 | E |
| | | | | | |
| Beechwood | 18273 | The Lawns | II | 1 | A |
| | | | | | |
| Caerleon | 2955 | The Hall | II | 4 | D |
| | | | | | |
| Caerleon | 2996 | Tower to SW of the Hanbury Arms | II* / SAM | 4 | C |
| | | | | | |
| Caerleon | 3063 | Little Bulmore | II | 1 | A |
| | | | | | |
| Caerleon | 3069 | The Bulmore | II | 3 | C |
| | | | | | |
| Caerleon | 22084 | Derelict Cottage at Lodge Farm | II | 3 | D |
| | | | | | |
| Caerleon | 26109 | 28, High Street – Curtilage Barn | II | 3 | C |
| | | | | | |

| | | | | | |
|------------|-------|---|-----|---|---|
| Caerleon | 26118 | Monument of James Rennie in the Churchyard of the Church of the Holy Trinity | II | 4 | C |
| | | | | | |
| Caerleon | 26121 | Church of the Holy Spirit | II | 3 | C |
| | | | | | |
| Caerleon | 26131 | Priory Farmhouse | II | 1 | A |
| | | | | | |
| Caerleon | 26132 | Barn at Priory Farm | II | 1 | A |
| | | | | | |
| Coedkernew | 2911 | Pair of lodges, gates and piers with flanking walls to NW of Tredegar House | II | 3 | C |
| | | | | | |
| Coedkernew | 17098 | Boundary Walls to Orangery Garden and Cedar Garden including three sets of gate piers | II* | 1 | A |
| | | | | | |
| Goldcliff | 2943 | Whitson Church | II* | 3 | C |
| | | | | | |
| Goldcliff | 2944 | Whitson Court including attached pavilions and garden walls | II* | 3 | F |
| | | | | | |
| Goldcliff | 3065 | Little Porton Cottage | II | 3 | C |
| | | | | | |
| Goldcliff | 3066 | Little Porton Byre | II | 3 | C |
| | | | | | |
| Goldcliff | 17539 | Barn at Great Newra | II | 4 | C |
| | | | | | |
| Goldcliff | 17541 | Samson Court | II | 3 | C |
| | | | | | |
| Graig | 2905 | Plas Machen | II* | 4 | C |
| | | | | | |
| Graig | 3086 | Beebole at Machen House | II | 3 | C |
| | | | | | |
| Graig | 3092 | Barns in the curtilage of Gloch Wen Farmhouse | II | 3 | A |
| | | | | | |
| Graig | 81794 | Coach House | II | 3 | C |
| | | | | | |
| Graig | 81798 | Iron Bridge over the river Rhymney (partly in Rudry Community) | II | 1 | A |
| | | | | | |
| Graig | 81807 | Trough and surround in wall to the Court | II | 1 | B |
| | | | | | |
| Langstone | 2904 | Pencoed Castle | II* | 1 | B |
| | | | | | |

| | | | | | |
|-------------|-------|---|-----|---|---|
| Langstone | 3089 | Farmhouse at Pencoed Castle | II | 4 | D |
| | | | | | |
| Langstone | 3090 | Long Barn at Pencoed Castle | II | 1 | B |
| | | | | | |
| Langstone | 3091 | Dovecote at Pencoed Castle | II | 1 | B |
| | | | | | |
| Langstone | 17074 | Barn at Old Kemeys | II | 4 | E |
| | | | | | |
| Langstone | 17075 | Barn to NW of Ford Farmhouse | II | 3 | A |
| | | | | | |
| Langstone | 17076 | Pencoed Castle Gatehouse | II* | 3 | D |
| | | | | | |
| Liswerry | 17414 | Transporter Bridge | I | 4 | E |
| | | | | | |
| Llanvaches | 3083 | Former Stables to The Rock and Fountain Inn PH | II | 5 | F |
| | | | | | |
| Llanvaches | 17077 | Lime Kiln | II | 4 | C |
| | | | | | |
| Llanwern | 3064 | Great Milton | II | 4 | E |
| | | | | | |
| Llanwern | 17078 | Barn at The Barn Farm | II | 3 | C |
| | | | | | |
| Malpas | 20525 | Woodlands House | II | 2 | A |
| | | | | | |
| Nash | 17542 | Pye Corner Farm | II | 3 | C |
| | | | | | |
| Nash | 17543 | Tatton Farm | II | 3 | C |
| | | | | | |
| Pillgwenlly | 18177 | Public conveniences | II | 4 | C |
| | | | | | |
| Pillgwenlly | 18178 | Malt House | II | 1 | A |
| | | | | | |
| Pillgwenlly | 18183 | Cattle Market (South Range) | II | 3 | C |
| | | | | | |
| Rogerstone | 81340 | Limekiln near Pensarn Farm | II | 1 | A |
| | | | | | |
| St. Julians | 21460 | Former Odeon Cinema | II | 3 | C |
| | | | | | |
| Stow Hill | 3011 | 1 – 8 Commercial Street | II | 4 | E |
| | | | | | |
| Stow Hill | 3012 | 13 Commercial Street | II | 4 | E |

| | | | | | |
|-----------|-------|---|----|---|---|
| | | | | | |
| Stow Hill | 3015 | Westgate Hotel | II | 4 | C |
| | | | | | |
| Stow Hill | 3039 | 91 Stow Hill (Kingshill) | II | 3 | A |
| | | | | | |
| Stow Hill | 3041 | 103 Stow Hill | II | 4 | C |
| | | | | | |
| Stow Hill | 3043 | 108 Stow Hill | II | 4 | C |
| | | | | | |
| Stow Hill | 3048 | Victoria Road United Reform Church | II | 4 | C |
| | | | | | |
| Stow Hill | 18804 | Havelock Street Chapel and Attached Hall | II | 3 | C |
| | | | | | |
| Stow Hill | 21292 | 75 & 76 Lower Dock Street [Liscombe Manufacturing] | II | 3 | C |
| | | | | | |
| Stow Hill | 21963 | 29 Stow Hill | II | 5 | E |
| | | | | | |
| Stow Hill | 23106 | 14 – 15 Commercial Street | II | 4 | C |
| | | | | | |
| Stow Hill | 23122 | 27 – 30, High Street | II | 4 | E |
| | | | | | |
| Stow Hill | 23123 | 31-33 High St (inc 2a and 2-4 Skinner St) | II | 5 | E |
| | | | | | |
| Stow Hill | 23138 | 1-3 Station Approach (former Yates' Bar) | II | 3 | C |
| | | | | | |
| Stow Hill | 23148 | Market Arcade, including entrance blocks in Market Street and High Street | II | 4 | C |
| | | | | | |
| Victoria | 18274 | Newport Technical Institute (Former Art College) | II | 3 | F |
| | | | | | |
| Victoria | 26242 | Maindee Pools including forecourt and railings | II | 2 | A |
| | | | | | |

End of the index of the Register of Buildings at Risk in the City of Newport

8.2 Buildings Removed from the Register 2004 - 2009

| Community | Cadw Ref | Listed Building | Grade | Risk Category | |
|------------|----------|--|-------|---------------|---|
| Allt yr yn | 20738 | Llanthewy Road Baptist Church and attached Sunday School Wing | II | 3 | C |
| | | | | | |
| Allt yr yn | 22328 | Allt yr yn Lock and Little Lock with intermediate bridge and basin, Monmouthshire and Brecon Canal | II | 4 | C |
| | | | | | |
| Allt yr yn | 22330 | Bottom Lock and Bridge, Monmouthshire and Brecon Canal | II | 4 | C |
| | | | | | |
| Alway | 21458 | Former Police Telephone Box ¹ | II | 3 | C |
| | | | | | |
| Beechwood | 3109 | Beechwood House, attached forecourt wall and attached coach-house range | II | 1 | A |
| | | | | | |
| Caerleon | 2957 | 26/27 Backhall Street | II | 3 | F |
| | | | | | |
| Caerleon | 2960 | King's House, Castle Street | II | 4 | C |
| | | | | | |
| Caerleon | 22083 | Lodge Farmhouse with attached granary and cart shed | II | 4 | C |
| | | | | | |
| Caerleon | 26135 | Entrance gates and railings of Priory House | II | 3 | C |
| | | | | | |
| Coedkernew | 17097 | Edney Gates, inc flanking screen and attached walls with opposing gates to S end of Middle Court | II* | 3 | C |
| | | | | | |
| Goldcliff | 2946 | Whitson Lodge | II | 4 | C |
| | | | | | |
| Graig | 3058 | Fairoak | II | 3 | C |
| | | | | | |
| Graig | 3070 | Nos.1 & 2 Plas Cottages | II | 4 | C |
| | | | | | |
| Graig | 3075 | Footbridge at former Tredegar Park Golf Course | II | 1 | B |
| | | | | | |
| Graig | 3085 | Bothy at Machen House | II | 4 | C |
| | | | | | |
| Langstone | 2917 | Barn to N of Kemeys Manor | II | 3 | C |
| | | | | | |

¹ Police Box re-entered on register in 2009

| | | | | | |
|-------------|-------|--|----|---|---|
| Malpas | 18285 | Malpas Court | II | 1 | A |
| | | | | | |
| Marshfield | 17227 | Castleton Baptist Church | II | 4 | C |
| | | | | | |
| Pillgwenlly | 3008 | 174 Commercial Road | II | 4 | C |
| | | | | | |
| Pillgwenlly | 3010 | 182 Commercial Road | II | 4 | C |
| | | | | | |
| Pillgwenlly | 18181 | K M Bowen Automobile Engineers ² | II | 3 | C |
| | | | | | |
| Pillgwenlly | 18182 | Waterloo Hotel PH | II | 3 | C |
| | | | | | |
| St Julians | 21460 | Former Odeon Cinema ³ | II | 4 | C |
| | | | | | |
| Stow Hill | 16955 | Belle Vue Pavilion & attached Conservatories | II | 1 | B |
| | | | | | |
| Stow Hill | 16956 | Terracing below Pavilion and Conservatories | II | 3 | B |
| | | | | | |
| Stow Hill | 21290 | 58 Lower Dock Street [Former Drill Hall] | II | 4 | C |
| | | | | | |
| Stow Hill | 21964 | 31 Stow Hill, including forecourt walls, gate piers, and railings. | II | 3 | C |
| | | | | | |
| Stow Hill | 21965 | 35 Stow Hill | II | 1 | A |
| | | | | | |
| Stow Hill | 23136 | Rustic Tea House | II | 3 | B |
| | | | | | |
| Stow Hill | 23149 | Gates and Gate piers at SW Corner of Belle Vue Park | II | 3 | B |
| | | | | | |
| Wentlooge | 2938 | Parish Church of St Peter | I | 4 | C |

² Destroyed by fire

³ Odeon Cinema re-entered on the register in 2009

8.3 Buildings Added to the at Risk Register since Feb 2004

| Community | Cadw Ref | Listed Building | Grade | Risk Category | |
|-------------|----------|---|---------|---------------|---|
| | | | | | |
| Alway | 21458 | Former Police Telephone Box | II | 1 | A |
| | | | | | |
| Alway | 85290 | Old Lime Kiln | II | 3 | D |
| | | | | | |
| Allt yr yn | 20528 | Shire Hall | II | 4 | C |
| | | | | | |
| Caerleon | 2955 | The Hall | II | 4 | D |
| | | | | | |
| Caerleon | 2996 | Tower to SW of the Hanbury Arms | II*/SAM | 4 | C |
| | | | | | |
| Caerleon | 26109 | 28, High Street – Curtilage Barn | II | 3 | C |
| | | | | | |
| Caerleon | 26121 | Church of the Holy Spirit | II | 3 | C |
| | | | | | |
| Coedkernew | 17098 | Boundary Walls to Orangery Garden and Cedar Garden including three sets of gate piers | II* | 3 | C |
| | | | | | |
| Graig | 3086 | Beebole at Machen House | II | 3 | C |
| | | | | | |
| Graig | 3092 | Gloch Wen Farmhouse: Curtilage Barns | II | 3 | A |
| | | | | | |
| Graig | 81794 | Coach House, Bassaleg | II | 3 | C |
| | | | | | |
| Graig | 81807 | Trough and surround in wall to the Court | II | 1 | B |
| | | | | | |
| Liswerry | 17417 | Transporter Bridge | I | 4 | E |
| | | | | | |
| Pillgwenlly | 18177 | Public conveniences | II | 3 | C |
| | | | | | |
| Pillgwenlly | 18183 | Cattle Market (South Range) | II | 3 | C |
| | | | | | |
| Rogerstone | 81340 | Limekiln near Pensarn Farm | II | 1 | A |
| | | | | | |
| St. Julians | 21460 | Former Odeon Cinema | II | 3 | C |
| | | | | | |
| Stow Hill | 3011 | 1 – 8 Commercial Street | II | 4 | E |

| | | | | | |
|-----------|-------|---|----|---|---|
| | | | | | |
| Stow Hill | 3012 | 13 Commercial Street | II | 4 | E |
| | | | | | |
| Stow Hill | 3015 | Westgate Hotel | II | 4 | C |
| | | | | | |
| Stow Hill | 3039 | 91 Stow Hill (Kingshill) | II | 3 | A |
| | | | | | |
| Stow Hill | 3041 | 103 Stow Hill | II | 4 | C |
| | | | | | |
| Stow Hill | 3043 | 108 Stow Hill | II | 4 | C |
| | | | | | |
| Stow Hill | 3048 | Victoria Road United Reform Church | II | 4 | C |
| | | | | | |
| Stow Hill | 18804 | Havelock Street Chapel and Attached Hall | II | 3 | C |
| | | | | | |
| Stow Hill | 21963 | 29 Stow Hill | II | 5 | E |
| | | | | | |
| Stow Hill | 23106 | 14 – 15, Commercial Street | II | 4 | C |
| | | | | | |
| Stow Hill | 23122 | 27-30, High Street | II | 4 | E |
| | | | | | |
| Stow Hill | 23123 | 31-33 High St (inc 2a and 2-4 Skinner St) | II | 5 | E |
| | | | | | |
| Stow Hill | 23138 | 1-3 Station Approach (former Yates' Bar) | II | 3 | C |
| | | | | | |
| Stow Hill | 23148 | Market Arcade, including entrance blocks in Market Street and High Street | II | 4 | C |
| | | | | | |
| Victoria | 26242 | Maindee Pools including forecourt and railings | II | 2 | A |
| | | | | | |

8.4 Buildings whose At Risk category has been reduced since 2004

| Community | Cadw Ref | Listed Building | Grade | Risk Category | |
|------------|----------|--|-------|---------------|------|
| | | | | 2004 | 2009 |
| | | | | | |
| Allt yr yn | 22338 | Former Nonconformist Chapel at St Woolos Cemetery | II | 3C | 4E |
| | | | | | |
| Allt yr yn | 22339 | Former Anglican Chapel at St Woolos Cemetery | II | 3C | 4E |
| | | | | | |
| Allt yr yn | 22340 | Former Roman Catholic Chapel at St Woolos Cemetery | II | 3C | 4E |
| | | | | | |
| Allt yr yn | 22341 | Former Mortuary Chapel at St Woolos Cemetery | II | 3C | 4E |
| | | | | | |
| Goldcliff | 2944 | Whitson Court | II* | 1C | 3F |
| | | | | | |
| Langstone | 17076 | Pencoed Castle Gatehouse | II* | 1A | 3D |
| | | | | | |
| Llanvaches | 3083 | Former Stables to the Rock and Fountain Inn | II | 3E | 5F |
| | | | | | |
| Llanvaches | 17077 | Lime Kiln | II | 3C | 4C |
| | | | | | |
| Llanwern | 3064 | Great Milton | II | 1C | 4E |
| | | | | | |
| Victoria | 18274 | Newport Technical Institute (Former Art College) | II | 1A | 3F |

8.5 Buildings whose At Risk category has been increased since 2004

| Community | Cadw Ref | Listed Building | Grade | Risk Category | |
|-------------|----------|---|-------|---------------|-----------|
| | | | | 2004 | 2009 |
| | | | | | |
| Allt yr yn | 15670 | 62 Fields Park Road (The Fields) | II | 3C | 1A |
| | | | | | |
| Coedkernew | 17098 | Boundary Walls to Orangery Garden and Cedar Garden including three sets of gate piers | II* | 3C | 1A |
| | | | | | |
| Graig | 2905 | Plas Machen | II* | 5C | 4C |
| | | | | | |
| Graig | 81798 | Iron Bridge over the River Rhymney (partly in Caerphilly CBC / Rudry community) | II | 1C | 1A |
| | | | | | |
| Langstone | 17075 | Barn to North West of Ford Farmhouse | II | 3A | 1A |
| | | | | | |
| Malpas | 20525 | Woodlands House | II | 3C | 2A |
| | | | | | |
| Pillgwenlly | 18178 | Malt House | II | 3C | 1A |

9.0 Register of Buildings at Risk through Neglect and Decay in the City of Newport –

Part 2: Overview of Each Building at Risk

9.0 Buildings at Risk Register Part II June 2009

9.1 Alway Community

Former Police Telephone Box, Chepstow Road

Risk/Priority Category **1A** **Very Bad / Redundant**

Cadw Ref: 21458

Grade: II

Community: Alway

Post Code: NP19 9AY

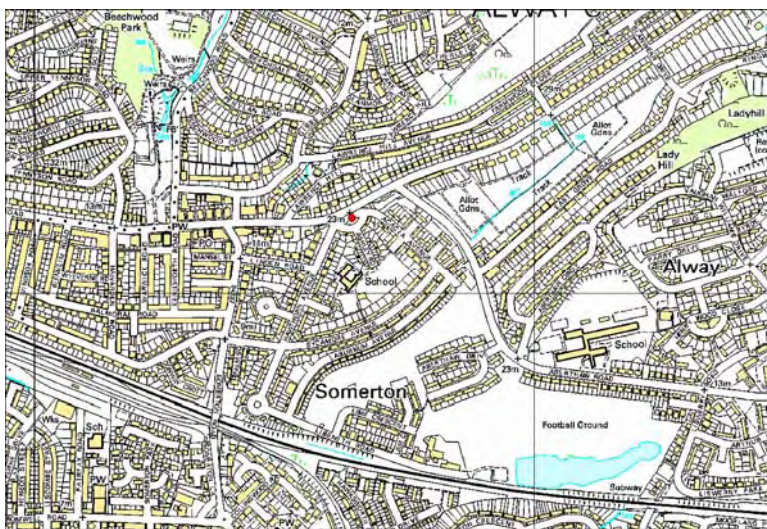
Grid Ref: 333634 188152

Owner: Newport City Council

Reason for listing:

An extremely rare example in Wales of a Police telephone box.

Comments: Repaired in 2003/4 and subsequently removed from register. The 2009 survey identified major concrete failure ('concrete cancer') and deterioration of the structure. The earlier repairs had clearly been superficial.



Old Lime Kiln, Penkin Hill, Alway

Risk Category: **3D** **Poor / Redundant**

Cadw Ref: 85290

Grade: II

Community: Alway

Post Code: NP19 9SX

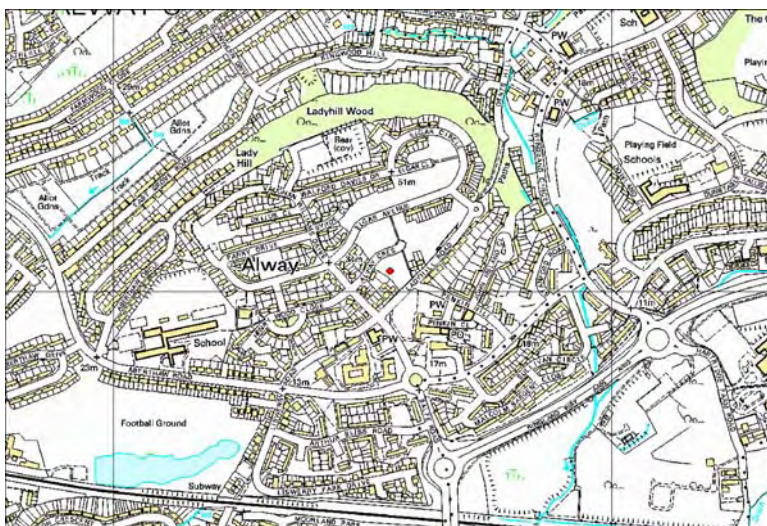
Grid Ref: 334550 188040

Owner: Company

Reason for listing:

Good surviving example of C19 limekiln, and one of few surviving pre C20 structures in the community.

