

Hill Street, Newport Heritage Impact Assessment and Impact on Setting 2022



Report by: Trysor

For: ZED Pods Ltd

February 2022



Hill Street, Newport Heritage Impact Assessment and Impact on Setting 2022

By

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Trysor Project No. 2022/833
HER Event Record PRN – GGAT tbc

For: ZED Pods Ltd

February 2022

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Cover photograph: From the southern side of Hill Street Car Park, looking north

**Hill Street Car Park, Newport
Heritage Impact Assessment and Impact on Setting 2022**

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DYDDIAD 23^{ain} Mis Chwefror 2021 **DATE** 23rd February 2022

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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We welcome any comments on the content or structure of this report.

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Event Record PRN – GGAT HER

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Crynodeb (Cymraeg)	Yn ystod Mis Chwefror 2022, fe gariwyd allan asesiad gan Trysor ar effaith datblygiad arfaethedig ym Maes Parcio y Stryd Fawr, Casnewydd ar Ardal Gadwraeth Sant Gwynllyw, Casnewydd ac asedau hanesyddol dynodedig oedd yn agos at y safle.© Trysor 2022
Description	During February 2022 Trysor carried out an assessment of the impact on St Woolos Conservation Area, Newport, and designated historic assets from a proposed development in Hill Street Car Park, Newport. © Trysor 2022
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Summary

This report was prepared by Trysor for ZED PODS Ltd during February 2022. It assesses the impact of the proposed residential development within the Hill Street Car Park, Newport, NP20 4EN, on the St. Woolos Conservation Area through the four stages of the Heritage Impact Assessment in Wales process. It also assesses potential impacts on listed buildings within the immediate area as well as the nearby Newport Town Centre Conservation Area, following the relevant Cadw guidance.

The assessment found that the proposed development would occur in a car park which has been highlighted in the draft Conservation Area Appraisal of 2018 as a site suitable for redevelopment. The car park was established in the later 20th century by the demolition of terraced houses along two parallel streets and the removal of their intervening gardens. The area was then buried beneath a deep layer of hardcore to level the site and create the car park.

The assessment has found that the proposed reintroduction of terraced-style housing into the site, with its design influenced by the architecture and tone of historic buildings within the Conservation Area, would not harm the character of the area. The proposed building would conform to the alignment and form of historic chapel buildings which still stand to either side of the proposed development site and thereby enhance the appearance of the locality.

It has been found that the proposed development would not impact significantly on the setting of any listed building within the immediate area and would not change the significance of any historic asset. It would also not impact on the setting of the nearby Newport Town Centre Conservation Area or the listed buildings within it.

The site was a pasture field until it was developed for terraced housing and gardens in the 1840s. These houses were cleared away in the later 20th century and the eastern part of the car park built up considerably to create a more level area for the car park. The ZED PODS development will sit on the car park surface (some further levelling may be required). The evidence suggests that the car park has very low archaeological potential and that the impact from groundworks will be limited and therefore no archaeological mitigations have been proposed.

1. Introduction

1.1 This document has been prepared by Trysor, at the request of ZED PODS Ltd, to assess the impact on the St. Woolos Conservation Area, Newport and on the setting of nearby designated historic assets from a proposed residential development within the present Hill Street Car Park, Hill Street, Newport at ST3112087716.

1.2 The proposed development would consist of a two-storey building consisting of 12 ZED POD housing units intended for affordable, single person occupation, sited in the present Hill Street Car Park, NP20 4EN. They would be configured with 6 units on the ground floor and 6 units on the first floor, within a secure area.

1.2.1 A report by Trysor was undertaken for an earlier proposal (Trysor, 2021). The current proposal has been amended/alterd to include

- Green Walls are on the gable ends
- Refuse and Cycle store designs are now semi enclosed with green roofs
- The perimeter walls are redesigned with additional pillars

1.2.1 The car park was highlighted in the draft St. Woolos Conservation Area Appraisal undertaken in 2018 as one of a limited number of sites within the Conservation Area which would be able to take development.

1.3 A site visit was made by Trysor on 1st March 2021 to examine the proposed development site and its environs.

1.4 The St. Woolos Conservation Area was designated in 1985 and proposals for its extension were made in 2018 but remain unadopted at the time of writing. It includes areas associated with early settlement around St. Woolos Cathedral, which has potential Early Medieval origins, as well as the expansion of residential development away from the historic core of Newport in the middle of the 19th century.

1.4.1 Eight listed buildings in the St Woolos Conservation Area and in the vicinity of the proposed development site could potentially experience an impact from the development and have been included in this assessment.

1.4.2 Impacts on the setting of the Town Centre Conservation Area have also been included in this assessment (proposal to rename this as the City Centre Conservation Area and expand its area have also been put forward in recent years).

1.5 This assessment has found that the design and siting of the proposed residential development would preserve the integrity of the St. Woolos Conservation Area.

1.5.1 It would also not cause a negative impact to any of the listed buildings in the vicinity or the nearby Town Centre Conservation Area.

1.6 The site has no known archaeological potential and the proposed development has low groundwork requirements. No archaeological mitigations are thought necessary with regard to the proposed development.

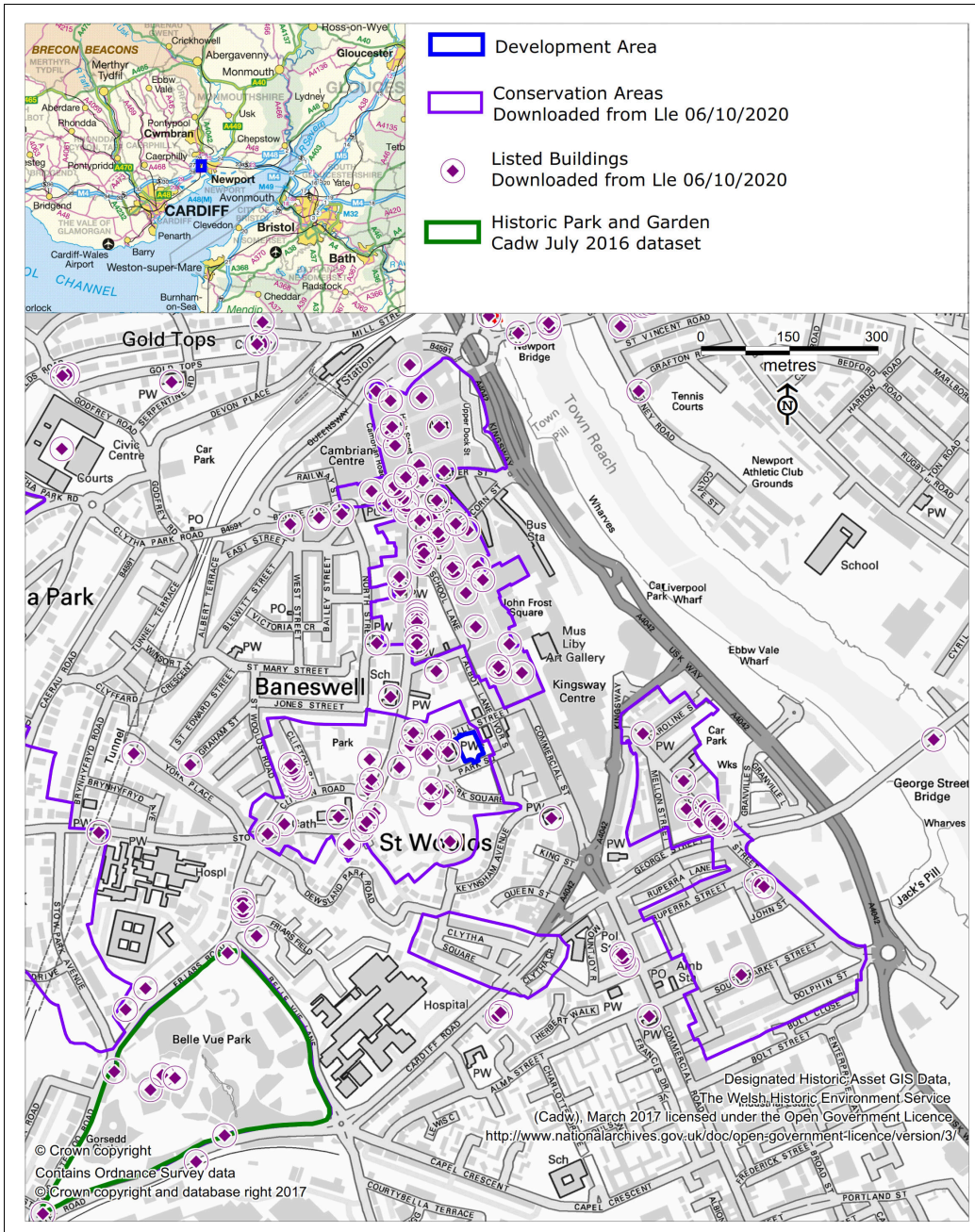


Figure 1: Location of the proposed development site at the Hill Street Car Park, Newport (blue). Conservation Area boundaries are shown (purple) with listed buildings also marked.

2. Methodology

2.1 This report is in response to the request from ZED PODS Ltd for a heritage impact assessment for the St. Woolos Conservation Area, Newport and an assessment of the impact on the setting of listed buildings from a proposed residential development within the Hill Street Car Park, Hill Street, Newport, NP20 4EN.

2.2 The process outlined in "*Heritage Impact Assessment in Wales*" has been followed (Cadw, 2017a). This process applies to Conservation Areas as well as individual historic assets and has four stages;

Stage 1: Explain the objective and why changes are desirable or necessary

Stage 2: Understand the significance of the historic asset

Stage 3: Assess the impact of the proposals.

Stage 4: Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process

2.3 In addition, Cadw's guidance "*Managing Conservation Areas in Wales*" (Cadw, 2017c) has been used to inform this assessment.

2.3.1 The impact on the settings of listed buildings in the vicinity of the proposed development was assessed using the methodology outlined in "*Setting of Historic Assets in Wales*" (Cadw, 2017b).

2.3.2 The details of the individual assessments on the settings of eight listed buildings are recorded in Appendices B to H at the end of this report.

2.3.3 An assessment of the impact on the setting of the Town Centre Conservation Area of Newport was also undertaken using the same methodology and is found in Appendix I.

2.4 Levels of impact are recorded using the terms None, Very Low, Low, Medium, High or Very High. An impact can be negative or positive.

2.4.1 Where impacts have equivalent positive and negative values, the term Neutral is used.

3. Heritage Impact Assessment Stage 1: *Explain the objective and why changes are desirable or necessary*

3.1 The proposed development would consist of the construction of a block of affordable residential units, sited in the present Hill Street Car Park, Newport, NP20 4EN.

3.1.1 The proposed development would consist of a two-storey building consisting of 12 ZED POD housing units intended for affordable, single person occupation, sited in the present Hill Street Car Park, NP20 4EN. They would be configured with 6 units on the ground floor and 6 units on the first floor, within a secure area. They will include

- Green Walls are on the gable ends
- Refuse and Cycle store designs semi enclosed with green roofs
- Perimeter walls with additional pillars

3.1.2 The site is close to the centre of Newport with work, shopping, medical and leisure opportunities within walking distance. The ZED POD units themselves are designed to be low or carbon neutral.

3.2 The site was highlighted in the draft St. Woolos Conservation Area Appraisal as one of a limited number of sites within the Conservation Area which would be suitable for development. It has also been chosen because of its proximity to a wide range of shops, services, job opportunities and local amenities such as the adjacent park.

3.2.1 The suitability of the site is enhanced because it is an open area and therefore the solar panels which will be included for each property would work efficiently.

4. Heritage Impact Assessment Stage 2: *Understand the significance of the Conservation Area*

4.1 Evidential Value

4.1.1 The St. Woolos Conservation Area as designated in 1985 covers an area of 9 hectares to the west of the River Usk. It is focused on the site of St. Woolos Cathedral, which represents the earliest area of development within Newport. St. Woolos is said in tradition to have been founded by Gwynllyw (Woolos), Lord of Gwynllwg (Wentloog) circa AD500. Some pre-Norman masonry is said to survive in the present church which has been substantially modified and rebuilt in post-medieval and modern times. The church was awarded cathedral status in 1949.

4.1.2 The draft Conservation Area Appraisal in 2018 defined five buildings of particular note; St Woolos Cathedral, Victoria Road Chapel,

Mount Zion Chapel, Haverlock Street Presbyterian Church and St. Woolos Primary School.

4.1.3 This Conservation Area is particularly notable for the inclusion of a number open spaces used as public amenities, such as Park Square Park, the former cemetery at Clifton Road, which became a park after the Second World War. The demolition of buildings has created new open spaces at the north end of Stow Hill, at Hill Street Car Park (the proposed development site), a car park behind the north side of Victoria Place and at the site of the former Baptist chapel and burial site south of Charles Street.

4.2 Historical Value

4.2.1 Although this Character Area includes one of the earliest areas of settlement and activity in Newport around St. Woolos Cathedral, most of the area is characterised by urban and residential development dating from the second quarter of the 19th century onwards, when Newport expanded rapidly to the south and west from its original commercial core close to the castle at the northern end of the city.

4.2.2 The cathedral includes pre-Norman and Norman masonry and represents the oldest structure in Newport. The other key buildings of this Character Area are of much later date and reflect the commercial and industrial growth of Newport from the 1840s onwards.