Comments: Listed in September 2005 discovered in rear garden during demolition of council estate. Currently at centre of development site. In need of repair, consolidation and landscaping. Scheme agreed 'in principle'



9.2 Allt yr Yn Community

Territorial Army Former Veterinary Hospital, Raglan Barracks

Risk/Priority Category **3C** **Poor / Redundant**

Cadw Ref: 3106

Grade: II

Community: Allt yr Yn

Post Code: NP20 5XE

Grid Ref: 330401 189001

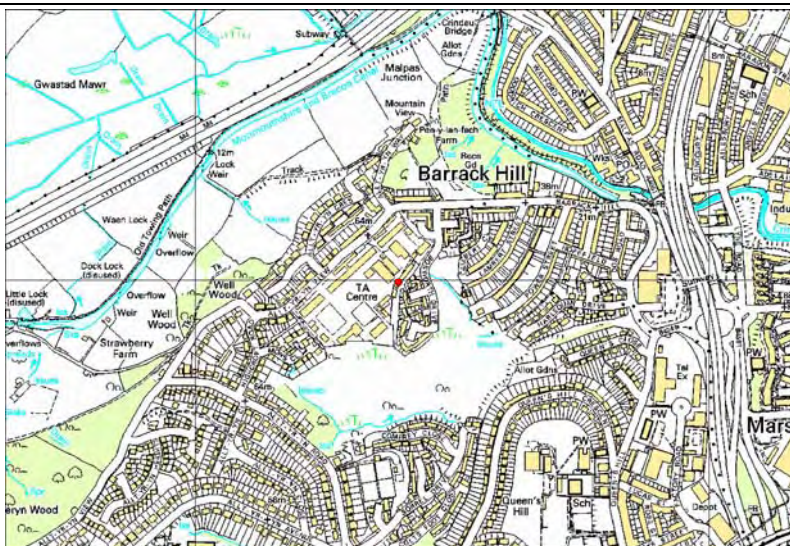
Owner: National Government

Reason for listing:

Included for group value with other listed items at Raglan Barracks.

Comments: Condition little changed since 2004 inspection. Building largely unused.

No Photograph
Available



62, Fields Park Road (The Fields)

Risk/Priority Category **1A** **Poor - bad**

Cadw Ref: 15670

Grade: II

Community: Allt yr Yn

Post Code: NP20 5BH

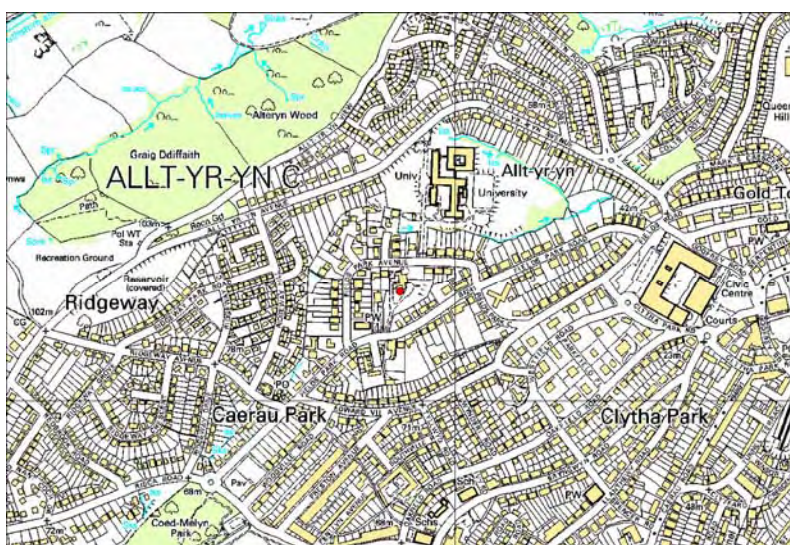
Grid Ref: 32988 18823



Owner Company


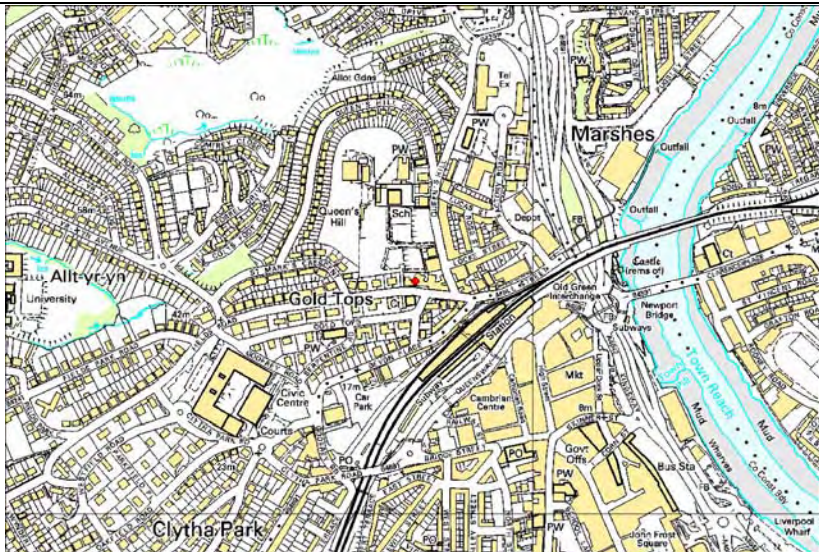
Reason for listing:



A good example of the Jacobethan style favoured at the time for large suburban villas, and part of a group with no 18 Fields Park Avenue



Comments: Attached to 18 Fields Park Avenue (see below). In very poor condition. A recent change of ownership. Planning application for enabling development refused. Condition has deteriorated considerably since the 2004 inspection.



| | |
|---|---|
| 18, Fields Park Avenue | |
| Risk/Priority Category 3C Fair - poor | |
| Cadw Ref: 15671 | <u>Reason for listing:</u> A very good example of the Jacobethan style favoured in the later C19 for large suburban houses, which includes an exceptionally fine interior. <u>Comments:</u> Attached to 62 Fields Park Road. Not part of proposed development of adjoining site. It is understood that this property is currently for sale. Contact: Crook and Blight tel. 01633 222333 |
| Grade: II | |
| Community: Allt yr Yn | |
| Post Code: NP20 5BE | |
| Grid Ref: 329896 188243 | |
| Owner: Company | |
|  |  |

| | |
|---|---|
| Shire Hall, Pentonville | |
| Risk/Priority Category 4C Fair | |
| Cadw Ref: 20528 | <u>Reason for listing:</u> Listed as an impressively designed Edwardian civic building, which has retained its original character, including fine interior detail <u>Comments:</u> Tentative planning enquiry to convert to hotel. Currently advertised 'to let' as offices |
| Grade: II | |
| Community: Allt yr Yn | |
| Post Code: NP20 5HB | |
| Grid Ref: 330809 188439 | |
| Owner: Company | |
|  |  |

| Former Nonconformist Chapel at St. Woolos Cemetery | |
|---|---|
| Risk/Priority Category 4E Fair - underused | |
| Cadw Ref: 22338 | <u>Reason for listing:</u> Listed as a prominent surviving feature of the first public cemetery in Wales. |
| Grade: II | |
| Community: Allt yr Yn | <u>Comments:</u> Repairs to conical roof of crossing tower otherwise little change in condition since 2004 inspection. Underused. Risk priority rating reduced but efforts to find a more sympathetic and beneficial use required. Need for regular monitoring. |
| Post Code: N/A | |
| Grid Ref: 329763 187489 | |
| Owner: Newport City Council | |
|  |  |

| Former Anglican Chapel at St. Woolos Cemetery | |
|---|---|
| Risk/Priority Category 4E Fair - underused | |
| Cadw Ref: 22339 | <u>Reason for listing:</u> Listed as a prominent surviving feature of the first public cemetery in Wales |
| Grade: II | |
| Community: Allt yr Yn | <u>Comments:</u> Little change in condition since 2004 inspection. Risk priority rating reduced from previous pessimistic report. The building is underused and a more sympathetic and beneficial use should be sought. Need for regular monitoring |
| Post Code: N/A | |
| Grid Ref: 329681 187477 | |
| Owner: Newport City Council | |
|  |  |

Former Roman Catholic Chapel at St. Woolos CemeteryRisk/Priority Category **4E** **Fair - underused**

Cadw Ref: 22340

Grade: II

Community: Allt yr Yn

Post Code: N/A

Grid Ref: 329530 187675

Owner: Newport City Council

Reason for listing:

Listed as a well-preserved later C19 cemetery chapel, a prominent surviving feature of the first public cemetery in Wales.

Comments: Little change in condition since 2004 inspection. Risk priority rating reduced from previous pessimistic report. The building is underused and a more sympathetic and beneficial use should be sought. Need for regular monitoring**Former Mortuary Chapel at St. Woolos Cemetery**Risk/Priority Category **4E** **Fair - underused**

Cadw Ref: 22341

Grade: II

Community: Allt yr Yn

Post Code: NP20 3**

Grid Ref: 32961 18762



Owner: Newport City Council

Reason for listing:


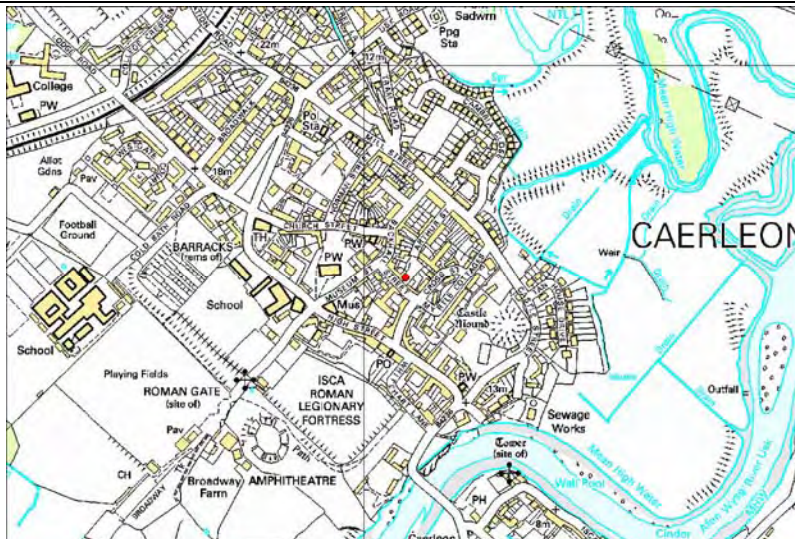
Listed as a prominent surviving feature of the first public cemetery in Wales.


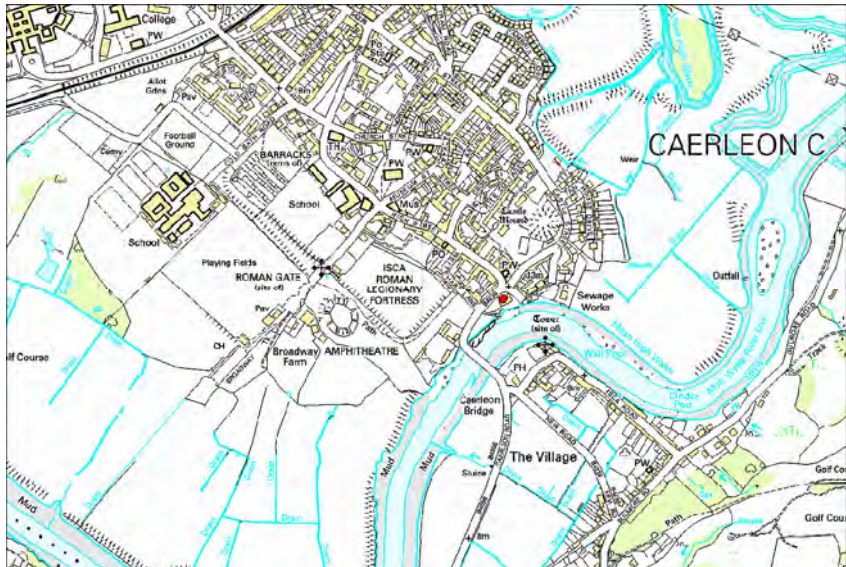
Comments: Little change in condition since 2004 inspection. Risk priority rating reduced from previous pessimistic report. The building is underused and a more sympathetic and beneficial use should be sought. Need for regular monitoring

9.3 Beechwood Community

| | |
|---|--|
| The Former Lawns Club, 11 Kensington Grove | |
| Risk/Priority Category 1 A Very Bad | |
| Cadw Ref: 18273 | Reason for listing: Listed as good example of an Italianate villa, contributing to the Kensington Place Conservation Area. Group value with Cambrian House and the Church of St John the Evangelist |
| Grade: II | |
| Community: Beechwood | |
| Post Code: NP19 8GJ | <u>Comments:</u> Roofless and partially collapsed. Serious decline in condition since 2004 inspection. Application to demolish refused and appeal dismissed. Repairs Notice served. Progressing towards making a Compulsory Purchase Order |
| Grid Ref: 332595 188370 | |
| Owner: Private | |
|  |  |

9.4 Caerleon Community

| | | |
|---|--|--|
| The Hall | | |
| Risk/Priority Category 4D Fair | | |
| Cadw Ref: 2955 | <u>Reason for listing:</u> A late C18 house extended in the early C20 and with some historic interest as a sometime school. | |
| Grade: II | | |
| Community: Caerleon | <u>Comments:</u> Currently for sale. Selling agents: Roberts & Co, Caerleon | |
| Post Code: NP18 1AR | | |
| Grid Ref: 334066 190629 | | |
| Owner: Private | | |
| <div></div> <div></div> | | |

| | | |
|--|---|--|
| Tower to SW of Hanbury Arms | | |
| Risk/Priority Category 4D Redundant / SAM | | |
| Cadw Ref: 2996 | <u>Reason for listing:</u> A medieval tower having important historic associations with Caerleon Quay, and group value with The Hanbury Arms and Caerleon Bridge. | |
| Grade: II* / SAM | | |
| Community: Caerleon | <u>Comments:</u> A scheduled ancient monument. Some loose masonry has caused recent concerns for public safety. Basic consolidation of structure required subject to SAM consent. | |
| Post Code: NP19 1AA | | |
| Grid Ref: 334179 190382 | | |
| Owner: Company | | |
|  | | |
|  | | |

Little Bulmore Farmhouse, Celtic Manor Golf Course, CaerleonRisk/Priority Category **1A** **Very Bad**

Cadw Ref: 3063

Grade: II

Community: Caerleon

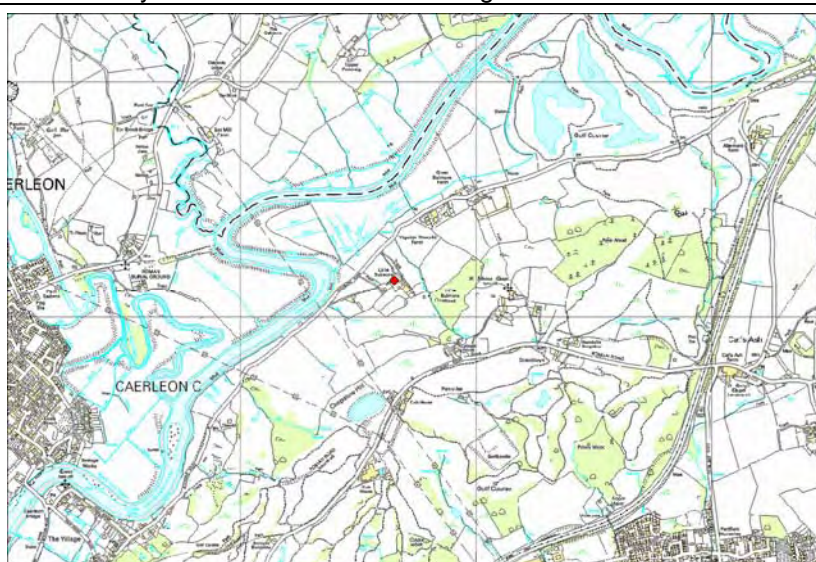
Post Code: NP18 1QR

Grid Ref: 335656 191151

Owner: Company

Reason for listing:

Included as a C17 house which despite alterations retains several good period features.

Comments: Adjacent to 18th hole Celtic Manor Ryder Cup golf course. Un-maintained and badly fire damaged since 2004 inspection. Application to demolish refused and subsequent appeal dismissed. Owner has not demonstrated any intent to restore this building. No enforcement action to date.**The Bulmore, Bulmore Road, Caerleon**Risk/Priority Category **3C** **Fair**

Cadw Ref: 3069

Grade: II

Community: Caerleon

Post Code: NP18 1QR

Grid Ref: 335999 191492

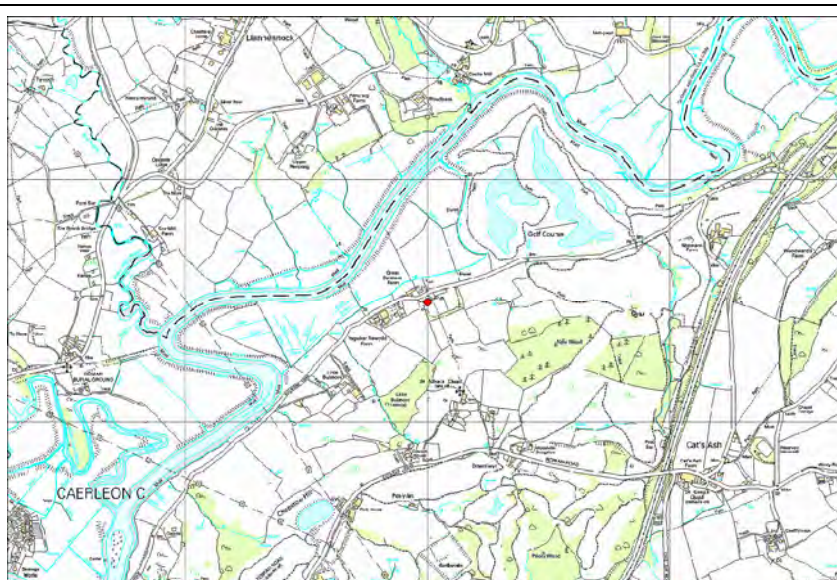
Owner: Company


Reason for listing:


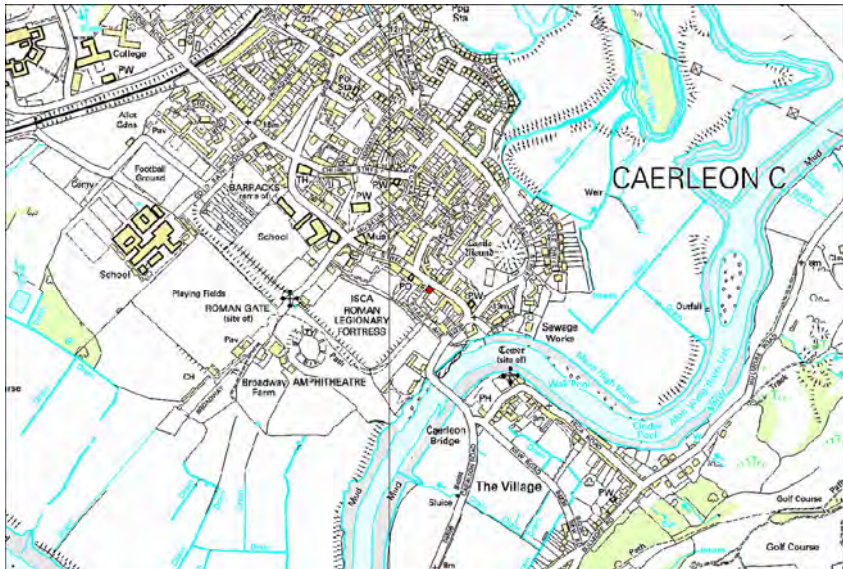
A handsome and unusually well preserved Tudor Revival villa dating probably from the 1840s



Comments:


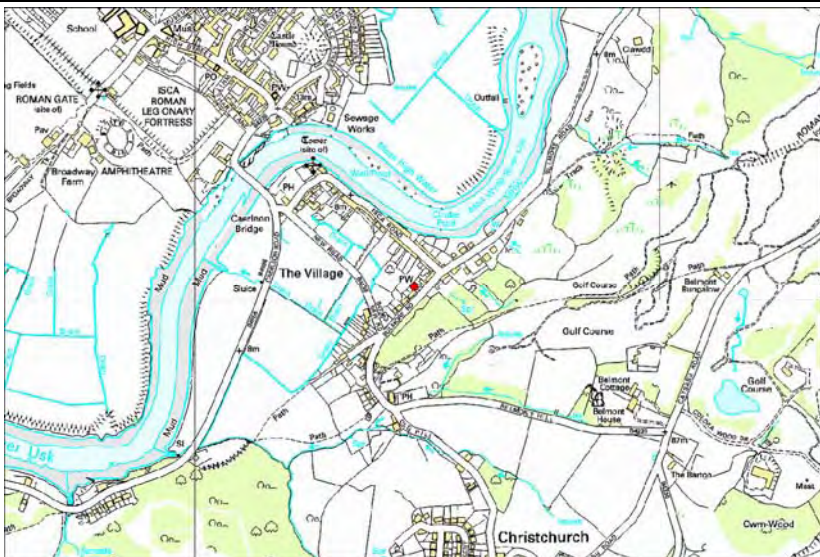
Owner has other properties in the area listed and unlisted that have been allowed to fall into extreme disrepair. The future of this property is therefore of concern.