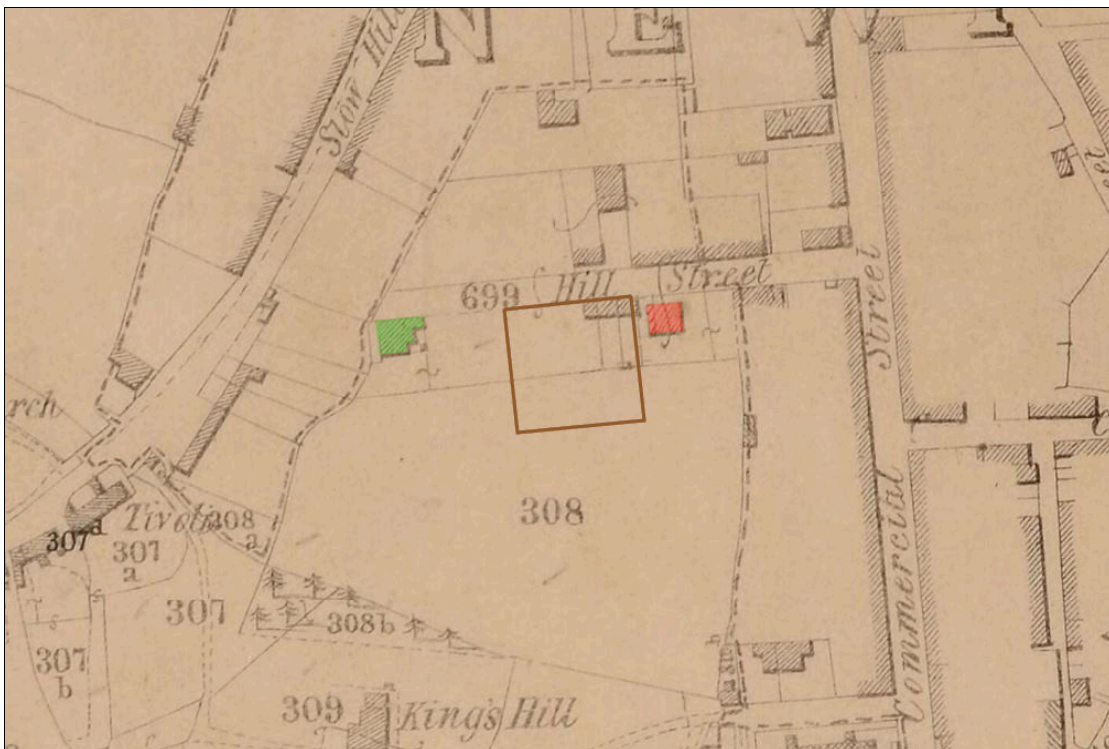


Figure 2: The St. Woolos parish tithe map of 1845. The approximate location of the present Hill Street Car Park is shown by the brown square. It covers land

which was divided between parcels 699 (Building Land) and 308 (a pasture field). The original chapel at Mount Zion is shaded red. The building shaded green is thought to be the present semi-detached dwellings at 13 & 14 Victoria Place (advertised in the Monmouthshire Merlin of 29th October 1836 with 62 years of their lease remaining). Victoria Place, Victoria Road, Park Street and Park Place had not yet been built. They appeared in the decades between 1845 and the publication of the Ordnance Survey's 1:2500 map of 1882.



Figure 3: The 1882 1:2500 scale Ordnance Survey map shows the area in its heyday. The outline of the present Hill Street Car Park is outlined in brown. Mount Zion Chapel is shown in red and 13 & 14 Victoria Place are shaded green. The Victoria Road Congregational Chapel is shown in blue. This was added in 1859, after the terraced houses either side Hill Street had been built.

4.3 Aesthetic Value

4.3.1 The aesthetic value of the Conservation Area is characterised by three elements;

- a) Its topographical character. The landscape here rises from approximately 15 metres above sea level at the northern end of Stow Hill to the north, or the bottom of Hill Street to the east, up to approximately 60 metres above sea level in the vicinity of St. Woolos Cathedral. The rise up Stow Hill and Hill Street is relatively steep, with a gentler rise in ground level to the west of Stow Hill. There are viewpoints within the area which allow for long distance views across the wider Newport district, such as from the top of Hill Street, looking east.
- b) The built heritage of the area. This chiefly reflects Victorian and later architecture, which is reflected in some of the fine terraced rows and townhouses of the area, as well as a number of important 19th century chapels.
- c) Open areas and greenery. The Character Area has a number of important blocks of public amenity land and some private land (e.g. Kingshill) which include green space and stands of deciduous trees. The central residential area focused on Victoria Place, Victoria Road and Kingshill Court is ringed with area of greenery giving the Character Area a more natural and open feel than most surrounding areas.

4.4 Communal Value

4.4.1 This is a chiefly residential area, with good access to the main commercial area of the city.

4.4.2 St. Woolos Conservation Area is notable as an area which has interesting streetscapes, including the elevated walkways of Stow Hill and the fine early Victorian terraced street of Victoria Place. There are also a number of public parks and open spaces. These include municipal parks such as Park Square and areas cleared of buildings, such as the Hill Street Car Park or Chapel Park to the north of Hill Street. The greenery of some of these open spaces is in contrast with the urban character of other parts of the city.

5. Heritage Impact Assessment Stage 3: Assess the impact of the proposals on the Conservation Area.

5.1 The proposed changes relate to a residential development on land currently used as a public car park, but formerly used for residential purposes.

5.2 The land here was occupied by terraced houses along the southern side of Hill Street and the northern side of Park Street, divided by the gardens of both rows to the centre of the area.

5.3 The houses and gardens were demolished in the later 20th century and the site built up to create a level area for the present car park on land which previously had dropped nearly 10 metres on a slope descending from west to east.

5.4 There are no surviving surface traces of the houses and gardens which once occupied the site. It is not known whether any traces lie buried beneath the car park, but the levelling up of the ground here suggests that the earlier landscape within the proposed development site lies below considerable rubble or hardcore underneath the car park.

5.5 The proposed development would consist of modular units being placed on the surface of the car park, with minimal ground disturbance relating to providing services for the dwellings.

5.6 The physical impact of the proposed development would therefore be slight and unlikely to affect any buried archaeology.

5.7 The proposed development site would be located within the St. Woolos Conservation Area. It would introduce new structures into an area which has been managed as an open space for several decades and would change views of and from Hill Street and Park Street in particular.

5.7.1 These views are not extensive views however, given the nature of the local topography and the built-up environment which surround the site. Rising ground and large buildings to the west block views in that direction. The houses of Hill Street block views to the north. The trees of Park Square block views to the south and Mount Zion Chapel and the Ivor Street multi-storey car park restrict views to the east significantly.

5.7.2 The present views are modern views. The proposed development would take place on land which was previously occupied by terraced houses and their gardens, and views across the Hill Street Car Park, would not have been possible.

5.7.3 The Conservation Area description identifies a key viewpoint as being at the junction of Hill Street, Victoria Road and Victoria Place. Despite its proximity, views between this viewpoint and the proposed development will be blocked by the intervening and dominant Victoria Road Chapel. The development has been designed to be set back from Hill Street and Park Street to minimise its visual impact from the areas to the west.

5.7.4 Consequently the visual impact of the proposed development on the St. Woolos Conservation Area is Very Low and it will not disturb any important modern or historic views.

5.8 Within the St Woolos Conservation Area and the immediate vicinity of the proposed development, there are 11 listed buildings (see Figure 4).

5.8.1 An assessment of the impacts on the settings of eight of these listed buildings has been undertaken (Listed building numbers 3031, 3032, 3045, 3046, 3048, 3062, 23150 & 23151, see Appendices B to H).

5.8.2 Three of the listed buildings were not included in the assessment (3038, 3046 & 23146) as they are not intervisible with the proposed development due to the position of the Victoria Road Chapel (3048) blocking all views towards the development site from the west.