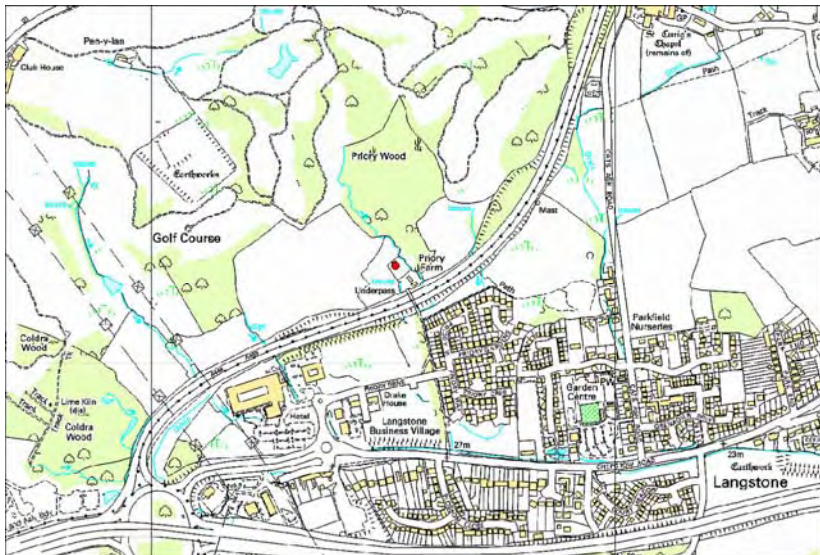



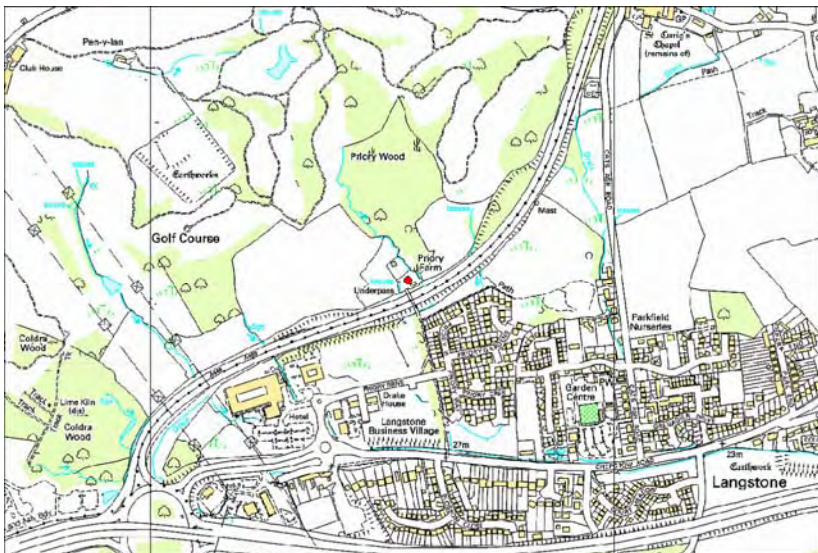
| | |
|--|--|
| Derelict Cottage at Lodge Farm | |
| Risk/Priority Category 3D Fair | |
| Cadw Ref: 22084 | <u>Reason for listing:</u> Included for group value with Lodge Farm and Lodge Farm Evangelical Church |
| Grade: II | |
| Community: Caerleon | <u>Comments:</u> Listed as a derelict cottage. Modest repairs in progress in keeping with the special interest of the building. |
| Post Code: NP18 3DL | |
| Grid Ref: 332447 191370 | |
| Owner: Private | |
| No Photograph Available |  |

| | |
|---|---|
| 28, High Street – Curtilage Barn to rear | |
| Risk/Priority Category 3C Poor | |
| Cadw Ref: 26109 | <u>Reason for listing:</u> The Barn is a curtilage building to number 28 which is listed as a probably mid C19 house and shop retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon |
| Grade: II | |
| Community: Caerleon | <u>Comments:</u> New addition to list. Planning and Listed Building Consent granted for conversion to residential use although a less intrusive use is preferred. Recent change of ownership |
| Post Code: NP18 1AG | |
| Grid Ref: 334082 190478 | |
| Owner: Company | |
|  |  |

| | |
|---|---|
| Monument of James Rennie in the Churchyard of The Church of the Holy Trinity, Christchurch | |
| Risk/Priority Category 4C Fair | |
| Cadw Ref: 26118 | <u>Reason for listing:</u> Included as an exceptionally fine monument from 1864 having group value with the Church of The Holy Trinity. <u>Comments:</u> Damaged finial needs to be replaced. |
| Grade: II | |
| Community: Caerleon | |
| Post Code: N/A | |
| Grid Ref: 334658 189388 | |
| Owner: Not known | |
|  |  |

| | |
|---|---|
| Church of the Holy Spirit, Bulmore Road, Caerleon | |
| Risk/Priority Category 3C Fair | |
| Cadw Ref: 26121 | <u>Reason for listing:</u> Included as an externally unaltered early C19 non-conformist chapel with an unusual history. <u>Comments:</u> New addition to list. Redundant chapel. Planning application to convert to dwelling refused (part of larger scheme). The building is capable of conversion and a sympathetic scheme would be welcomed. Need to monitor condition. Revised planning / LBC application recently submitted. |
| Grade: II | |
| Community: Caerleon | |
| Post Code: NP18 1QQ | |
| Grid Ref: 334469 190032 | |
| Owner: Religious | |
|  |  |

| | |
|---|--|
| Priory Farmhouse | |
| Risk/Priority Category | 1A Very Bad |
| Cadw Ref: 26131 | <u>Reason for listing:</u> Included as an early C17 house, altered in the early C19, which remains exceptionally unaltered since <u>Comments:</u> Severely fire damaged and neglected. Several changes of owner. Currently the subject of a Repairs Notice and proceeding towards CPO. |
| Grade: II | |
| Community: Caerleon | |
| Post Code: NP18 2LW | |
| Grid Ref: 336524 190216 | |
| Owner: Company | |
|  |  |

| | |
|---|--|
| Barn at Priory Farm | |
| Risk/Priority Category | 1A Very Bad |
| Cadw Ref: 26132 | <u>Reason for listing:</u> Included as an unaltered early C19 barn having group value with Priory Farmhouse. <u>Comments:</u> Severely fire damaged and neglected. Several changes of owner. Currently the subject of a Repairs Notice and proceeding towards CPO. |
| Grade: II | |
| Community: Caerleon | |
| Post Code: NP18 2LW | |
| Grid Ref: 336556 190185 | |
| Owner: Company | |
|  |  |

9.5 Coedkernew Community

Pair of lodges, gates and piers with flanking walls to North West of Tredegar House

Risk/Priority Category **3C** **Poor**

Cadw Ref: 2911

Grade: II

Community: Coedkernew

Post Code: N/A

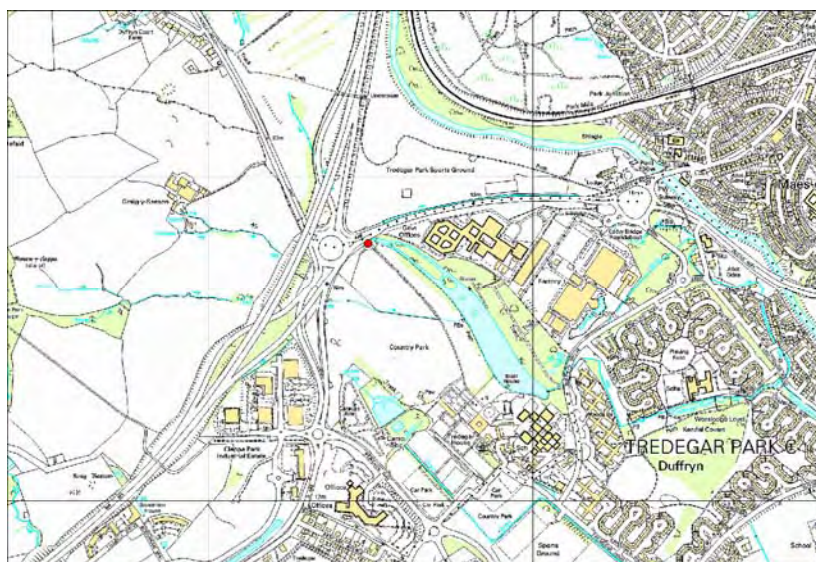
Grid Ref: 328492 185798

Owner: Newport City Council

Reason for listing:

Listed grade II as an unaltered example of a pair of gate lodges to a major country house

Comments: Unused buildings. A sympathetic use should be sought. Some roof repairs undertaken but condition little changed since 2004. Interiors not inspected but extensive dry rot likely.



Boundary walls to Orangery Garden and Cedar Garden including three sets of gate piers

Risk/Priority Category **1A** **Very Bad**

Cadw Ref: 17098

Grade: II*

Community: Coedkernew

Post Code: NP10 8TW

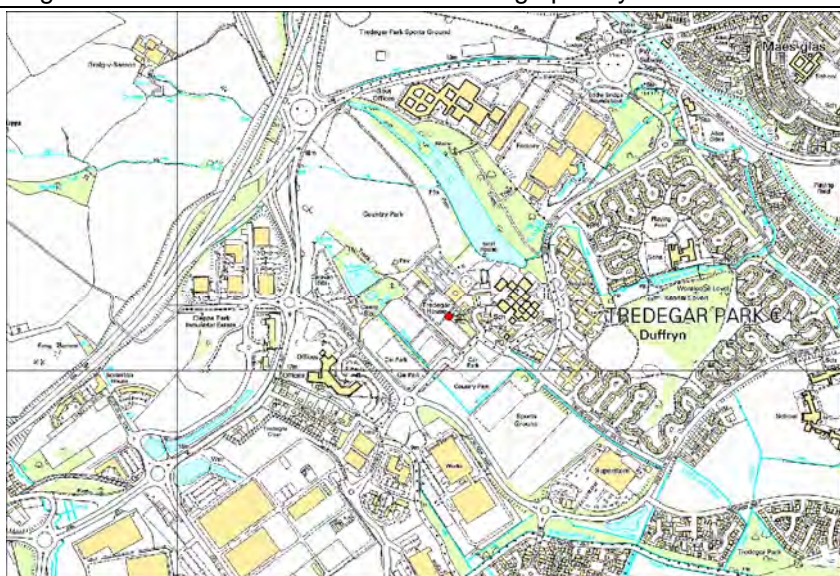
Grid Ref: 32875 18522

Owner: Newport City Council

Reason for listing:

Listed grade II* for important group value with Tredegar House and the adjacent stables and as a fine example of a C18 walled gardens.

Comments: Added to list in 2004. Walls to Cedar Garden in poor condition and continue to deteriorate. Sections of wall taken down for archaeological investigation. These walls are identified as a high priority for action.



9.6 Goldcliff Community**Whitson Church**Risk/Priority Category **3C****Fair**

Cadw Ref: 2943

Grade: II*

Community: Goldcliff

Post Code: NP18 2PP

Grid Ref: 3381 1834

Owner: Religious

Reason for listing:

Graded II* as church with much surviving medieval fabric.

Comments: Made redundant circa 2003. Situated on a land locked site making development difficult. Need to seek a solution through the planning system. This will take time therefore there is an urgent need to commence proceedings resulting in this building being added to the priority list.

**Whitson Court including attached pavilions and garden walls**Risk/Priority Category **3F****Poor**

Cadw Ref: 2944

Grade: II*

Community: Goldcliff

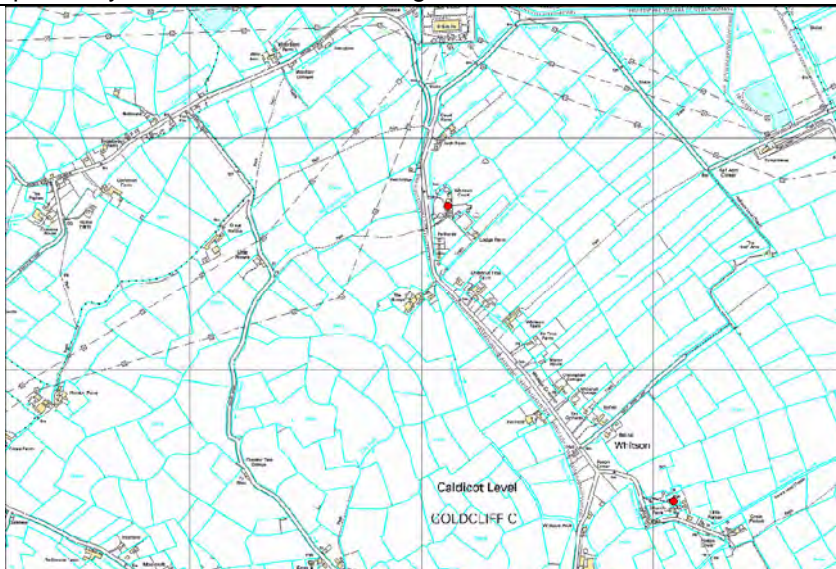
Post Code: NP18 2AY


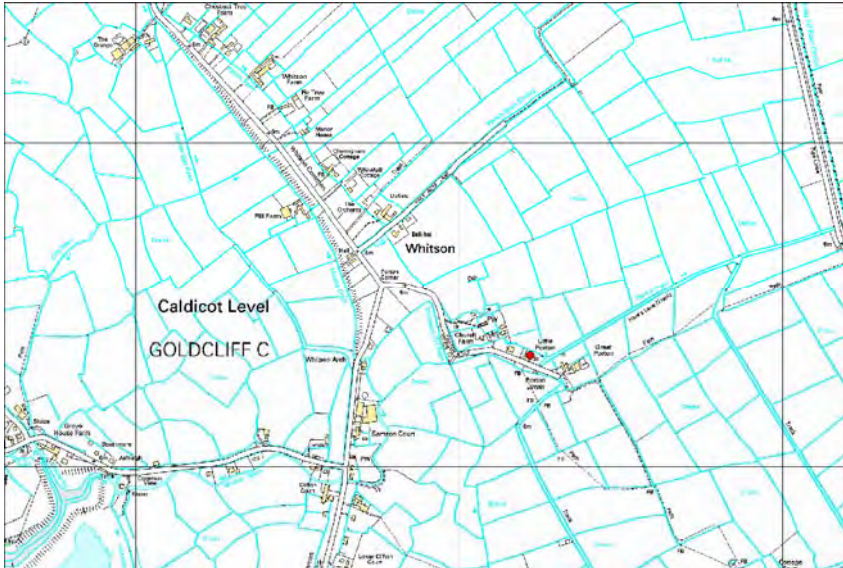
Grid Ref: 33712 18471



Owner: Private


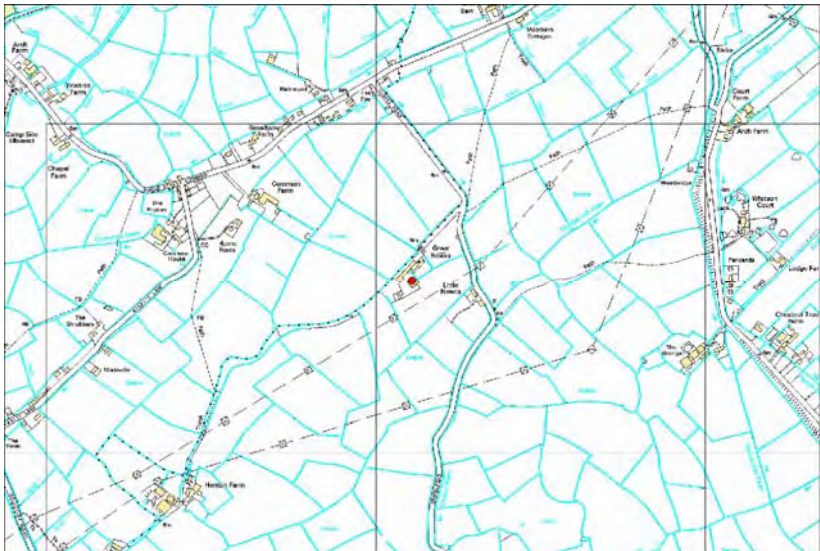
Reason for listing:Graded II* as fine example of smaller country house. Built late 18th century design variously attributed to John Nash and / or Anthony Keck


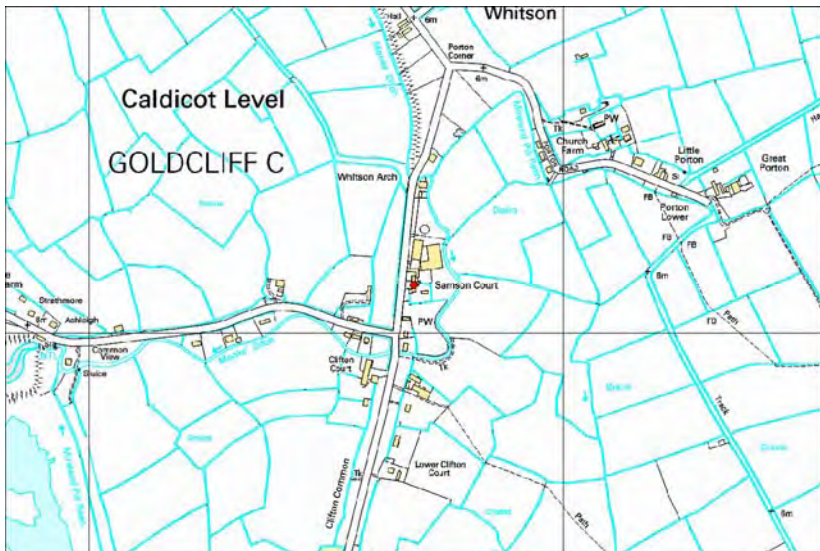
Comments: Risk / Priority Rating reduced since 2004. LBC granted for repairs and alterations. Work progressing on site. First phase (the main house) may be completed by end of 2009. Out buildings to follow. Need to monitor continues.



| | |
|---|--|
| Little Porton Cottage | |
| Risk/Priority Category 3C Poor | |
| Cadw Ref: 3065 | <u>Reason for listing:</u> Group value with adjacent byre. Listed as rare survival. |
| Grade: II | |
| Community: Goldcliff | <u>Comments:</u> Little change since 2004 inspection. |
| Post Code: NP18 2PJ | |
| Grid Ref: 3382 1833 | |
| Owner: Private | |
|  |  |

| | |
|---|---|
| Little Porton Byre | |
| Risk/Priority Category 3C Poor | |
| Cadw Ref: 3066 | <u>Reason for listing:</u> Group value with adjacent cottage. Listed as rare survival. |
| Grade: II | |
| Community: Goldcliff | <u>Comments:</u> Little change since 2004 inspection. |
| Post Code: NP18 2PJ | |
| Grid Ref: 338208 183345 | |
| Owner: Private | |
|  |  |

| | |
|---|--|
| Barn at Great Newra | |
| Risk/Priority Category 4C Fair | |
| Cadw Ref: 17539 | <u>Reason for listing:</u> Group value with Great Newra Farm |
| Grade: II | |
| Community: Goldcliff | <u>Comments:</u> Generally little change since 2004 inspection. Stone pillar supporting attached lean-to in particular need of repair. |
| Post Code: NP18 2BB | |
| Grid Ref: 336111 184522 | |
| Owner: Private | |
|  |  |

| | |
|---|---|
| Samson Court | |
| Risk/Priority Category 3C Fair - poor | |
| Cadw Ref: 17541 | <u>Reason for listing:</u> Listed as well-preserved farmhouse typical of Gwent levels |
| Grade: II | |
| Community: Goldcliff | <u>Comments:</u> General condition largely unchanged since 2004. However the original windows have been changed to double glazed PVCu. This work does not have Listed Building Consent and enforcement action is in progress. |
| Post Code: NP18 2PH | |
| Grid Ref: 337685 183103 | |
| Owner: Private | |
|  |  |

9.7 Graig Community**Plas Machen**Risk/Priority Category **4C****Fair**

Cadw Ref: 2905

Grade: II*

Community: Graig

Post Code: NP10 8GW

Grid Ref: 323467 187538

Owner: Private

Reason for listing:

Graded II* as a substantial Elizabethan gentry house of one of the principal families of the county, with surviving detail including mullioned windows

Comments: House and curtilage barns in need of repair. Planning consent for conversion of barns to residential. Site is currently for sale. Selling Agents are Newland Rennie Wilkins, 24 Newport Rd., Caldicot NP26 4BQ**Beebole at Machen House**Risk/Priority Category **3C****Poor**

Cadw Ref: 3086

Grade: II

Community: Graig

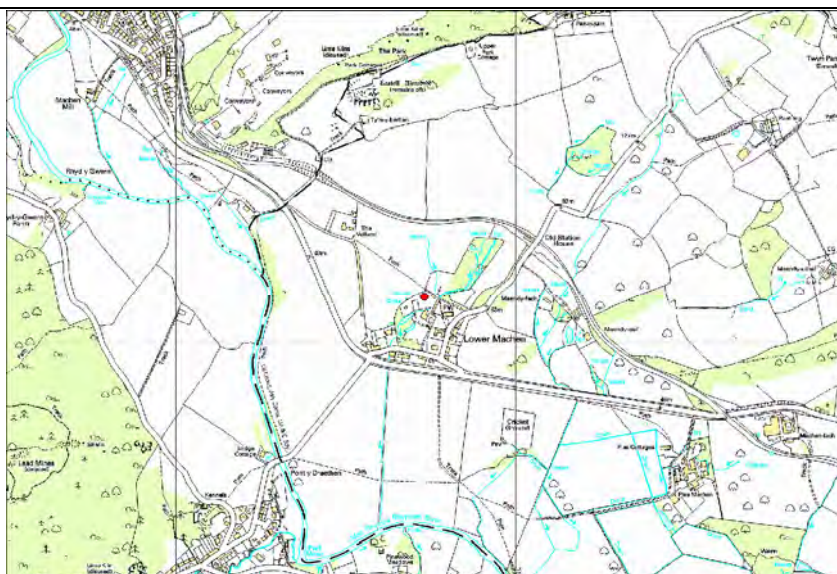
Post Code: NP10 8GU


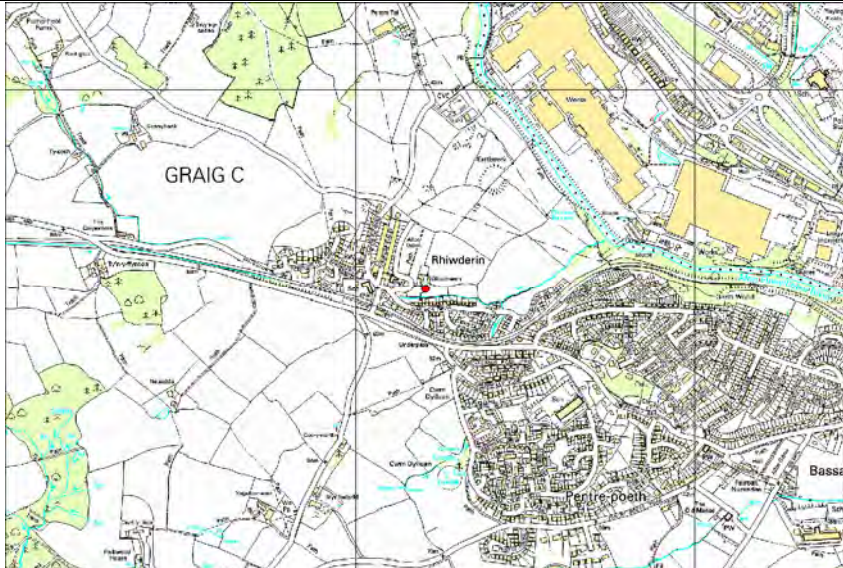
Grid Ref: 322739 188138


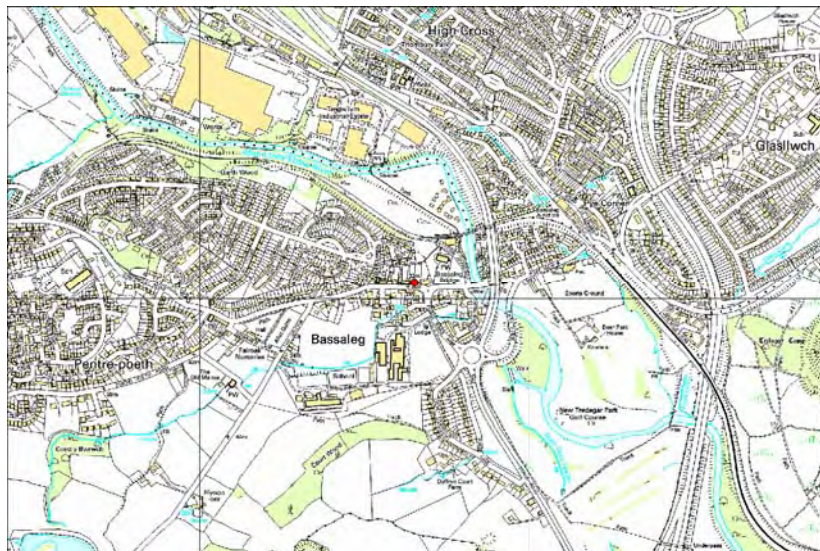
Owner: Private

Reason for listing:

Included as an unusual Gothic garden feature, and as a rare example of a bee-bole.

Comments: Inspected in 2007. In need of repair and consolidation

| Barns in the curtilage of Gloch Wen Farmhouse | |
|---|---|
| Risk/Priority Category 3A Poor - Bad | |
| Cadw Ref: 3092 | <u>Reason for listing:</u> Curtilage structure and group value with Gloch Wen Farmhouse |
| Grade: II | |
| Community: Graig | <u>Comments:</u> Added since 2004 inspection. Note: The barns are in separate ownership to the listed farmhouse. A 2008/9 application that included the demolition of the barns has been refused. |
| Post Code: NP10 8RX | |
| Grid Ref: 326260 187416 | |
| Owner: Company | |
|  |  |

| Coach House adjacent to Tredegar Arms, Caerphilly Road | |
|---|---|
| Risk/Priority Category 3C Poor | |
| Cadw Ref: 81794 | <u>Reason for listing:</u> Included as little altered mid C19 coach-house with Tudor detail and as part of a group with 'The Cottage', attached. |
| Grade: II | |
| Community: Graig | <u>Comments:</u> Added to list since 2004 inspection. Planning applications for conversion to offices / retail have been refused. |
| Post Code: NP10 8LE | |
| Grid Ref: 327653 187049 | |
| Owner: Private | |
|  |  |

Iron Bridge over the River RhymneyRisk/Priority Category **1A** **Very Bad**

Cadw Ref: 81798

Grade: II

Community: Graig

Post Code: NP10 8GB

Grid Ref: 32300 18725

Owner: Local authority

Reason for listing:

Included as a good example of an early cast iron bridge, of additional interest for its association with Ruperra Castle and the Tredegar Estate.

Comments: Condition has worsened since 2004 inspection. Temporary repairs to stabilise buttresses. Grant offer from Cadw. Plans to implement restoration over a two year period. Project management by NCC Countryside Services.**Trough and surround in wall to The Court, Lower Machen**Risk/Priority Category **1B** **Very Bad**

Cadw Ref: 81807

Grade: II

Community: Graig

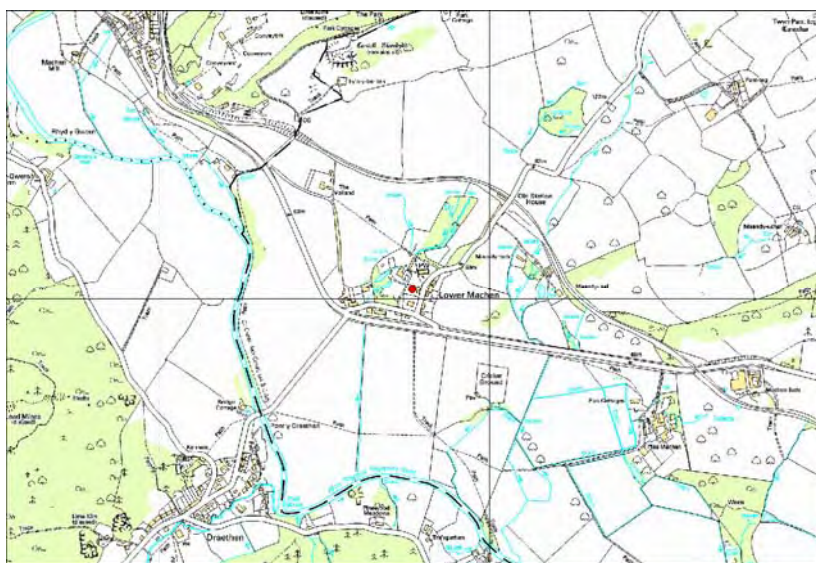
Post Code: NP10 8GU

Grid Ref: 322776 188031

Owner: Individual

Reason for listing:

Included as cast-iron drinking trough in formal arched surround, a feature of the estate village of Lower Machen.

Comments: Added to register in 2007. Partial collapse of wall containing trough. LBC granted to record, dismantle and re-build. Work in progress. Historic Buildings Grant from NCC. Note - Photograph taken before collapse.

9.8 Langstone Community**Pencoed Castle**Risk/Priority Category **1B****Poor - Bad**

Cadw Ref: 2904

Grade: II*

Community: Langstone

Post Code: NP18 2ED

Grid Ref: 340629 189410

Owner: Company

Reason for listing:

Listed grade II* for its exceptional interest as a surviving Tudor manor house on the site of a moated Norman castle

Comments: Little change in condition since 2004. Planning and LBC for conversion of castle, farmhouse, barns and dovecote to offices granted subject to legal agreement (to be completed). Some 'enabling development' proposed.**Farmhouse at Pencoed Castle**Risk/Priority Category **4D****Fair**

Cadw Ref: 3089

Grade: II

Community: Langstone

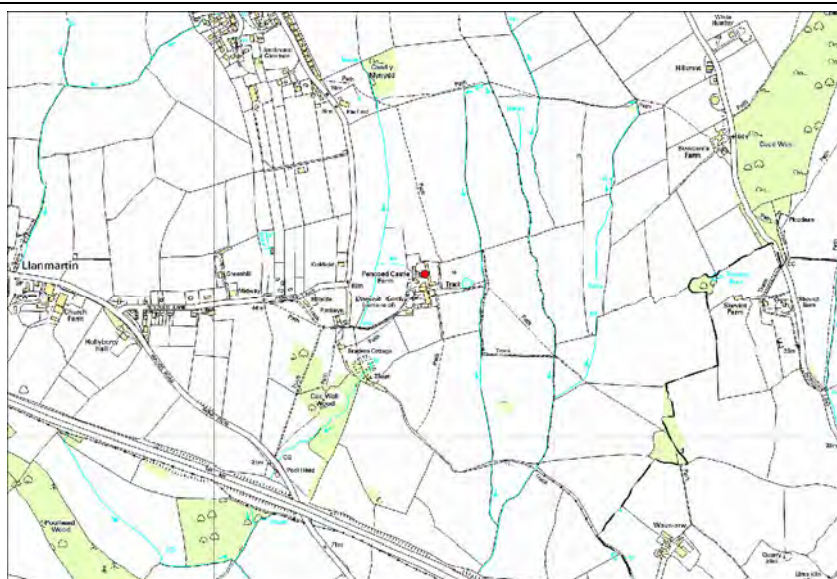
Post Code: NP18 2ED



Grid Ref: 340620 189438


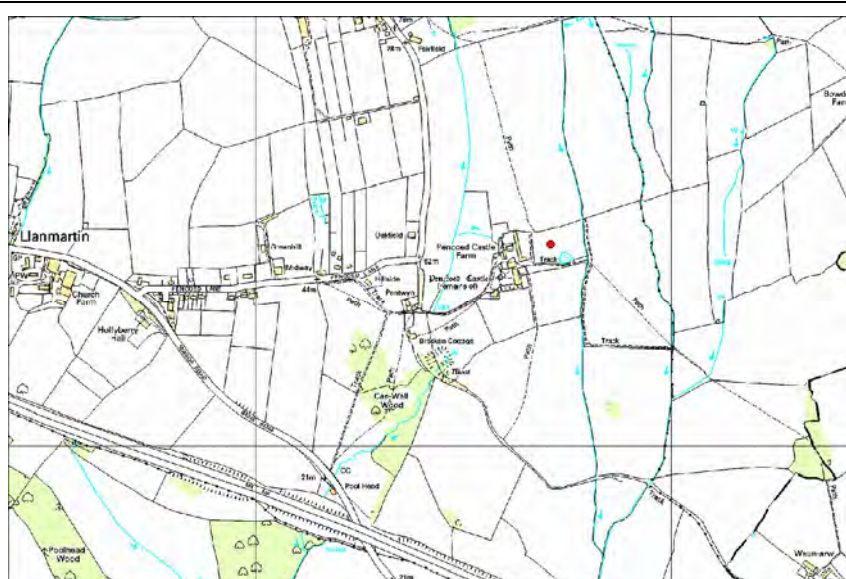
Owner: Company


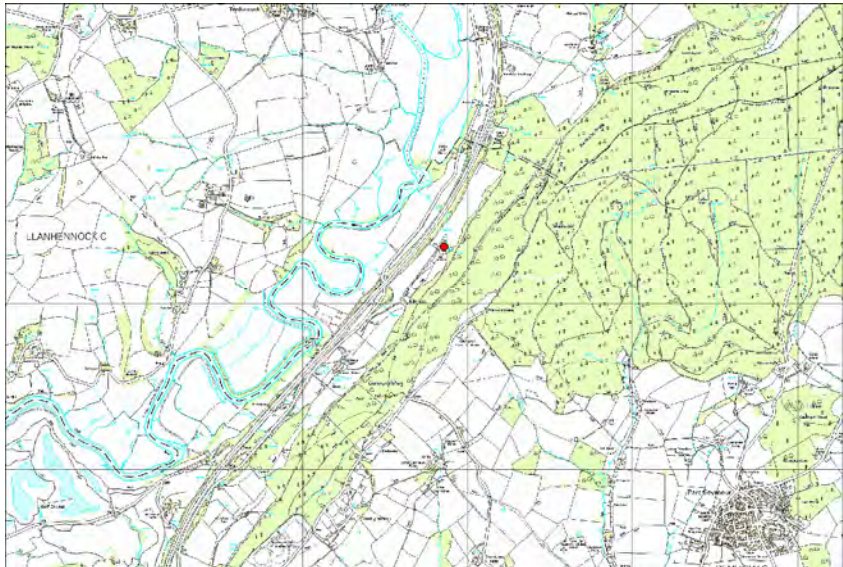
Reason for listing:


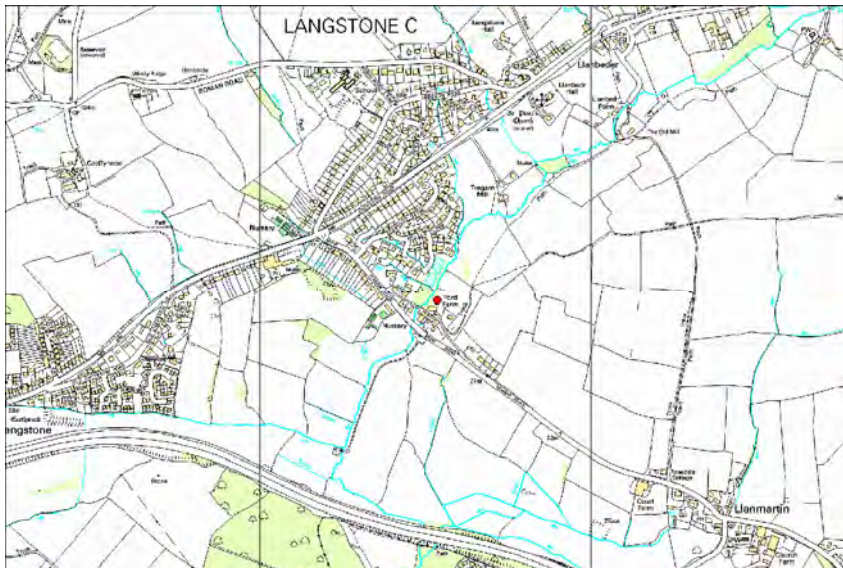
Listed for group value with Pencoed Castle and neighbouring listed buildings and for its associations with the architect Oswald Milne



Comments: Little change in condition since 2004. Planning and LBC for conversion of castle, farmhouse, barns and dovecote to offices granted subject to legal agreement (to be completed). Some 'enabling development' proposed.