5.9 The assessment of the settings of the eight listed buildings which would potentially experience some degree of impact has found that;

- in the case of five of the listed buildings (3031, 3032, 3045, 3047 & 3062) there would be no impact on setting and no impact on the significance of the historic assets. There may be partial views of the development from four of these listed buildings (3031, 3032, 3045 & 3062, but the distance between them and the development and the scale and character of the development (designed to avoid impacting on their settings) mean that these would be Very Low visual impacts at most and do not translate into impacts on the settings of these listed buildings. They would not impact on the ability to experience and understand each of the listed buildings.
- The remaining three listed buildings (3046, 23150 and 23151) are closer to the proposed development and would be intervisible. However, impacts on their setting have been determined to be Neutral in value. There has already been a loss of their historic setting due to the demolition of the terraced houses along the north side of Park Street and south side of Hill Street and the

removal of their gardens to create the Hill Street Car Park. The reintroduction of a residential terrace into the space now occupied by the car park has a Very Low Negative impact in terms of introducing a new structure into the streetscape. However, the construction of an appropriately designed residential terrace does not conflict with the historic of the land here and conforms to the nature of the historic setting of the adjacent listed buildings and therefore also has a Low Positive impact.

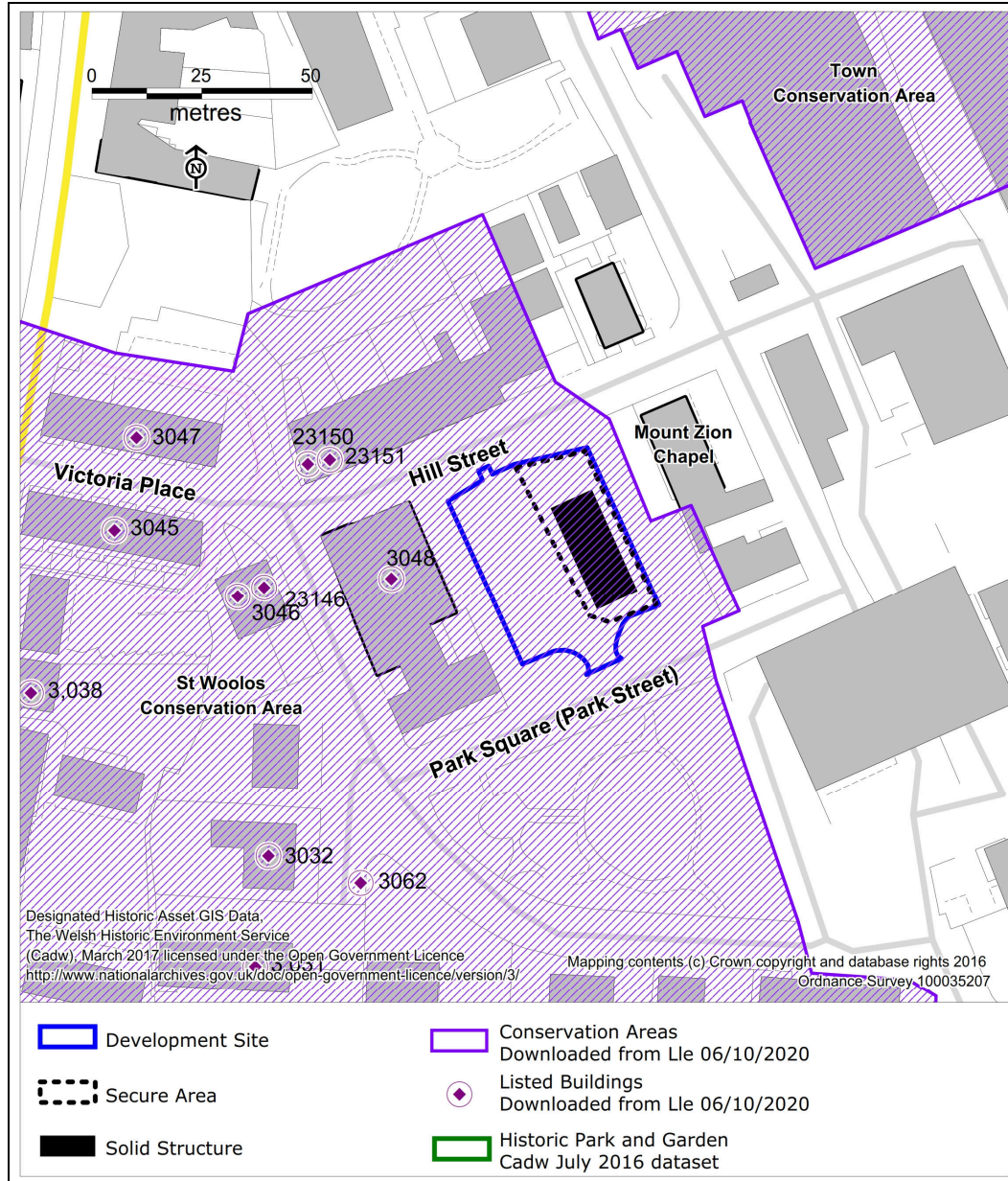


Figure 4: Details of the designated historic assets and Conservation Areas in the vicinity of the proposed development site at the Hill Street Car Park, Newport (outlined in blue). Conservation Area boundaries are shown (purple) with listed buildings also marked.

6. Heritage Impact Assessment Stage 4: *Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process.*

6.1 The fact that the proposed development is located within the St. Woolos Conservation Area introduces a number of potential constraints from impacts on the historic environment.

6.2 The draft St. Woolos Conservation Area Appraisal also highlights a number of sites which have potential for development. In section 4.3.11 the Hill Street Car Park is one of three car park sites specifically mentioned;

"The three car parks present an obvious opportunity: either improvements to the existing landscape or new development. These areas were historically built on and could potentially accommodate new development, subject to the sensitive design and scale of any proposals, adherence to the Local Plan and archaeological assessment."

6.3 Section 5 of the draft St. Woolos Conservation Area Appraisal (Purcell, 2018) is a Management Plan. It provides Policy Guidance and Design Principles relating to development proposals within the Conservation Area.

6.3.1 Section 5.3.7 states that there are *"three car parks that offer the opportunity for new development which is limited elsewhere within the Conservation Area. Any new design needs to take account of the following:*

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

6.4 The Hill Street Car Park is an attractive site for modern development due to its close proximity to a wide range of shops, amenities, transport links and services at or around the city centre. The site has therefore been chosen for a residential development suitable for housing single tenant occupant in homes built to high environmental standard to create ultra-low or net-zero carbon homes with low running costs.

6.5 Section 5.4. of the draft Conservation Area Appraisal, "Policies for new development within heritage areas" (p.52), includes a list of eight guiding principles which should be applied. Those which are relevant to this proposed development are considered below;

6.5.1 "1. *Any new design, intervention or repair should be of the highest quality, regardless of scale, as per the guidance set out in section 5.3 of this Management Plan. Reason: To protect the character of the Conservation Area.*"

- The design for the original proposal (ZED PODS, 2021) was intended to respect the constraints associated with development within the St. Woolos Conservation Area, to "preserve or enhance the character or appearance the Conservation Area, having regard to the Conservation Area Appraisal where appropriate."
- It is designed to "*preserve historical features*", using "*materials appropriate to the local context and reflecting the architectural qualities of nearby buildings, which make a positive contribution to the character area.*" The architectural character of the surrounding area has been factored into the design of this two-storey terrace of homes (ZED PODS, 2021, section 2.8). This will ensure that the proposed development is not an incongruous addition to the streetscape of the Conservation Area, but will enhance its character and appearance.
- Referencing the traditional railings and stone boundary walls of historic buildings in neighbouring streets, the site will be bounded by a low stone wall topped with metal railings with regular capped stone pillars.
- The exterior of the residential units will be coloured in a carefully selected neutral tone to reflect the colours and tones seen in houses in the neighbouring streets. Each set of two units within the complex will be coloured differently so that they are seen as distinct entities in a two-storey terraced row.
- Modern character will be introduced with green living walls of sedum on the gables and on the refuse store roof. This with planting along the western side of the complex facing the car park will create a greening effect which will not detract from the heritage value of the area.
- The alignment, form and mass of the proposed residential building complements the adjacent Mount Zion chapel, to the east, and to some extent that of the Victoria Road chapel to the west.