| Long Barn at Pencoed Castle | |
|---|---|
| Risk/Priority Category | 1A Poor - Bad |
| Cadw Ref: 3090 | <u>Reason for listing:</u> Listed for its C16 origins and as an unusually large farm building associated with Pencoed Castle. |
| Grade: II | |
| Community: Langstone | <u>Comments:</u> : Little change in condition since 2004. Planning and LBC for conversion of castle, farmhouse, barns and dovecote to offices granted subject to legal agreement (to be completed). Some 'enabling development' proposed. |
| Post Code: NP18 2ED | |
| Grid Ref: 340634 189484 | |
| Owner: Company | |
|  |  |

| Dovecote at Pencoed Castle | |
|---|---|
| Risk/Priority Category | 1A Very Bad |
| Cadw Ref: 3091 | <u>Reason for listing:</u> Included for its special interest as a good example of an early dovecote and for its associations with the neighbouring Pencoed Castle |
| Grade: II | |
| Community: Langstone | <u>Comments:</u> : Little change in condition since 2004. Planning and LBC for conversion of castle, farmhouse, barns and dovecote to offices granted subject to legal agreement (to be completed). Some 'enabling development' proposed. |
| Post Code: NP18 2ED | |
| Grid Ref: 340712 189487 | |
| Owner: Company | |
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|--|---|
| Barn at Old Kemeys | |
| Risk/Priority Category 4E.....Fair | |
| Cadw Ref: 17074 | <u>Reason for listing:</u> Listed grade II for group value with Old Kemeys. |
| Grade: II | |
| Community: Langstone | <u>Comments:</u> Condition little change since 2004 |
| Post Code: N/A | |
| Grid Ref: 338858 193356 | |
| Owner: Individual | |
|  |  |

| | |
|---|--|
| Barn to North West of Ford Farmhouse | |
| Risk/Priority Category 1A Very Bad | |
| Cadw Ref: 17075 | <u>Reason for listing:</u> Listed grade II for group value with Ford Farmhouse |
| Grade: II | |
| Community: Langstone | <u>Comments:</u> Condition has further deteriorated since 2004 and is now at extreme risk – upgraded to 1A. Included in proposals for redevelopment of whole site. This application has recently been withdrawn. |
| Post Code: NP18 2JX | |
| Grid Ref: 338500 190000 | |
| Owner: Individual | |
|  |  |

| | |
|--|---|
| Pencoed Castle Gatehouse | |
| Risk/Priority Category | 3D Poor |
| Cadw Ref: 17076 | <u>Reason for listing:</u> Listed grade II* as the Tudor gatehouse to Pencoed Castle. |
| Grade: II* | |
| Community: Langstone | <u>Comments:</u> Roofless and derelict at date of listing (1952) Little change in condition since 2004. It is anticipated that this building would be repaired / consolidated as part of the Pencoed Castle planning application. Risk/priority grading reduced to reflect probable future use as a consolidated ruin |
| Post Code: NP18 2ED | |
| Grid Ref: 340592 189410 | |
| Owner: Company | |
|  |  |

9.9 Liswerry Community**Transporter Bridge**Risk/Priority Category **4E** **Fair**

Cadw Ref: 17414

Grade: I

Community: Liswerry

Post Code: N/A

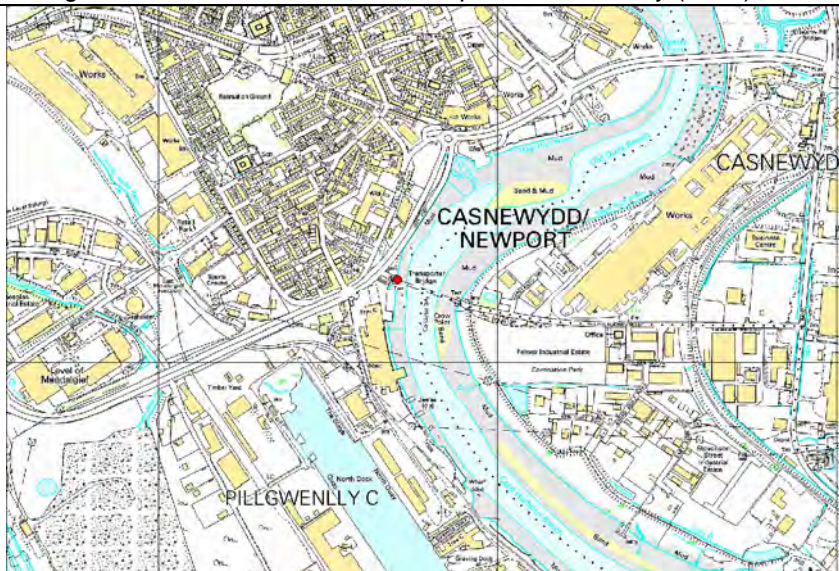
Grid Ref: 331790 186211

Owner: Newport City Council

Reason for listing:

Graded I as finest and largest transporter bridge in Great Britain, the only one in the UK by Arnodin. One of only a handful of surviving transporter bridges in the world.

Comments: Included on register because the bridge gondola (the primary function of the bridge) is not currently being used due to need for bridge repairs. A Cadw grant towards the cost of these repairs has recently (2009) been made.



9.10 Llanvaches Community**Former Stables to the Rock and Fountain Inn, Llanvaches**Risk/Priority Category **5F****Fair – under repair**

Cadw Ref: 3083

Grade: II

Community: Llanvaches

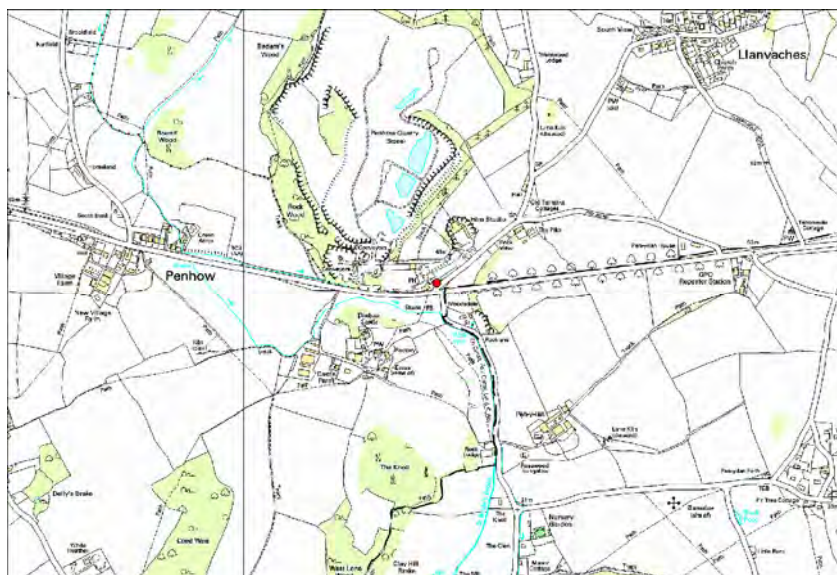
Post Code: NP26 3AD

Grid Ref: 342582 191016

Owner: Company

Reason for listing:

Listed grade II for its group value and close associations with the Rock and Fountain Inn PH

Comments: Since 2004 appeal to retain unsympathetic alterations dismissed. Revised proposals accepted and work in progress on site. Anticipated completion by end 2009.**Lime Kiln, Llanvaches**Risk/Priority Category **3C****Fair - redundant**

Cadw Ref: 17077

Grade: II

Community: Llanvaches

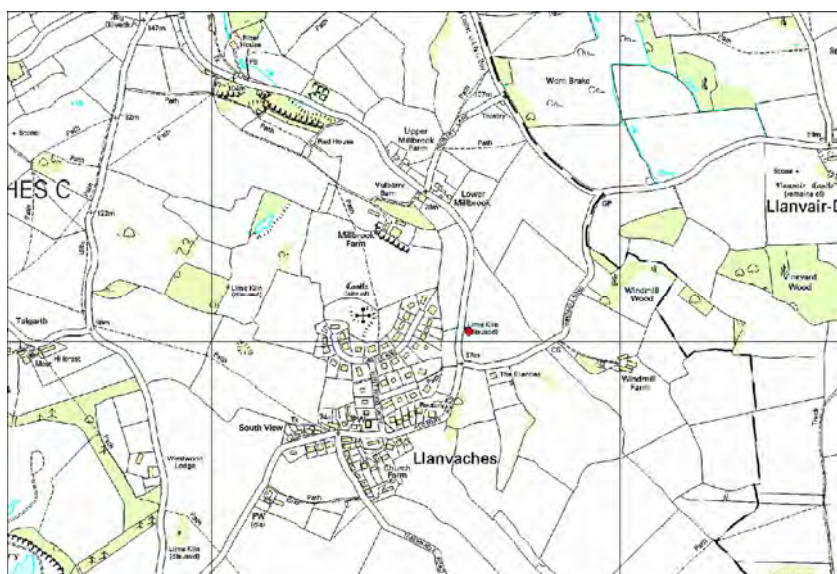
Post Code: NP26 3FF

Grid Ref: 343619 192031

Owner: Private Individual

Reason for listing:

Listed grade II as a good surviving example of an earlier C19 kiln.

Comments: Little change in condition since 2004 inspection. Removal of vegetation and tree growth required to avoid future structural damage.

9.11 Llanwern Community**Great Milton**Risk/Priority Category **4E****Under repair**

Cadw Ref: 3064

Grade: II

Community: Llanwern

Post Code: NP18 2DU

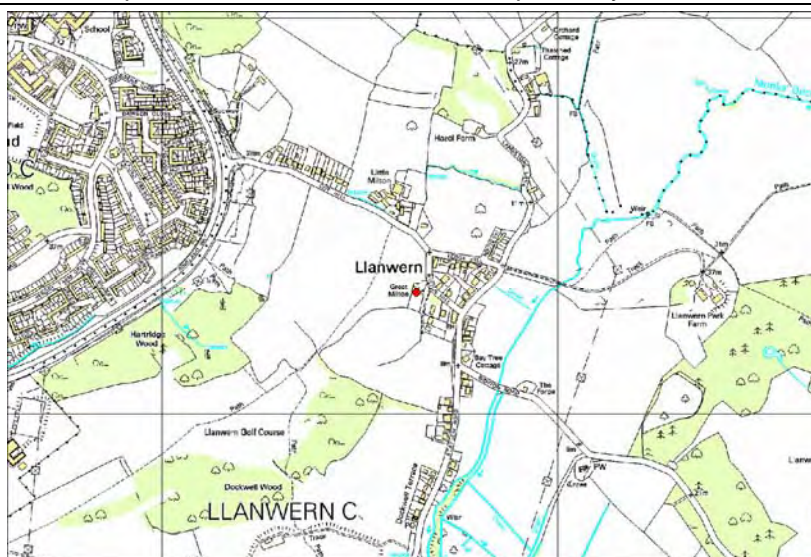
Grid Ref: 336639 188317

Owner: Private

Reason for listing:

Listed grade II as a good example of a sub-medieval Monmouthshire farmhouse with many surviving internal features and C17 fenestration.

Comments: Since 2004 a Repairs Notice has been issued, followed by a CPO. Subsequently the building owner engaged consultants and contractors to undertake the specified works, which will be completed by the end of 2009.

**Barn at the Barn Farm**Risk/Priority Category **3C****Poor, redundant**

Cadw Ref: 17078

Grade: II

Community: Llanwern

Post Code: NP18 2DW

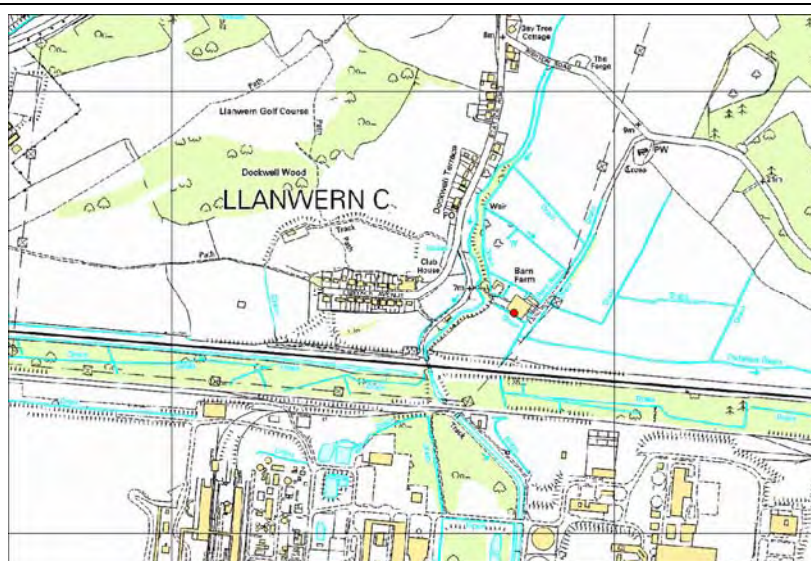
Grid Ref: 336776 187499

Owner: Private

Reason for listing:

Listed grade II as an unusually planned example of a large estate barn.

Comments: The condition of this building has deteriorated since 2004 – most notably the condition of the roof coverings.



9.12 Malpas Community**Woodlands House, Malpas**Risk/Priority Category **2A****Very Bad**

Cadw Ref: 20525

Grade: II

Community: Malpas

Post Code: NP20 6QX

Grid Ref: 330254 191506

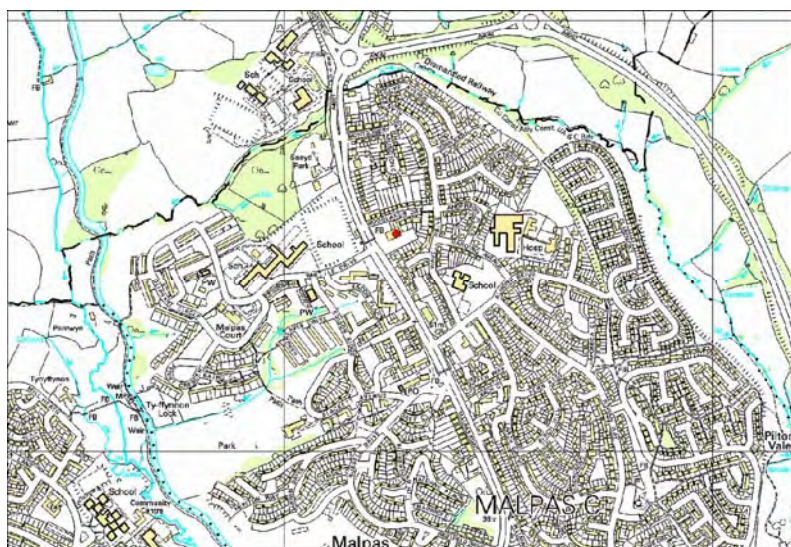
Owner: Private

Reason for listing:

A scarce surviving example in Newport of gentry house of this period, retaining much of its character

Comments:

In very poor condition, but partially occupied. Application to demolish withdrawn. Recent pre-application discussions regarding possibility of enabling development. No scheme yet agreed.

**9.13 Nash Community****Pye Corner Farm**Risk/Priority Category **3C****Fair to poor**

Cadw Ref: 17542

Grade: II

Community: Nash

Post Code: NP18 2BT

Grid Ref: 334534 185163

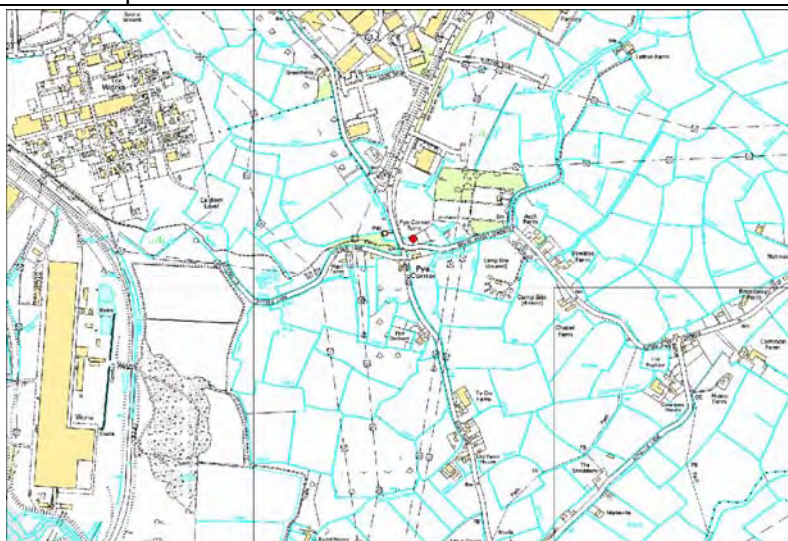
Owner: Welsh Assembly Gov


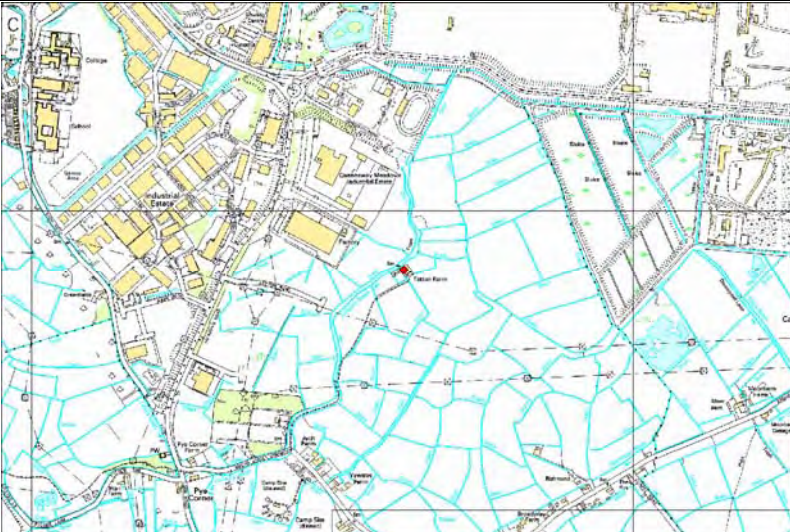
Reason for listing:

Listed as well-preserved farmhouse typical of Gwent levels.

Comments:


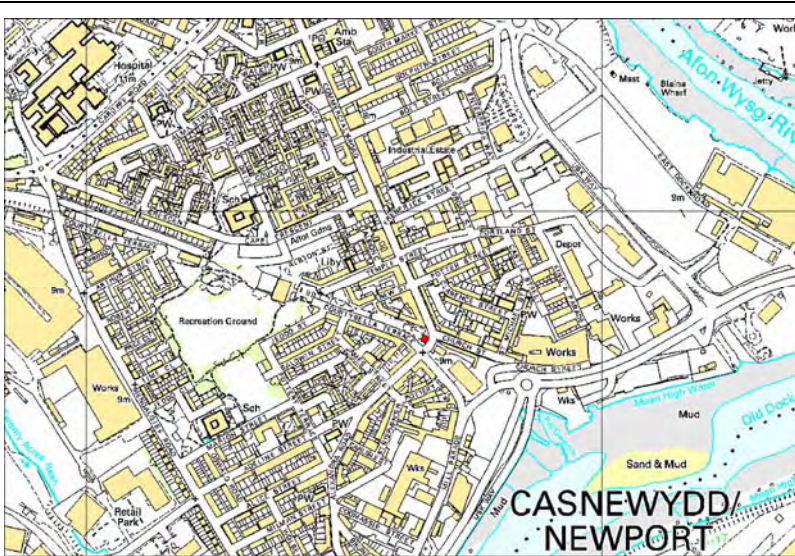
Some minor repairs since 2004. In 2007 a more substantial repair scheme was promised but not implemented. Condition largely unchanged since 2004 inspection. Cancellation of M4 relief road might help remove 'planning blight'. Need to press WAG for action.