- The Hill Street Car Park was originally occupied by the terraced houses of Hill Street and Park Street and their intervening gardens. In modern times it has been transformed into a public open space by the creation of the car park. The proposed development will only occupy the central part of the eastern side of the current car park area, leaving the ZED POD units surrounded by open space on all sides. The development will also be set back from the streets to the north and south, taking the building out of sightlines from the west.

6.5.2 "2. *Buildings, features and spaces identified as making a positive contribution to the Conservation Area will be afforded protection against harmful change. Reason: To protect the character of the Conservation Area as a whole and the significance of its individual heritage assets, in line with Government policy.*"

- The Hill Street Car Park is not a feature of historic importance and has been identified in the draft Conservation Area Appraisal as a site suitable for appropriate redevelopment. The proposed development has been located to avoid the loss of open spaces and avoid impacting on significant views towards or outwards from the Conservation Area.

6.5.3 "7. *Due consideration should be given to the archaeological potential wherever below-ground intervention is proposed. Reason: In line with the requirements of the identified Archaeologically Sensitive Area.*"

- Any archaeological contexts beneath the Hill Street Car Park are presently buried below the relatively deep hardcore laid across the area when the land was levelled up to create the car park. The area of the proposed building was previously used for the private gardens between the houses along Hill Street and Park Street. Until the mid-19th century the land appears to have been used only as farmland. The archaeological potential of the site is therefore thought to be very low and likely to relate to the 19th and 20th century use of the land as gardens.

6.5.4 "8. *Development within the setting of the Conservation Area which harms its character should be resisted. Development which positively contributes to the setting of the Conservation Area will be encouraged. Reason: To protect and enhance the Conservation Area in line with Government policy.*"

- The development is located within the setting of the Town Centre Conservation Area (see Appendix I of this report). The development site measures only 0.1 hectare in extent and lies over

100 metres outside the Conservation Area and would not include dominant or highly prominent structures. It would be largely screened by existing buildings or trees. More trees will be introduced around the complex. Its impact on the setting of the Conservation Area would therefore be Neutral with no impact on its significance.

- Three listed buildings within the Town Centre Conservation Area are partially visible from the proposed development site (Listed Building numbers 23110, 23111 & 23112). The three buildings were listed because of their facades and importance to the streetscape of Commercial Street. Only the plain, red-brick rear elevations of 23111 & 23112 are visible from Hill Street, whilst the roof of 23110 is visible. The distance from the proposed development and the scale of the proposed development mean that these aspects of their setting would not experience any impact and there would be no impact on the significance. Therefore a detailed setting impact assessment has not been undertaken for these.

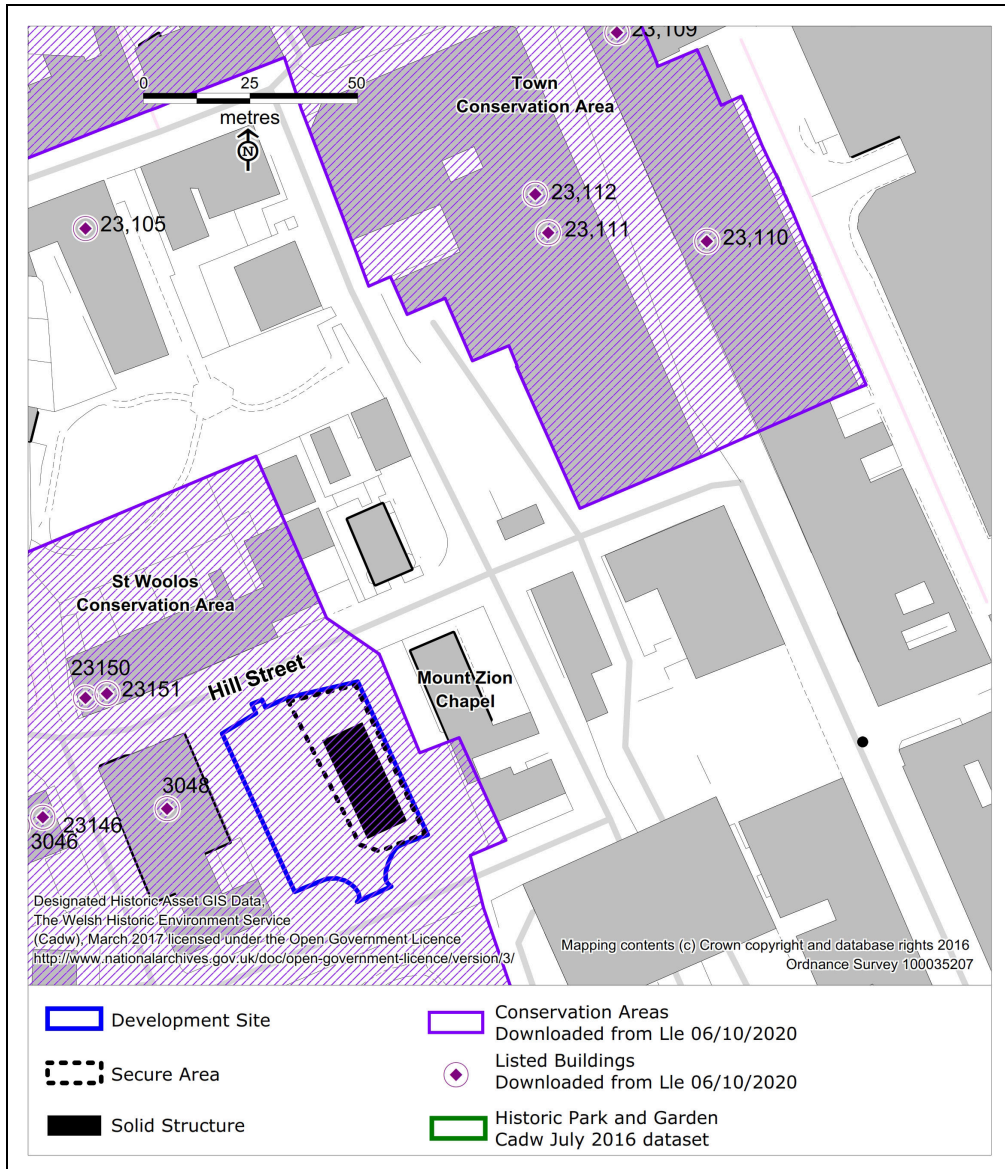


Figure 5: Details of the designated historic assets and Conservation Areas in the vicinity of the proposed development site at the Hill Street Car Park, Newport (outlined in blue). Conservation Area boundaries are shown (purple) with listed buildings also marked. This map shows the listed buildings on Commercial Street in the Town Centre Conservation Area which are closest to the proposed development.

7. Conclusion

7.1 The proposed development would take place within the Hill Street Car Park, Hill Street, Newport which is one of three car parks within the St. Woolos Conservation Area identified in the draft Conservation Area Appraisal (Purcell, 2018) as being suitable for appropriate redevelopment.

7.2 The Heritage Impact Assessment has considered potential impacts on St. Woolos Conservation Area.

7.2.1 The Hill Street Car Park was created following the demolition of parallel rows of terraced houses in Hill Street and Park Street and the removal of their intervening gardens in the later 20th century.

7.2.2 The proposed building would consist of 12 ZED POD units in a two-storey block. Its design is influenced by the architectural character of historic buildings in the surrounding area to protect and enhance the character of the St. Woolos Conservation Area.

7.2.3 The proposed building would be on a different alignment to the terraced rows which formerly stood along Hill Street and Park Street. However, the north-northwest to south-southeast alignment of the proposed building would conform to that of the adjacent Mount Zion and Victoria Road chapels, and therefore reflect the form and proportions of these important historic buildings which would stand either side of the development.

7.2.4 The proposed building is modest in terms of its footprint. Open space would be retained to either end of the overall building, with a 30-space car park to the west. The building would be set back from Hill Street and Park Street to ensure it did not impact on important sight lines identified in the draft Conservation Area Appraisal (Purcell, 2018, Plan 2, p.17).

7.2.5 The Heritage Impact Assessment therefore finds that the proposed development will not harm the character of the St. Woolos Conservation Area. The proposed development would be sited on land that was historically a residential area and, in view of its proposed form and mass, would represent an appropriate development at this location and would enhance the character and appearance of this part of the Conservation Area.

7.3 The assessment of impacts as undertaken in Appendices B to on the setting of listed buildings within the St. Woolos Conservation Area in the vicinity of the proposed development shows that;

- there would be no significant impacts on the setting of any listed building
- there would be no change to the significance of any listed building

7.3.1 An assessment of impact on the setting of the nearby Newport Town Centre Conservation Area has demonstrated that there would be no impact on its setting and no change to its significance.

7.3.2 Three listed buildings in Commercial Street, within the Town Centre Conservation Area would not experience any impact on setting and there would be no change to their significance.

7.4 The area of the Hill Street Car Park was considerably built-up to create a level area after the site was cleared of houses and gardens. The original land surface is therefore buried beneath a relatively deep hardcore layer. The land was used for pasture before it was first built on in the mid-19th century and there is no evidence that it has more than a archaeological potential. Due to the low potential and the limited nature of any groundworks, no archaeological mitigations are therefore proposed in association with this development.

8. Bibliography

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Cadw, 2017b, *Managing Setting of Historic Assets in Wales.*

Cadw, 2017c, *Managing Conservation Areas in Wales.*

St. Woolos parish tithe map, 1845

St. Woolos parish tithe apportionment, 1841

Purcell, 2018, *St. Woolos Conservation Area Appraisal Consultation Draft.*

Purcell, 2018, *Newport City Centre Conservation Area Appraisal Consultation Draft.*

Ordnance Survey, 1882, 1:2500 scale County Series First Edition map

Ordnance Survey, 1883, 1:1250 scale map

Ordnance Survey, 1902, 1:2500 scale County Series Second Edition map

Ordnance Survey, 1920, 1:2500 scale County Series Third Edition map

Ordnance Survey, 1937, 1:2500 scale County Series map

Ordnance Survey, 1955, 1:1250 scale map

8.1 Online sources

Britain From Above, <https://britainfromabove.org.uk/>

British Newspaper Archive, <https://www.britishnewspaperarchive.co.uk/>

Côf Cymru, <https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records>

Historic Wales, <https://historic-wales-rcahmw.hub.arcgis.com/>

Peoples Collection, www.peoplescollection.wales (c.1860 engraving of Park Place, Newport)