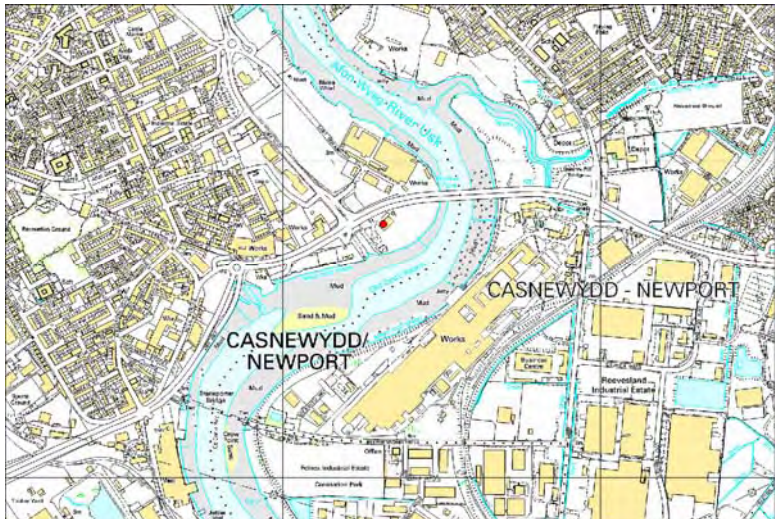



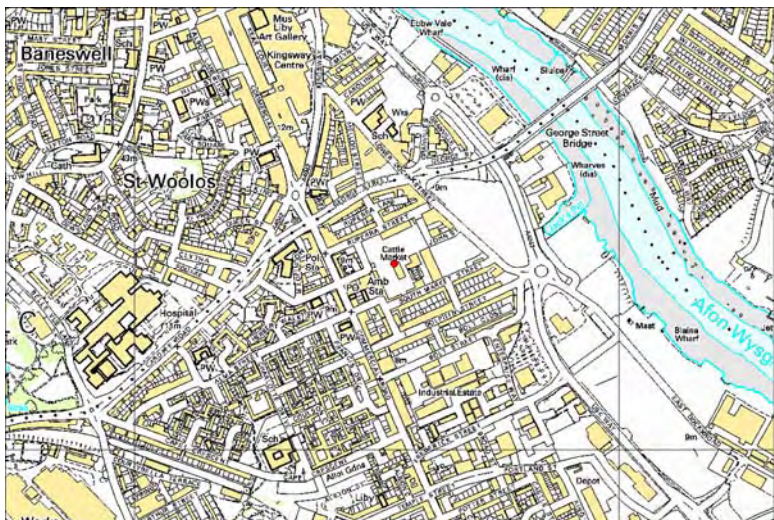
| | |
|---|---|
| Tatton Farm | |
| Risk/Priority Category 3C Poor | |
| Cadw Ref: 17543 | <u>Reason for listing:</u> Listed as a well-preserved example of typical Gwent levels farmhouse. |
| Grade: II | |
| Community: Nash | <u>Comments:</u> Cancellation of M4 relief road might help remove 'planning blight' associated with this property. Need to press WAG for action.. |
| Post Code: NP18 2BE | |
| Grid Ref: 335214 185796 | |
| Owner: Welsh Assembly Gov | |
|  |  |

9.14 Pillgwenlly Community

Public Conveniences, Alexandra Road

| | |
|---|--|
| Risk/Priority Category 3C Poor | |
| Cadw Ref: 18177 | <u>Reason for listing:</u> Good example of surviving Edwardian public conveniences and group value with Tredegar Dry Dock Offices (destroyed by fire 2006). |
| Grade: II | |
| Community: Pillgwenlly | <u>Comments:</u> Little used in 2004. Made redundant circa 2007. NCC Estates dept. seeking viable alternative uses. Potential purchasers with realistic development proposals should contact The Asset Officer, Estates Dept 01633 656656. |
| Post Code: NP20 2LA | |
| Grid Ref: 331658 186746 | |
| Owner: Newport City Council | |
|  |  |

| | |
|---|---|
| Malt House, East Dock Road | |
| Risk/Priority Category 1A | Very Bad |
| Cadw Ref: 18178 | <u>Reason for listing:</u> Listed Grade II as a very good example of a substantial late C19 maltings (of a type rare in Wales), retaining much of its original form and character. Group value with the Transporter Bridge |
| Grade: II | |
| Community: Pillgwenlly | |
| Post Code: NP20 2BT | <u>Comments:</u> Risk rating upgraded. Badly damaged by fire circa 2005 and subsequent rapid deterioration. LBC granted for restoration June 2007 Understood that finance for restoration available. New use not identified. |
| Grid Ref: 332325 186801 | |
| Owner: Company | |
|  |  |

| | |
|---|--|
| Cattle Market (South Range), South Market Street, Pillgwenlly. | |
| Risk/Priority Category 3C | Poor / Redundant |
| Cadw Ref: 18183 | <u>Reason for listing:</u> Listed for its special interest as the best surviving part of the cattle market and as an important relic of the earliest phase of the planned development of Pillgwenlly and having important historical links with the Morgan family of Tredegar House. |
| Grade: II | |
| Community: Pillgwenlly | |
| Post Code: NP20 2BT | <u>Comments:</u> Added to register post 2004. Subsequently 'incorporated' into the redevelopment of the Cattle Market site. LBC granted to demolish adjoining listed buildings on the site. Proposals to repair the 'byre' approved. No future use identified. LBC received for replacement roof covering and associated repairs |
| Grid Ref: 332325 186801 | |
| Owner: Company | |
|  |  |

9.15 Rogerstone Community**Lime Kiln near Pensarn Farm**Risk/Priority Category **1A** **Very Bad**

Cadw Ref: 81340

Grade: II

Community: Rogerstone

Post Code: NP10 9GN

Grid Ref: 328427, 188556

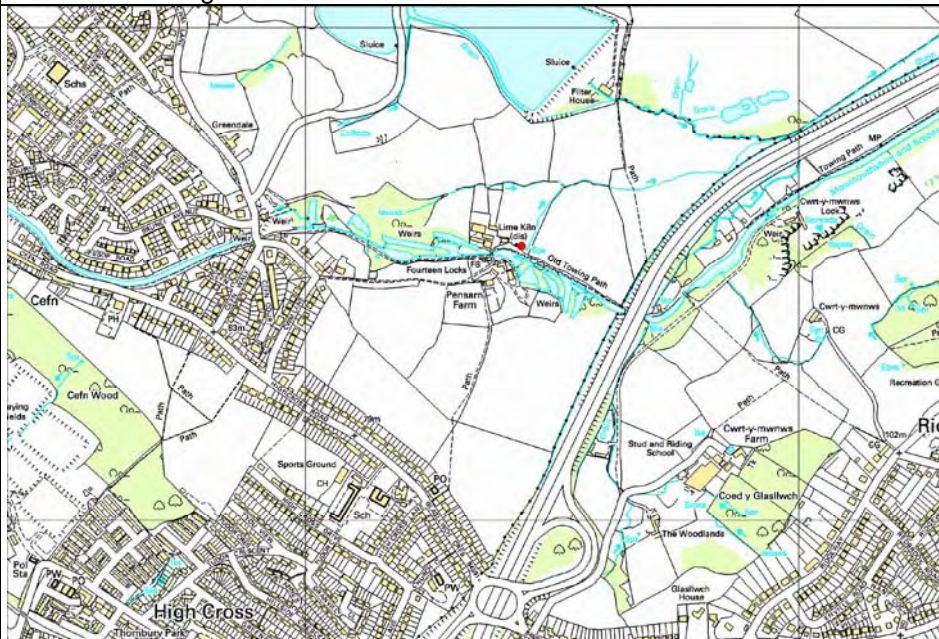
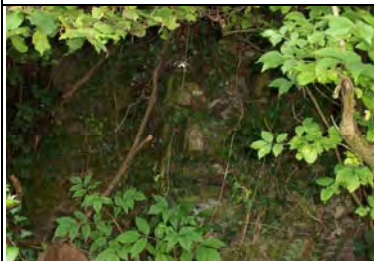
Owner: Local Authority

Reason for listing:

Included as the remains of a substantial lime kiln, of industrial archaeological interest

Comments:

Situated within the boundary of the Fourteen Locks Monmouthshire Canal Scheduled Ancient Monument MM184 (NPT). In a ruinous state and totally covered with vegetation.



9.16 St. Julians Community**Former Odeon Cinema, Chepstow Road**Risk/Priority Category **3C Poor**

Cadw Ref: 21460

Grade: II

Community: St. Julians

Post Code: N/A

Grid Ref: 331471 188536

Owner: Private

Reason for listing:

Rare surviving example in Wales of a cinema whose exterior preserves the distinctive architectural vocabulary of the 1930s Odeon style.

Comments: Removed from the list in 2004 after a new use had been found for the building. This use failed and the building is now underused and in need of significant repairs to the flat roof and roof drainage system.**9.17 Stow Hill Community****13 Commercial Street, City Centre**Risk/Priority Category **4E Fair**

Cadw Ref: 3012

Grade: II

Community: Stow Hill

Post Code: NP20 1HE


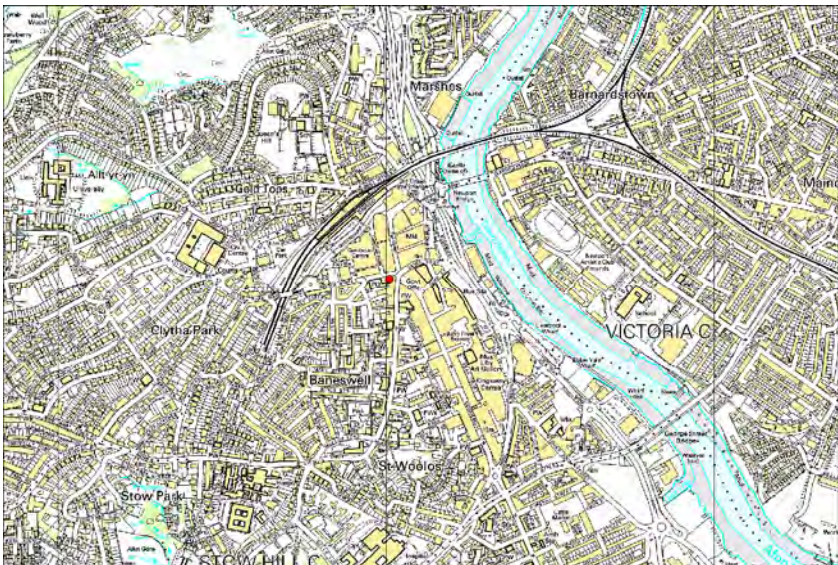
Grid Ref: 331107 188099



Owner: Company



Reason for listing:



Part of a large Victorian commercial development on Newport's main commercial street.


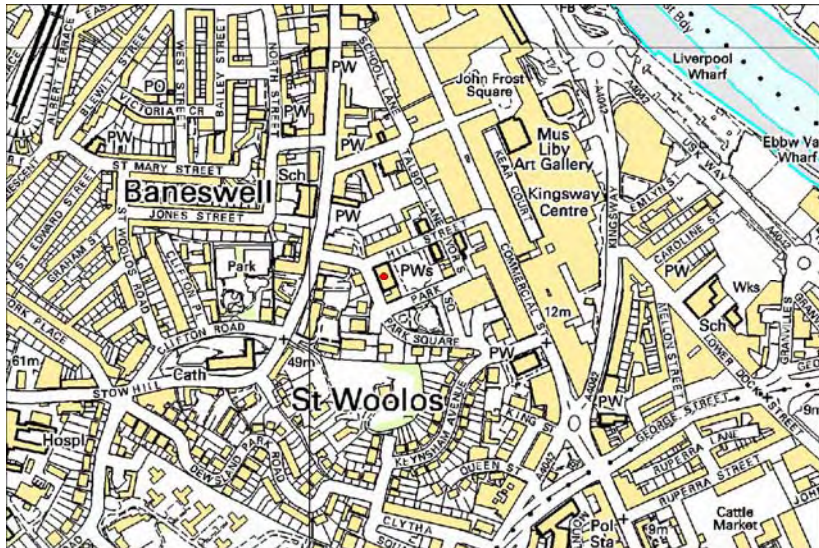
Comments: 'Fair' condition but upper floors apparently unoccupied or underused.



| | |
|--|---|
| Westgate Hotel, Commercial Street | |
| Risk/Priority Category 4C | Fair - poor |
| Cadw Ref: 3015 | <u>Reason for listing:</u> Listed as elaborate large scale Victorian hotel on a prominent site whose architecture makes an important contribution to Newport's most important commercial street, and the conservation area. The elaborate main staircase and richly decorated public rooms of the hotel are particularly complete, amongst the best surviving of their period. |
| Grade: II | |
| Community: Stow Hill | |
| Post Code: NP20 1JL | <u>Comments:</u> Added to the register in 2007. Although in 'fair' condition most of the building is unoccupied. Including a substantial area of the ground floor. Internally upper floors are in poor condition |
| Grid Ref: 331048 188100 | |
| Owner: Large Company | |
|  |  |


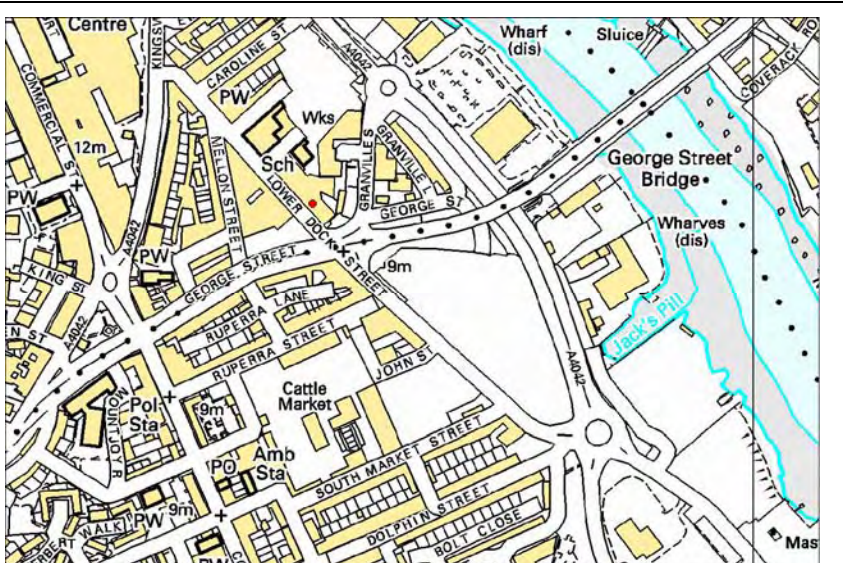
| | |
|---|--|
| Kingshill, 91 Stow Hill | |
| Risk/Priority Category 3A Poor | |
| Cadw Ref: 3039 | <u>Reason for listing:</u> Attractive and exceptionally well-preserved early C19 villa, with good interiors |
| Grade: II | |
| Community: Stow Hill | <u>Comments:</u> Added to the register in 2008., The location of this building makes it particularly vulnerable. Regular monitoring required and action to find suitable re-use and occupants. The property is currently to let. Agents: Linells tel. 01633 212266; Hutchings and Thomas, 01633 214444 |
| Post Code: NP20 4EA | |
| Grid Ref: 331013 187543 | |
| Owner: Private | |
|  |  |


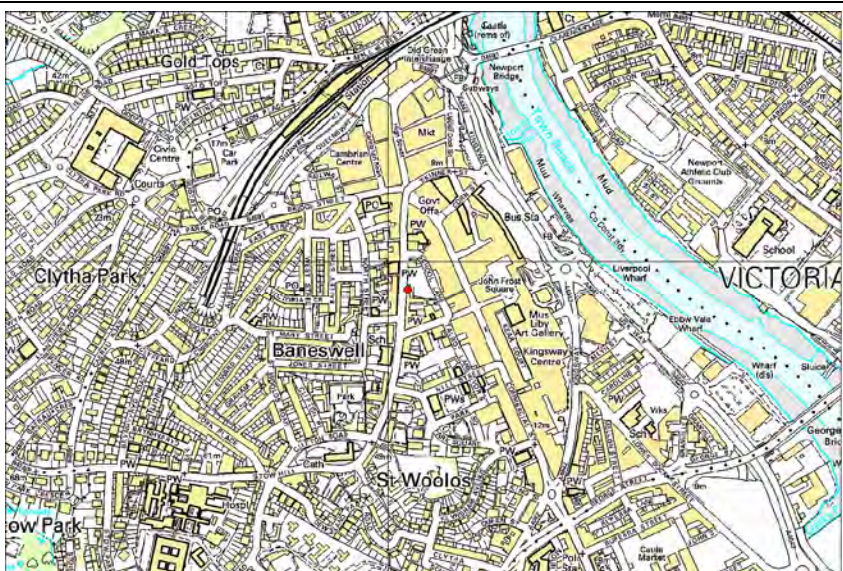
| | |
|---|---|
| 103 Stow Hill | |
| Risk/Priority Category 4C Fair - poor | |
| Cadw Ref: 3041 | <u>Reason for listing:</u> Included for group value with adjacent listed buildings |
| Grade: II | |
| Community: Stow Hill | <u>Comments:</u> General neglect of the building's fabric. At a tipping point where the condition of the building will become poor. |
| Post Code: NP20 4EA | |
| Grid Ref: 330947 187581 | |
| Owner: Company | |
|  |  |


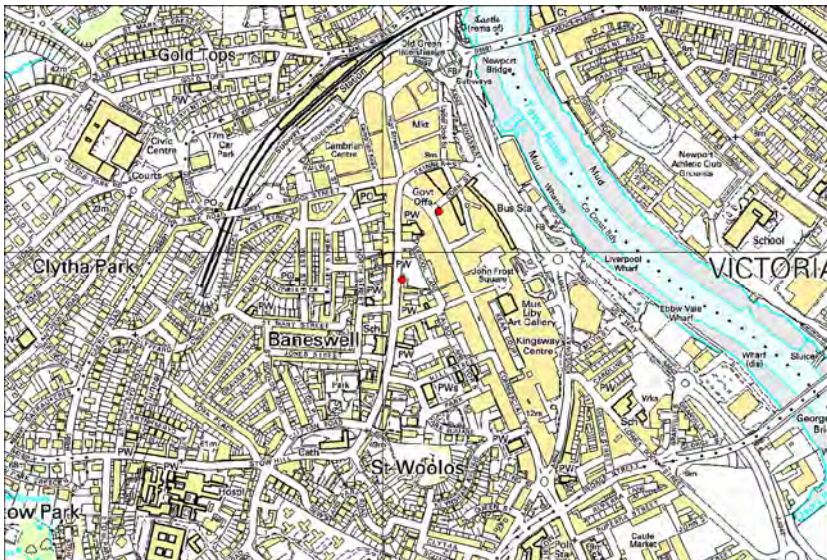
| | | |
|---|---------------|--|
| 108 Stow Hill | | |
| Risk/Priority Category | 4C | Fair - Poor |
| Cadw Ref: | 3043 | Reason for listing: Early C19 house on prominent site. Group value with adjacent listed buildings |
| Grade: | II | |
| Community: | Stow Hill | Comments: Fair / poor condition. Recent change of ownership. |
| Post Code: | NP20 4DW | |
| Grid Ref: | 330963 187667 | |
| Owner: | Private | |
|  | |  |


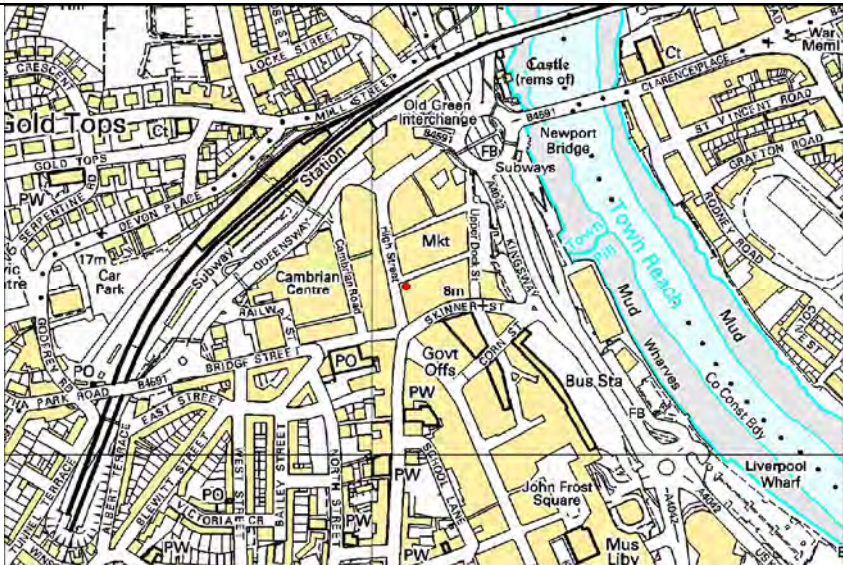
| | | |
|---|---------------|--|
| Victoria Road United Reform Church | | |
| Risk/Priority Category | 4C | Fair |
| Cadw Ref: | 3048 | <u>Reason for listing:</u> Strikingly-sited impressive mid C19 chapel. Group value with adjacent listed buildings in Victoria Place. |
| Grade: | II | |
| Community: | Stow Hill | <u>Comments:</u> Recently redundant as a church. Currently vacant but with LBC application submitted to facilitate conversion to mosque and community use. |
| Post Code: | NP20 4EQ | |
| Grid Ref: | 331093 187711 | |
| Owner: | Religious | |
|  | |  |

| Havelock Street Chapel and attached Hall | |
|--|--|
| Risk/Priority Category 3C | Fair |
| Cadw Ref: 18804 | <u>Reason for listing:</u> Listed as good mid C19 chapel in permanent polychromatic Italianate style |
| Grade: II | |
| Community: Stow Hill | <u>Comments:</u> The condition of the soft polychromatic masonry is of particular concern. The congregation is small and there is concern that the church might become redundant in the near future. |
| Post Code: N/A | |
| Grid Ref: 330972 187896 | |
| Owner: Religious | |
|  |  |

| 75 & 76 Lower Dock Street (formerly Liscombe Manufacturing) | |
|---|--|
| Risk/Priority Category 3C | Poor |
| Cadw Ref: 21292 | <u>Reason for listing:</u> Included for group value with adjacent listed buildings. |
| Grade: II | |
| Community: Stow Hill | <u>Comments:</u> Some further deterioration noted since 2004 survey. Situated within Lower Dock Street Conservation Area and THI. Substantial grant aid has been offered but not taken up by owners. |
| Post Code: NP20 1EH | |
| Grid Ref: 331542 187607 | |
| Owner: Company | |
|  |  |

| | |
|--|---|
| 29, Stow Hill | |
| Risk/Priority Category 5E Good | |
| Cadw Ref: 21963 | Reason for listing: Part of a group of well-preserved Italianate middle-class houses on what was once one of Newport's most prestigious residential streets. Group value with adjacent listed buildings. |
| Grade: II | |
| Community: Stow Hill | |
| Post Code: NP20 1JH | Comments: Good condition (except chimney stacks). Vacant at time of inspection. |
| Grid Ref: 331041 187938 | |
| Owner: Not known | |
|  |  |

| | |
|--|--|
| 14–15, Commercial Street | |
| Risk/Priority Category 4C | Good |
| Cadw Ref: 23106 | <u>Reason for listing:</u> High quality bank building on important corner site. |
| Grade: II | |
| Community: Stow Hill | <u>Comments:</u> Vacant commercial building in prominent location within the Town Centre Conservation Area |
| Post Code: NP20 1HE | |
| Grid Ref: 331126 188086 | |
| Owner: Company | |
|  |  |

| | |
|---|---|
| 27- 30, High Street | |
| Risk/Priority Category 4E | Good - fair |
| Cadw Ref: 23122 | <u>Reason for listing:</u> Group value with Newport Market to N, and Nos. 31-33 High Street to South. |
| Grade: II | |
| Community: Stow Hill | <u>Comments:</u> Upper floors apparently vacant. Ground floor retail units -the former 'Waris' corner shop is vacant and the shop front (one of few original shopfronts surviving in the Town Centre Conservation Area) has been badly vandalised. Planning and Listed Building Consents approved for conversion of upper floors to residential |
| Post Code: NP20 1GH | |
| Grid Ref: 331044 188209 | |
| Owner: Company | |
|  |  |

31- 33 High Street (Including 2a and 2- 4 Skinner Street)Risk/Priority Category **5E Good**

Cadw Ref: 23123

Grade: II

Community: Stow Hill

Post Code: NP20 1RU

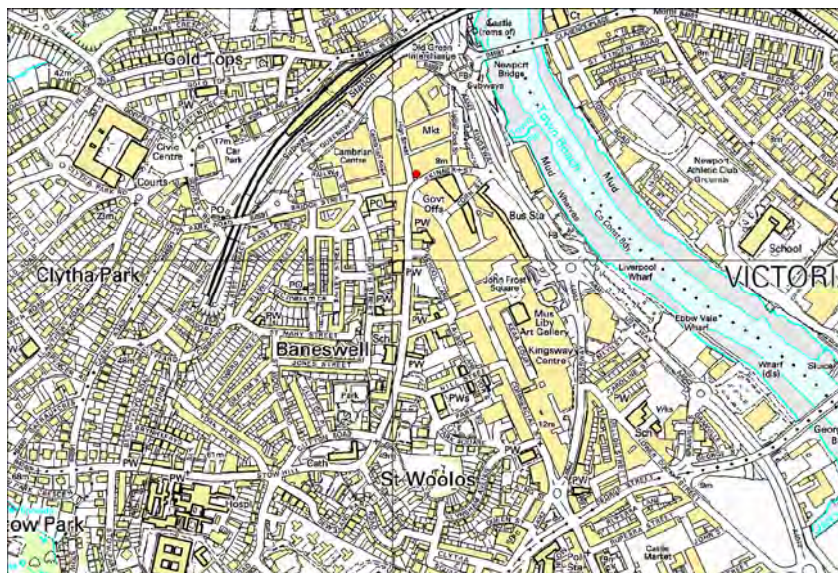
Grid Ref: 331052 188164

Owner: Company

Reason for listing:

Well-preserved and well detailed commercial block on Newport's main street. Group value with No. 27-30 High Street, and Nos. 1-8 Commercial Street.

Comments: Good to fair condition, but upper floors vacant. One of the ground floor retail units (former 'Rock Café') is vacant. Planning and Listed Building Consents approved for conversion of upper floors to residential.

**1- 3 Station Approach (former Yates') including 55 High Street**Risk/Priority Category **3C Poor**

Cadw Ref: 23138

Grade: II

Community: Stow Hill

Post Code: NP20 1GA

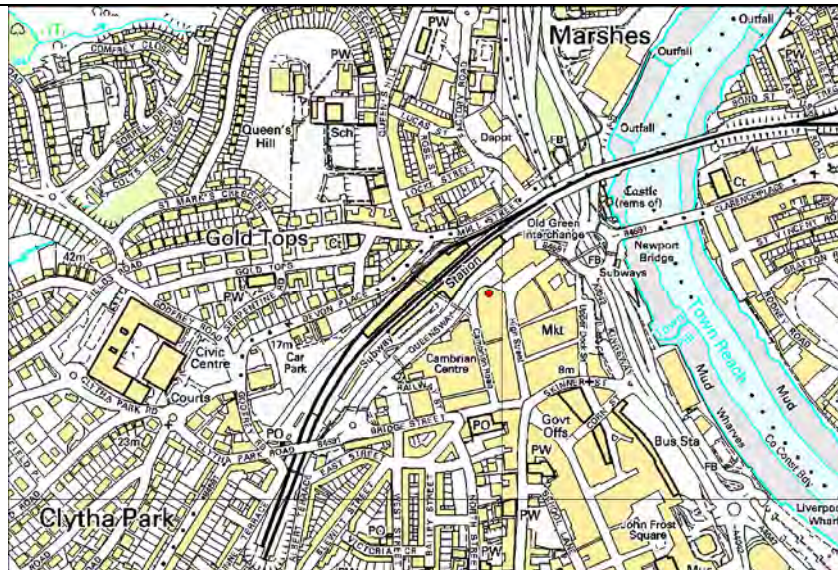
Grid Ref: 330981 188318


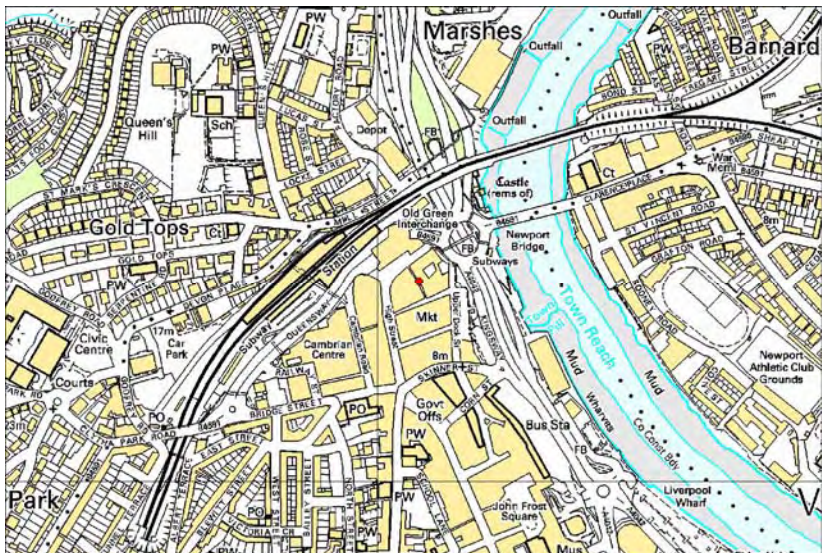
Owner: Company

Reason for listing:

Ambitious commercial block in interwar classical style, on important town centre site

Comments: Fair – Poor Condition, Vacant Building (ground and upper floors). Tentative proposals for conversion to hotel.



| Market Arcade, including entrance blocks in Market Street and High Street | |
|---|--|
| Risk/Priority Category 4C | Fair – poor; some work in progress |
| Cadw Ref: 23148 | <u>Reason for listing:</u> |
| Grade: II | Well-preserved shopping arcade; the entrance blocks in Market Street and High Street included purely for Group Value with Market Arcade. |
| Community: Stow Hill | <u>Comments:</u> A complex building involving numerous properties and owners. |
| Post Code: NP20 1FS | Repairs in progress to High Street frontage. |
| Grid Ref: 331050 188308 | |
| Owner: Various | |
|  |  |

9.18 Victoria Community**Newport Technical Institute (Former Art College)**Risk/Priority Category **3F****Work in progress**

Cadw Ref: 18274

Grade: II

Community: Victoria

Reason for listing:

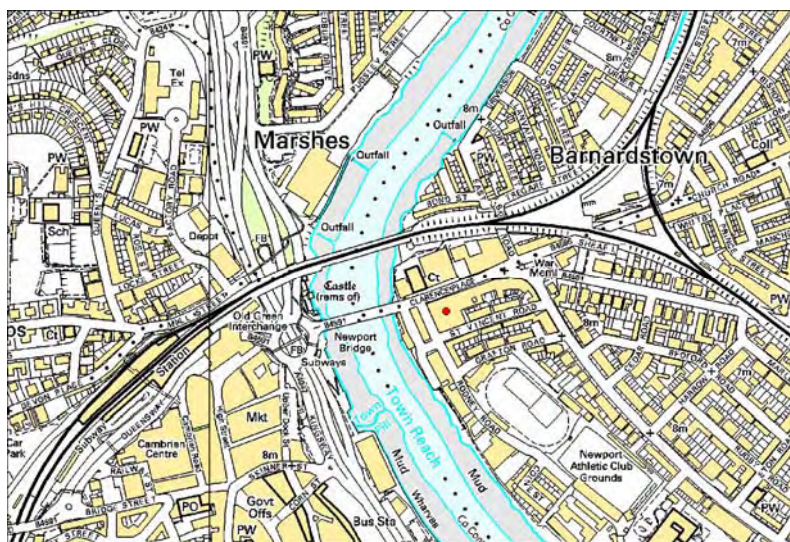
Listed as ambitious large scale example of Edwardian Baroque applied to an educational building which plays a key role in the townscape of this area of Newport. Group value with other listed buildings in Clarence Place, especially the attached ranges


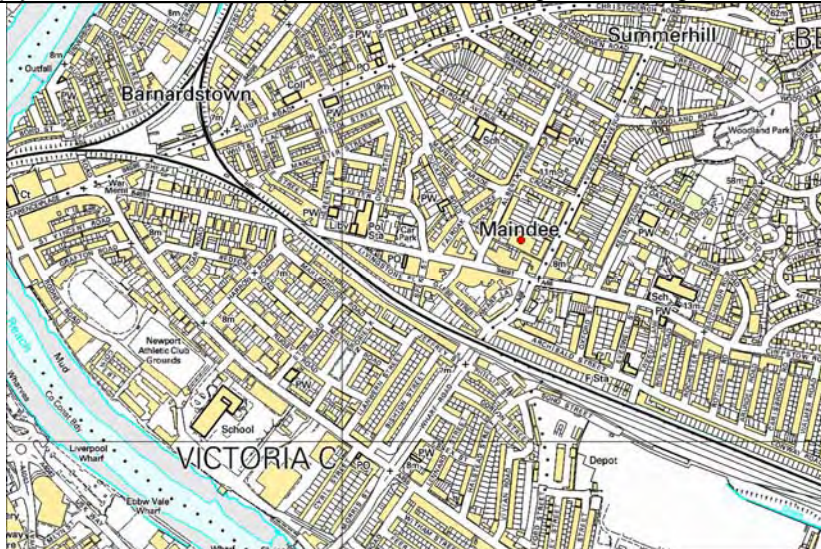
Post Code: NP19 0AE

Grid Ref: 331384 188431

Owner: Company

Comments: An Urgent Works Notice served by the Council resulted in a major scaffold / temporary roof structure. Subsequent negotiations led to an acceptable scheme for conversion to apartments which is currently well underway.



| Maindee Pools including forecourt and railings | | |
|---|---|--|
| Risk/Priority Category 2A Poor - bad | | |
| Cadw Ref: 26242 | <u>Reason for listing:</u> | |
| Grade: II | Listed as a rare example in Wales of swimming pool with striking Art Deco design and with ambitious roof structure. | |
| Community: Victoria | | |
| Post Code: NP19 8GF | | |
| Grid Ref: 332361 188399 | | |
| Owner: Private | <u>Comments:</u> Made redundant when new pool at Spytty was opened. Subsequently vacant, then architecturally significant pool area badly fire damaged. Sold at auction by Council. The new owner has indicated an intention to apply for demolition of the pool area but retaining the existing attached flat. | |
| <div></div> <div></div> | | |

10.0 Priority Buildings: 2009 – 2014

During the period 2003 – 2009 a number of buildings have been repaired and subsequently removed from the register. These are indicated at section 8.2.

This 2009 register aims to identify all buildings at risk in Newport. Using the risk/priority grading system it is relatively straight forward to identify the worst cases, i.e. those requiring the Council's most immediate attention.

The following buildings are considered to be at the highest level of risk and accordingly will be the main focus of attention during the period 2009 – 2014.

10.1 Buildings that will receive priority during the period 2009 – 2014

| Community | Cadw Ref. | Listed Building | Grade | Risk Category | |
|------------|-----------|---|-------|---------------|---|
| | | | | | |
| Alway | 21458 | Former Police Telephone Box | II | 1 | A |
| | | | | | |
| Allt yr yn | 15670 | 62 Fields Park Road [The Fields] | II | 1 | A |
| | | | | | |
| Beechwood | 18273 | The Lawns | II | 1 | A |
| | | | | | |
| Caerleon | 3063 | Little Bulmore | II | 1 | A |
| | | | | | |
| Caerleon | 26131 | Priory Farmhouse | II | 1 | A |
| | | | | | |
| Caerleon | 26132 | Barn at Priory Farm | II | 1 | A |
| | | | | | |
| Coedkernew | 17098 | Boundary Walls to Orangery Garden and Cedar Garden including three sets of gate piers | II* | 1 | A |
| | | | | | |
| Goldcliff | 2943 | Whitson Church | II* | 3 | A |
| | | | | | |
| Graig | 3092 | Barns in the curtilage of Gloch Wen Farmhouse | II | 3 | A |
| | | | | | |
| Graig | 81798 | Iron Bridge over the river Rhymney (partly in Rudry Community) | II | 1 | A |
| | | | | | |
| Graig | 81807 | Trough and surround in wall to the Court | II | 1 | B |
| | | | | | |
| Langstone | 2904 | Pencoed Castle | II* | 1 | B |
| | | | | | |
| Langstone | 3090 | Long Barn at Pencoed Castle | II | 1 | B |
| | | | | | |
| Langstone | 3091 | Dovecote at Pencoed Castle | II | 1 | B |

| | | | | | |
|-------------|-------|--|----|---|---|
| | | | | | |
| Langstone | 17075 | Barn to NW of Ford Farmhouse | II | 3 | A |
| | | | | | |
| Malpas | 20525 | Woodlands House | II | 2 | A |
| | | | | | |
| Pillgwenlly | 18178 | Malt House | II | 1 | A |
| | | | | | |
| Rogerstone | 81340 | Lime Kiln near Pensarn Farm | II | 1 | A |
| | | | | | |
| Stow Hill | 3039 | 91 Stow Hill (Kingshill) | II | 3 | A |
| | | | | | |
| Victoria | 18274 | Newport Technical Institute (Former Art College) | II | 3 | F |
| | | | | | |
| Victoria | 26242 | Maindee Pools including forecourt and railings | II | 2 | A |

11.0 Future BAR register and survey programme

11.1 Buildings at Risk Survey Programme 2009 – 2013 (by community)

| Community | Number of Listed Buildings ¹ | Buildings at Risk in 2009 Register | Date of next BAR survey |
|--|---|------------------------------------|-------------------------|
| Allt yr Yn | 37 | | 2009 |
| Alway | 2 | | 2009 |
| Beechwood | 4 | | 2009 |
| Bettws | 5 | | 2009 |
| Bishton | 1 | | 2009 |
| Caerleon | 82 | | 2013 |
| Coedkernew | 16 | | 2009 |
| Gaer | 2 | | 2009 |
| Goldcliff | 10 | | 2009 |
| Graig | 36 | | 2010 |
| Langstone | 17 | | 2010 |
| Liswerry | 2 | | 2010 |
| Llanvaches | 7 | | 2010 |
| Llanwern | 3 | | 2010 |
| Malpas | 7 (2) | | 2010 |
| Marshfield | 4 | | 2010 |
| Michaelstone y Fedw | 4 | | 2010 |
| Nash | 5 | | 2011 |
| Penhow | 8 | | 2011 |
| Pillgwenlly | 15 (2) | | 2011 |
| Redwick | 2 | | 2011 |
| Rogerstone | 12 (1) | | 2011 |
| St. Julians | 2 | | 2011 |
| Shaftsbury | 4 (3) | | 2011 |
| Stow Hill | 107 (1) | | 2012 |
| Victoria | 18 (1) | | 2011 |
| Wentlooge | 3 | | 2011 |
| <p>1. Note some structures – mainly bridges are listed in more than one community. These structures will be surveyed only once (in the alphabetically first, community). Figures in brackets indicate number of structures surveyed as part of another community.</p> | | | |

11.2 2009 – 2013 Survey Programme (by year)**2009**

| | | |
|--------------|----|----|
| Allt yr Yn | 37 | |
| Alway | 2 | |
| Beechwood | 4 | |
| Bettws | 5 | |
| Bishton | 1 | |
| Coedkernew | 16 | |
| Gaer | 2 | |
| Goldcliff | 10 | |
| Total | | 77 |

2010

| | | |
|---------------------|----|----|
| Graig | 36 | |
| Langstone | 17 | |
| Liswerry | 2 | |
| Llanvaches | 7 | |
| Llanwern | 3 | |
| Malpas | 7 | |
| Marshfield | 4 | |
| Michaelstone y Fedw | 4 | |
| Total | | 80 |

2011

| | | |
|--------------|----|----|
| Nash | 5 | |
| Penhow | 8 | |
| Pillgwenlly | 15 | |
| Redwick | 2 | |
| Rogerstone | 12 | |
| St. Julians | 2 | |
| Shaftsbury | 4 | |
| Victoria | 18 | |
| Wentlooge | 3 | |
| Total | | 69 |

2012

| | | |
|--------------|-----|-----|
| Stow Hill | 107 | |
| Total | | 107 |

2013

| | | |
|--------------|----|----|
| Caerleon | 82 | |
| Total | | 82 |

12.0 Some success stories 2003 – 2009



Overview

The focus of this register is on listed buildings which are in a poor state of repair or at risk of becoming vacant or underused. Inevitably a rather gloomy picture has been painted and it is therefore important to balance this negative impression by giving recognition to the fact that buildings at risk need not necessarily be doomed.