Appendix A: Photographs

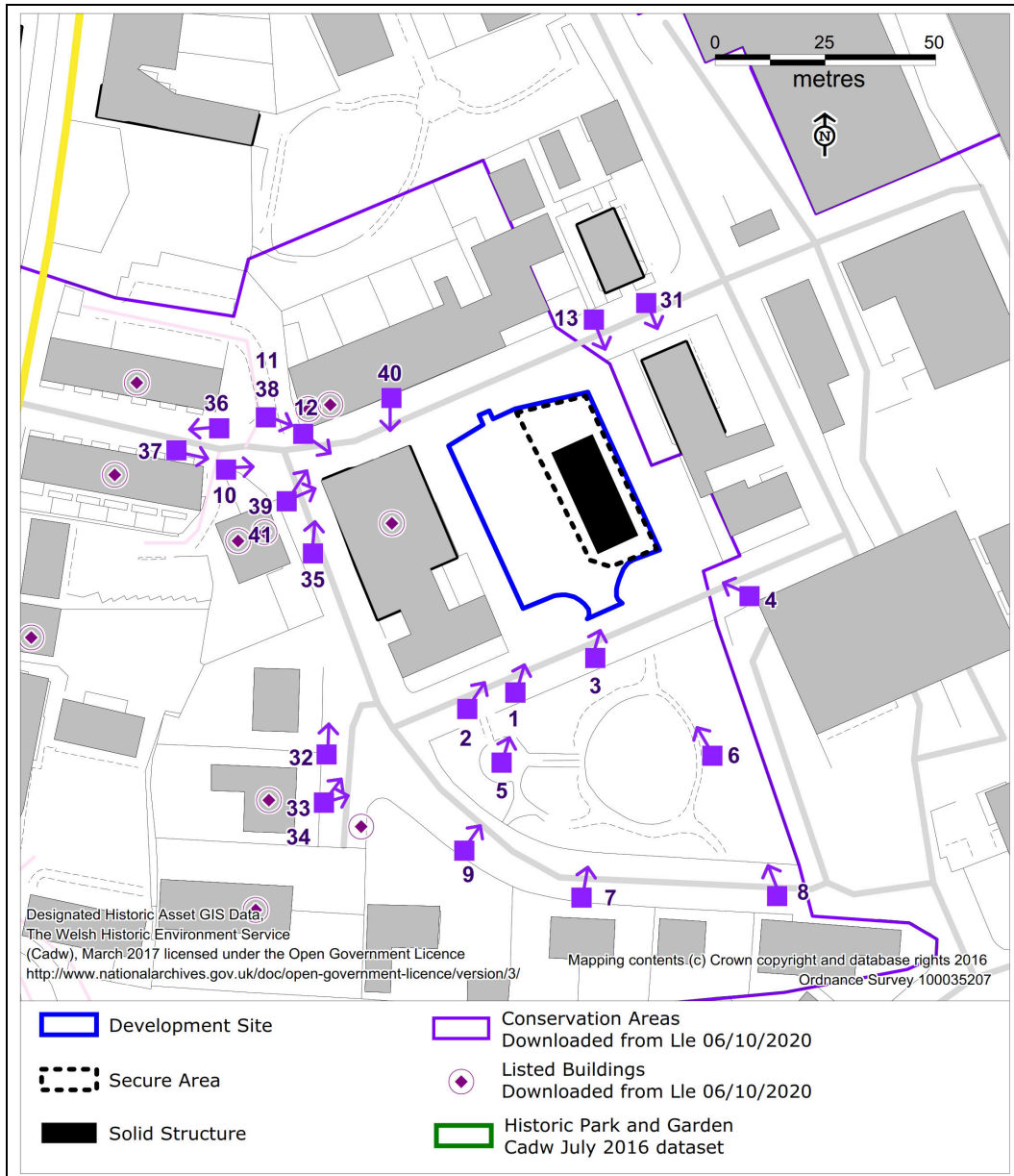


Figure 6: Location of photographs around Hill Street Car Park

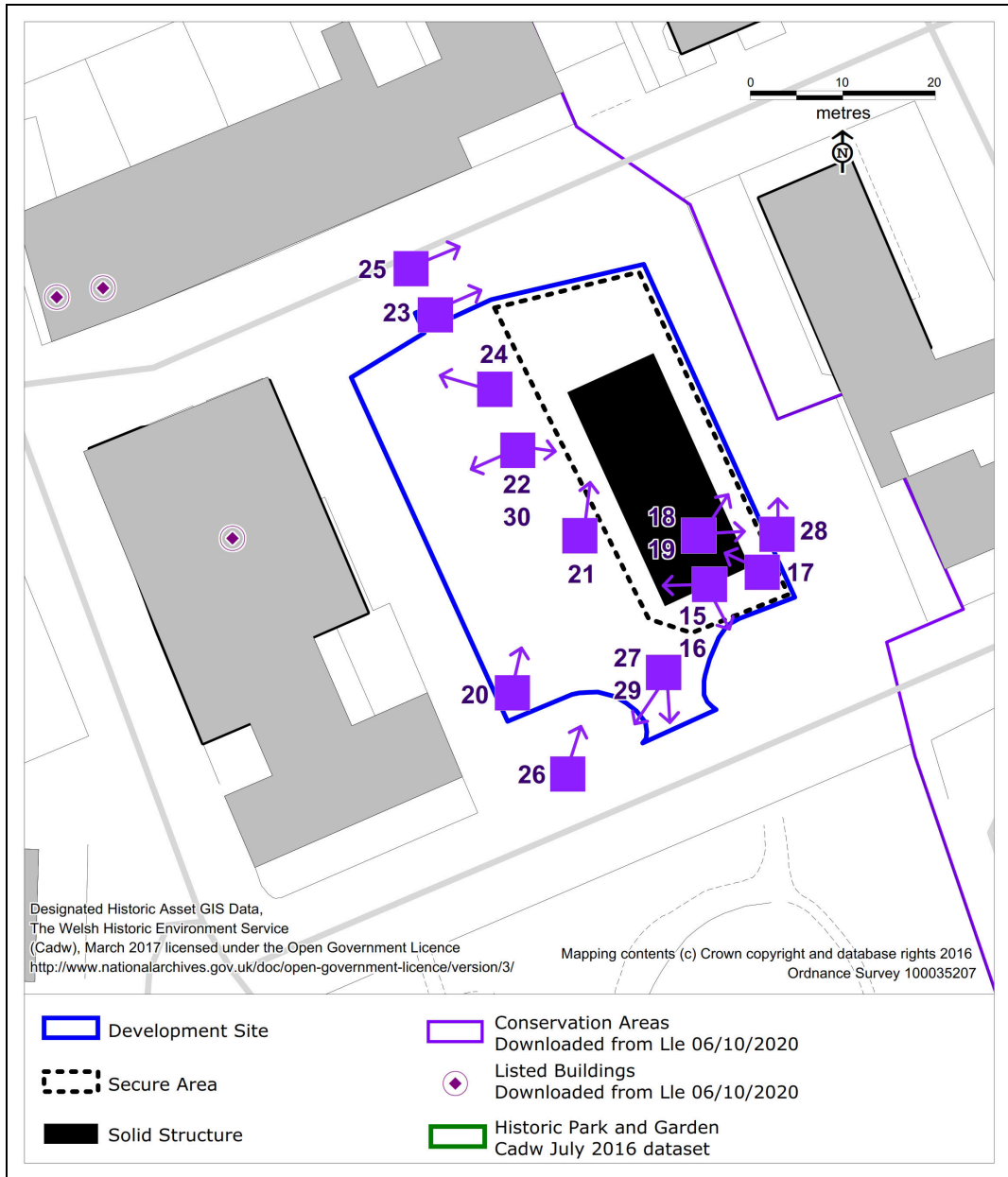


Figure 7: Location of photographs within Hill Street Car Park



Plate 1: A view towards the Hill St. Car Park from Park Street. Note surviving terraced houses in Park Street downhill to the right side of the image. Looking north-northeast.



Plate 2: A view towards the Hill St. Car Park from Park Street. Note surviving terraced houses in Park Street downhill to the right and left sides of the image. Looking northeast.



Plate 3: A view towards the Hill St. Car Park from Park Street through the entrance created where the terraced houses of Park Street formerly stood. Looking north-northeast.



Plate 4: A view towards the Hill St. Car Park from Park Street. Note surviving terraced houses in Park Street downhill to the right side of the image. Note how the level of the car park has been built up to create a more level surface, looking northwest.



Plate 5: A view towards the Hill St. Car Park from Park Square park, showing the screening effect of trees within the park. Looking north-northeast.



Plate 6: A view towards the Hill St. Car Park from Park Square park, showing the screening effect of trees within the park. Looking north-northwest.



Plate 7: A view towards the Hill St. Car Park looking across Park Square park, showing the screening effect of trees within the park. Note the Ivor Street multi-storey car park to the right. Looking north-northeast.



Plate 8: A view towards the Hill St. Car Park looking across Park Square park, showing the screening effect of trees within the park. Note the Ivor Street multi-storey car park to the right. Looking north-northwest..



Plate 9: A view towards the Hill St. Car Park looking across Park Square park from the southern end of Victoria Road showing the screening effect of trees within the park. Surviving terraced houses in the upper part of Park Street are seen to the left. Looking northeast.



Plate 10: A view down Hill Street from the eastern end of Victoria Place. Victoria Road Chapel is to the right and the first two houses to the left are the listed No.13 & No.14 Hill Street (Listed Buildings 23150 and 23151). The Hill Street Car Park is only partially visible right of centre. The ZED POD building would be out of view. Looking east.



Plate 11: A view down Hill Street from the eastern end of Victoria Place. Victoria Road Chapel (Listed Building 3048) is to the right. The Hill Street Car Park is partially visible with the side of Mount Zion chapel beyond, left of centre. The ZED POD development will be partially visible in this view, Looking east-southeast.



Plate 12: Looking towards the Hill Street Car Park from outside No.14 Hill Street. The development would be partially visible from here, but against a backdrop of large modern buildings. Looking southeast.



Plate 13: A view of the gap between Mount Zion chapel to the left and the bottom of Hill Street Car Park to the right. This shows the considerable depth of material added to level up the Hill Street Car Park on the steeply sloping ground which formerly existed here. Looking south-southeast.



Plate 14: A view within Hill Street Car Park looking towards Victoria Road Chapel. The south terrace of Victoria Place (Listed Building 3045) is seen to the right and the listed No.13 and No.14 (Listed Buildings 23150 and 23151) at the end of Hill Street. Looking west-southwest.



Plate 15: A view within Hill Street Car Park looking towards Victoria Road Chapel (Listed Building 3048). This side of the chapel is plain and unadorned and was not intended for view as it overlooked the gardens between Hill Street and Park Street when it was built. Looking west.



Plate 16: A view from the Park Street entrance into the car park looking across Park Square. Trees screen much of the view, with the dominant Ivor Street multi-storey car park to the left. Looking south-southeast.