Perhaps the best way to illustrate this is to consider some buildings which have been removed from the register since it was first published in 2003.

The following cameos outline some situations where buildings at risk have been successfully repaired or restored and where in some cases they have been re-occupied or found new uses that will ensure their future survival.



12.1 77, Lower Dock Street

| Before | After |
|---|---|
|  |  |
| <p>Listed grade II, this early 19th century house with Greek Revival detailing is prominently situated within the Lower Dock Street Conservation Area near the junction of Lower Dock Street and George Street. By 2000 the property had suffered from insensitive alterations and was in a poor state of repair and facing an uncertain future through under-use and potential redundancy as a commercial retail premises.</p> <p>The building was designated as a critical project in the first phase of the Townscape Heritage Initiative (THI) Scheme whose aim was to help regenerate, through conservation led building projects, the Lower Dock Street Conservation Area. The THI partnership included Newport City Council, Heritage Lottery Fund, Welsh Assembly Government and its (at the time) agencies Cadw and WDA.</p> <p>Number 77, has been successfully converted into a high quality restaurant 'The Chandlery', a name which appropriately reflects the historic mercantile character of the area.</p> | |



12.2 The Pavilion & Conservatories, Belle Vue Park

| Before | After |
|--|--|
|  |  |
| <p>The Pavilion and Conservatories (grade II) are situated at the focal point of the 30 acre Belle Vue Park which is included on the Cadw / ICOMOS <i>Register of Landscapes Parks and Gardens of Special Historic Interest in Wales</i>.</p> <p>Built 1910 on a site donated by Lord Tredegar, the buildings and the park were designed by the nationally important landscape architect, Thomas Mawson. The project was conceived as a means to help reduce local unemployment. The pavilion is built mostly in Pennant stone with terracotta decorations. The conservatories were re-built in the (approx.) 1960's, but were of poor quality and did not accurately reflect the appearance of the original structure.</p> <p>By 2002 the grade II listed pavilion and conservatories were badly damaged and at grave risk. Several other listed buildings in the park including the tea house, terracing and South West Gates and Piers were all at risk. The site is owned by Newport City Council.</p> <p>With the benefit of approximately £1.5 million grant aid from the Heritage Lottery Fund the restoration of the gardens and buildings commenced in May 2003. The Pavilion and Conservatories were completed in September 2006 and as well as providing meeting and exhibition facilities the buildings also contain a popular cafeteria which is managed by Vision 21 who provide employment for people with learning disabilities.</p> | |

12.3 The Tea House, Belle Vue Park

| Before | After |
|---|--|
|  |  |
| <p>Situated approximately 25 metres to the south west of the Pavilion and conservatories the Tea House (grade II) had been badly vandalised and much of the timber structure was in poor condition. This structure was restored at the same time as the Pavilion.</p> | |

12.4 Terracing, Belle Vue Park

| Before | After |
|--|--|
|  |  |
| <p>The terracing (grade II), like the pavilion is built in Pennant stone and is decorated with red terracotta balustrades, copings and ball finials. A series of terraces slope down giving views over the Usk and the Bristol Channel. The larger central terrace contained a bandstand (not original) which was badly damaged and the wall to the lower terrace is strengthened with bastions giving a fortress like feel to the structure.</p> <p>The terracing was in a poor state of repair, underused and vandalised.</p> <p>The whole area has now been restored, including a replacement bandstand, as part of the Belle Vue Park restoration project.</p> | |

12.5 Llanthwy Church, Allt yr Yn, Newport

| Before | After |
|---|--|
|  |  |
| <p>Listed (grade II) as “a chapel building of imposing design by a well known regional architectural partnership”, Llanthwy Church is a prominent local landmark. The building occupies a steeply sloping site on the corner of Llanthwy Road and Burleigh Road. Built in 1912 this Baptist church was designed by Habershon and Fawckner who were a prolific architectural practice with offices in Newport during the second half of the 19th and early 20th centuries. The church closed in 1996 and was put up for sale. After five years the building remained empty and was</p> | |

suffering from vandalism including a fire which badly damaged the attached former Sunday school. The interior fabric of the church was generally in poor condition and it was amongst the first buildings to be included on the buildings at risk register.

In 2001 a Lawful Use Certificate was issued establishing that the building could legally be used as a performing art centre, community hall and place of worship. The following year Listed Building Consent was granted for internal alterations including moving the pews and alterations to baptismal pool, and minor external alterations including signage.

The repair and conversion works have been successful and despite initial concerns by local residents the building now flourishes as a performing art centre. According to the local newspaper (The Argus, 2007)



“The former church has been revived by the entrepreneurial skills of the hugely successful former soul singer Sarah Lucas With foresight she purchased it in 2001 to realise a long-standing dream. And with characteristic zest and a massive cash investment, she and her husband Graham renovated and revitalised the ageing building and transformed it into a vibrant centre to nurture youthful talent in the expectation of discovering potential 'stars' of the future and enhancing those in the performing arts The 'Fame Academy,' as it is now affectionately known, was opened by Newport-born TV presenter and actress Josie D'Arby in December 2002. And what a success it has proved. It is a vibrant centre bristling with talent and ambition. Today 'hymns and arias' of a different kind reverberate and 'raise the rafters.'”

12.6 Kings House, Caerleon



| Before | After |
|---|--|
|  |  |

This early 18th century house (grade II) is situated at the southern entrance to Caerleon on the corner of Castle Street and Hanbury Close. The building is said to have been altered circa 1800 and converted into flats in the mid C20. It was the King's House public house for a period of its history. In 2001/2002 the building became vacant and was generally in a poor state of repair with significant repairs required to the roof and windows. It was added to the register in 2003. The building was subsequently given a generally superficial 'make over' in an attempt to sell it. About the same time a substantial chimney stack (not visible in the photographs) was demolished resulting in enforcement action against the (then) owner, a lawyer! The building was eventually sold on to the present owner who immediately agreed to undertake the re-building of the stack in accordance with the enforcement notice. Historic Building grants for repair of the roofs and windows were provided by Newport City Council (£2,000) and Cadw (£6,250). This Building was removed from the register in 2009.



12.7 Edney Gates, Tredegar House

| Before | After |
|--|--|
|  |  |
| <p>Tredegar House (grade I), now owned by Newport City Council, was the seat of the Morgan family and is one of the finest Restoration houses in Britain. The Edney Gates, are located in the Middle Court and they, along with the flanking screen walls and opposing gates are all listed grade II*. The wrought ironwork dates to the first quarter of the 18th century and is delicately scrolled and embellished with finely worked naturalistic foliage. According to the list description the ironwork has been “progressively restored since c1980”. However in 2002 the condition of the ironwork was noted to be in a poor state of repair and there was no funding available to undertake the repairs. However in September 2005 Tredegar House was chosen as the venue for a meeting of foreign ministers during the UK presidency of the European Union. As a consequence sufficient money became available to undertake the repairs which were completed in time for the meeting.</p> | |



12.8 Waterloo Hotel, Pillgwenlly

| Before | After |
|---|--|
|  |  |
| <p>This substantial public house was built in 1904 is listed Grade II as a very good example of an early twentieth century public house with a surviving interior of exceptional quality. The building is a prominent landmark in the Pillgwenlly area and is sited opposite the grade I listed Transporter Bridge. One of The Waterloo's principal external features was its tall hexagonal clock tower with an ogee roof covered in fish-scale clay tiles. The tower's structural condition had deteriorated to the extent that in 2000 it became necessary to record and dismantle the tower with all components stored on site in anticipation of later re-building. This work was funded by Newport City Council. In 2000 an application for a Historic Buildings Grant was rejected by the Historic Buildings Council principally because the building was neither of exceptional quality nor situated in a conservation area. In subsequent years the building fell into decline and the public house closed with only the upper floors being retained in partial use. The Waterloo Conservation Area was designated soon after the dismantling of the tower and in 2002 the building was added to the Council's first Buildings at Risk Register. In 2005 ownership of the building changed hands and negotiations took place to ensure its conservative repair and restoration which was accomplished with the benefit of funding from a number of organisations including Cadw and the Wales Tourist Board. Today the property is well used and houses a 21 bedroom hotel, conference room and bistro restaurant. The Waterloo was removed from the Buildings at Risk register in 2007.</p> | |



12.9 Beechwood House, Beechwood Park, Newport

| Before | After |
|--|--|
|  |  |
| <p>Built in 1888 for local businessman and former mayor of Newport, Beechwood House (grade II) is prominently situated in Beechwood Park which occupies approximately 30 acres and is both a registered park (grade II) and a conservation area. Acquired by Newport Council in 1900, the house was in use until the early 1990's when it became virtually redundant and was subsequently damaged by fire in 1992 and listed in 1993. By 2000 proposals to demolish the building were being mooted within the Council fuelled by a feasibility study undertaken by the Buildings at Risk Trust which concluded that Beechwood House was beyond saving at reasonable cost and consideration should be given to basic stabilisation of the structure or "imaginative demolition". However, inspired by successes in bidding for funding to restore Malpas Court (see below) further studies were commissioned resulting in bids totalling more than £4 million for funding from the European Region Development Fund (ERDF), Local Regeneration Fund (WAG), Cadw and retrospective ERDF. In 2006, even before funding was fully finalised Newport City Council arranged for the whole building to be totally protected with a temporary roof and shroud supported off a major scaffolding structure. This course of action allowed significant drying out of the building during the lengthy period prior to the main contract being let. Conservation works were undertaken to a high standard and were completed in March 2009. The building will be used as an Entrepreneurship Centre, creating flexible managed workspaces for small and medium sized enterprises and also providing community facilities. The Centre will be managed by Venture Wales.</p> | |



12.10 St. Peters Church, Peterstone

| Before | After |
|---|--|
|  |  |
| <p>Located at the centre of Peterstone village opposite the Six Bells Public House, this mid 15th century church is listed grade I as a rare, surviving example of a large Gwent Perpendicular church with a fine interior. The church became redundant at the end of 1998. The Cymric Building Preservation Trust expressed an interest in the building and commissioned a feasibility study. Unfortunately the trust was unable to take the scheme forward. Fortuitously the architect who undertook the feasibility study for the trust was so captivated by the building that in 2002 he purchased the building from the Representative Body of the Church in Wales with a view to converting the church to a dwelling, office and music studio. Even within this relatively short space of time the condition of the building's interior had deteriorated considerably. Planning consent for the proposed change of use was granted later that year. The building was partially occupied in 2003 and was removed from the register in 2004. At the present time the Council is awaiting a detailed Listed Building Consent application for proposed alterations to the interior of the building. This building represents a situation whereby the 'mere' act of having a building occupied can greatly reduce the risks to it and help in secure its future survival.</p> | |


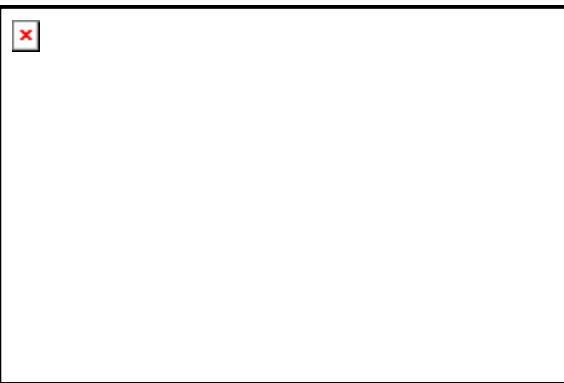
12.11 Fairoak, Bassaleg

| Before | After |
|---|--|
|  |  |
| <p>Situated at the junction of Pentrepoeth Road and Cowshed Lane in Bassaleg, this mid to later 17th century house was formerly owned by the Tredegar estate and was extended in the 19th century. The property is listed grade II as a vernacular house of this period retaining original character. Of particular note is the plan form which was of the 'baffle entry' type, although the front door has been moved from its original position (possibly in the 19th century). Of more visual interest is the stone slated roof to the front range, the eaves breaking dormers and the general pattern of windows.</p> <p>At the time of the 2003 survey Fairoak was unoccupied, with partially boarded windows. Roofs to parts of the building had collapsed or were in danger of collapsing. Although the main roofs appeared sound they were beginning to allow water into the buildings, particularly at the internal valley gutter between the ranges. Developers acquired the site in 2005 with a view to building two houses or four small flats. A protracted period of negotiations saw the proposed scheme reduced to one new dwelling and this was eventually granted consent, the listed building restored and the new house built. This case highlights a recurring situation where developers argue that a new development is financially necessary in order to 'enable' the restoration of a listed building. This situation often comes about because the owners have unrealistic expectations as to the value of their property and unwary developers fall into the trap, making it very difficult to negotiate a repair and restoration scheme without in some way compromising the setting, if not the actual fabric of the listed building.</p> | |

12.12 Barn to North of Kemeys Manor

| Before | After |
|--|--|
|  |  |
| <p>Listed grade II, this barn has been dated to the 16th century but parts of it may well be contemporary with neighbouring 13th century Kemeys Manor. In 2004, when the barn was placed on the register, it was unused and beginning to decay. Along with two others on the site, it was being marketed for conversion to a dwelling. The barn's condition was not critical but was a cause for concern and it was graded as 'vulnerable'. The other two barns on the site were in worse condition but were not included on the list because they were not listed in their own right. Today these barns would be automatically considered for inclusion on the list in their own right as curtilage buildings to either Kemeys Manor or the listed barn. Eventually a purchaser was found for the principal barn and many, many hours were spent negotiating the myriad of details associated with a successful barn conversion. One of the curtilage barns has also been successfully converted and work is in progress on the third barn.</p> | |

12.13 Malpas Court

| Before | After |
|--|--|
|  |  |
| <p>Sited on Whittle Drive, Malpas Court was designed in an early Tudor style by the architect T H Wyatt for Thomas Prothero. This is the first completely new mansion designed by Wyatt, who went on to become a nationally significant architect. The exuberant exterior is built of brown rock-faced stone said to have been quarried in Brecon and brought to the site along the Monmouthshire and Brecon Canal which passes near to the site.</p> <p>During World War II, Malpas Court was used as a military depot and then became a Rest</p> | |

Centre. In 1946, Newport Borough Council bought Malpas Court and subsequently developed the grounds into a housing estate, with the house becoming a social club. By the 1980's, only part of the premises was in use, as a betting shop, and the building had begun its decline into disrepair. Malpas Court became a Grade II listed building in 1997 and was brought back into council care in 1998.

Redundant and unoccupied and in a very bad state of repair at the time of the 2003 survey the building was graded 1A – the highest level of risk. Exasperated by the authority's inability to find an appropriate owner (even for a peppercorn sum) the Council's conservation officer marketed the building at a seminar organised by the Association of Building Preservation Trusts and held in Caerphilly. A simple flyer illustrated with a photograph of Malpas Court and the words "Free to good home, one 19th century mansion" did the trick! Contact was made with a local charitable organisation and eventually a new trust – The Malpas Court Building Preservation Trust – was formed and registered as a limited liability charitable company. Negotiations between the trust and the Council's Regeneration Department progressed, a feasibility study was commissioned and eventually funding to convert the building into an exemplar sustainability centre was secured by means of grants from the Heritage Lottery Fund, European Regional Development Fund (ERDF), Local Regeneration Fund and Retrospective ERDF.

13.0 Some Statistics

13.1 Principal numbers

| Numbers of Buildings | Total | Grade II | Grade II* | Grade I |
|---|-------|----------|-----------|---------|
| Listed Buildings in the City of Newport (all) | 415 | 385 | 23 | 7 |
| Listed Buildings at Risk | 72 | 64 | 7 | 1 |
| % of all Listed Buildings which are at Risk | 17.3 | | | |
| % of all Buildings at risk by grade | | 89 | 10 | 1 |

13.2 Number of Buildings at Risk by Type of Ownership

| | |
|---------------------------|----|
| Private | 23 |
| Company | 25 |
| Local Authority | 11 |
| Welsh Assembly Government | 2 |
| Crown | 1 |
| Religious | 4 |
| Mixed | 1 |
| Not Known | 5 |

13.3 Number of Buildings by Risk/Priority Level

| Priority Level | A | B | C | D | E | F |
|-------------------|----|---|----|---|----|---|
| Risk Level | | | | | | |
| 1 – Extreme | 11 | 4 | 0 | 0 | 0 | 0 |
| 2 – Grave | 2 | 0 | 0 | 0 | 0 | 0 |
| 3 – At Risk | 3 | 0 | 21 | 1 | 0 | 2 |
| 4 – Vulnerable | 0 | 0 | 13 | 2 | 10 | 1 |
| 5 – Low Risk | 0 | 0 | 0 | 0 | 2 | 1 |

13.4 Number of Buildings at Risk by Type

| | |
|--------------|----|
| Dwelling | 19 |
| Commercial | 19 |
| Redundant | 11 |
| Religious | 8 |
| Military | 1 |
| Agricultural | 8 |
| Public | 3 |
| Educational | 1 |
| Bridge | 2 |

13.5 Buildings at Risk by Community

| | |
|-------------|----|
| Alway | 2 |
| Allt yr Yn | 8 |
| Beechwood | 1 |
| Caerleon | 10 |
| Coedkernew | 2 |
| Goldcliff | 6 |
| Graig | 6 |
| Langstone | 7 |
| Liswerry | 1 |
| Llanvaches | 2 |
| Llanwern | 2 |
| Malpas | 1 |
| Nash | 2 |
| Pillgwenlly | 3 |
| Rogerstone | 1 |
| St. Julians | 1 |
| Stow Hill | 15 |
| Victoria | 2 |

14.0 Revisions

14.1 First publication: September 2009

14.2 Revisions: None

The Buildings at Risk Register is available free of charge to the general public. Hard copies can be obtained from Planning Services, Newport City Council, Civic Centre, Newport NP20 4UR (tel. 01633 656656 or from the internet at

www.newport.gov.uk/stellent/groups/public/documents/report/cont033562.pdf

The register will also be circulated to charitable organisations such as SAVE (Save Britain's Heritage), The Association of Building Preservation Trusts, the 'amenity societies' (SPAB, Ancient Monuments Society, Georgian Group, Victorian Society, Twentieth Century Society, RCAHMW) and to Cadw (Welsh Historic Monuments)