Plate 17: A view across Hill Street Car Park towards the terraced row on the north side of Hill Street. The removal of the houses and gardens on the south side of Hill Street in modern times has opened this view. Looking northwest.



Plate 18: A view of Mount Zion chapel from within Hill Street Car Park. Note the high-rise modern buildings now dominating the skyline beyond. Looking northeast.



Plate 19: A view from the Hill Street Car Park towards Commercial Road and the southern end of the City Centre Conservation Area, a view dominated by modern buildings. Looking east.



Plate 20: A view across the development site in Hill Street Car Park with Mount Zion chapel seen on lower ground and red brick listed buildings on Commercial Road to its left. Looking north-northeast.



Plate 21: A view from the development site in Hill Street Car Park towards the red-brick listed buildings in Commercial Road. They are listed for their impressive facades but only the rear of the buildings are visible from here. Looking north-northeast.



Plate 22: A view from the development site showing modern buildings in the Newport streetscape. Looking east-southeast.



Plate 23: A view of the northern side of the Hill Street Car Park, showing the depth of material added to the site to level the surface. Mount Zion chapel is shown against a backdrop of modern high-rise structures. Commercial Street is glimpsed to the left. Looking east-northeast.



Plate 24: A view from the northern side of the development site in Hill Street Car Park towards the listed houses at the top of the hill, No.13 and No.14 (Listed Buildings 23150 and 23151). The development would not impact on key views of these from Hill Street. Looking west-northwest.



Plate 25: A view down Hill Street along the northern side of car park, showing the depth of material added to the site to level the surface. Commercial Street is glimpsed at the bottom of the slope. Looking east-northeast.



Plate 26: A view across the southern side of Hill Street Car Park showing the modern developments in the background which now dominate views of Newport. Looking northeast.



Plate 27: A view from the entrance of the Hill Street Car Park looking across Park Square park. Looking south.



Plate 28: A view of the space between the Hill Street Car Park and Mount Zion chapel showing the fall in ground level between the two sites. Looking north.



Plate 29: A view across Park Square park from the entrance of the Hill Street Car Park. This view is a modern one created by the demolition of the central houses in the Park Street terrace. Looking southwest.



Plate 30: A view of the plain, unadorned eastern elevation of Victoria Road Chapel from the proposed development site. Deciduous trees screen the view in summer. This view was left plan as Hill Street was already in place when the chapel was built and would not be readily visible. Looking west-southwest.



Plate 31: A view of the façade of Mount Zion Chapel seen from Hill Street. Looking south-southeast.



Plate 32: A view towards the Victoria Road Chapel (Listed Building 3048) from the southern end of Victoria Road. Surviving houses at the western end of Park Street are seen to the right. The development would not impact on these views. Looking north.



Plate 33: A view towards the Victoria Road Chapel from the southern end of Victoria Road. Surviving houses at the western end of Park Street are seen to the centre. The development would be screened by trees to the right of the houses. Looking north-northeast.



Plate 34: A view towards the proposed development site in Hill Street Car Park from the southern end of Victoria Road. The listed Victorian electricity transformer (Listed Building 3062) is seen to the right. The development would be screened by trees to the right of the houses in Park Street. Note the large modern structures dominating the background. Looking north-northeast.



Plate 35: A view of the listed No.13 and No.14 terraced houses (Listed Building 23150 and 23151) at the top of Hill Street. They are best viewed from the top of Hill Street and its junction with Victoria Road. These views would not be affected by the proposed development. Looking north-northeast.



Plate 36: A key view along the listed terraced town houses of Victoria Place (Listed Buildings 3045 and 3047). This would not be affected by the proposed development. Looking west.



Plate 37: A view towards Victoria Road Chapel and the proposed development site in the Hill Street Car Park, from the eastern end of Victoria Place. The development would be partially visible from here but the impact on the setting of the chapel would be slight. Historically the car park area would have been occupied by terraced housing blocking views of Mount Zion Chapel (seen left of centre). A large high-rise building is already visible beyond the chapel. Looking east-southeast.



Plate 38: A key view of Victoria Road Chapel, seen from the western end of Victoria Place. The proposed development would be partially visible to the left of the chapel, but against the backdrop of modern high-rise structures beyond Mount Zion Chapel. Looking east-southeast.



Plate 39: A view of the main entrance into Victoria Road Chapel (now an Islamic Centre) with Hill Street to the left. The western and southern elevations of the chapel are architecturally striking as they were visible from Hill Street, Victoria Road and Victoria Place. The eastern and southern elevations are unadorned as, when the chapel was built, they overlooked the terraced rows and gardens of Hill Street and Park Street and were not visible to passers-by. Looking east-northeast.



Plate 40: A view of the highly decorative northern façade of the Victoria Road Chapel, seen from Hill Street. Looking south.



Plate 41: A view down Hill Street towards Commercial Street. This is a key view of the listed terraces houses of No.13 and No.14 Hill Street, at the top of the row to the left. The proposed development would not affect this view. Note the modern structures dominating the long view beyond Commercial Street. Looking northeast.

APPENDIX B

**SETTING ASSESSMENT NOTES
STAGE 2**

**NUMBERS 1-6, VICTORIA PLACE,
INCLUDING AREA RAILINGS**

(Listed Building Number 3045)

NUMBERS 1-6, VICTORIA PLACE, INCLUDING AREA RAILINGS	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	This fine terraced row of town houses was built in 1844 by Rennie Logan. It was built in an area which was developing rapidly during this period as Newport grew away from its historical centre to the north. Neighbouring streets such as Hill Street and Victoria Road were being developed at the same time. Victoria Place was built to link Stow Hill to the west with Hill Street to the east, which led downhill to Commercial Road.
What topographic or earlier features influenced its location?	The alignment of Victoria Place appears to follow a field boundary shown on the parish tithe map. Nos. 1-6 seem to have been built to the southern side of this boundary, with the street and the matching terrace to the northern side of Victoria Place to the north of the line.
What was its relationship to the surrounding landscape/ streetscape?	As above.
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	No. The terraces either side of Victoria Place face each other across the road and were not designed to enjoy specific views. The terraces were undoubtedly designed to appear impressive when viewed from either end of the street. The Victoria Road Chapel now dominates the view at the eastern end of the street, but this was built over 15 years after Victoria Place.
Has its function or use changed?	The street remains residential, but the townhouses have been subdivided into flats.
What changes have happened to the surrounding landscape/ streetscape?	The addition of Victoria Road Chapel c.1859 was an important addition. It closed views to the west as it is a large, dominant building.

Have changes happened because of changes to the historic asset or to its historical setting?	The changes have occurred to the historical setting.
Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?	No.
Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?	No.
Have historic and designed views to and from the historic asset changed?	Yes. The view to the west has been changed by the addition of Victoria Road Chapel c.1859. The demolition of the terraced houses to the southern side of Hill Street has also changed the view to the west, as an open car parking area has replaced the buildings.

<p>● Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p>	<p>The houses of Victoria Place were designed as part of a development to allow access from Commercial Street up to Stow Hill in a wealthy area of the growing town. Their architecture reflects the status and ambition of the growing mercantile class of the town.</p>
<p>How did these relationships change over time?</p>	<p>The street still performs the same function.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>The relationships are purely visual, and Victoria Place remains an impressive street.</p>
<p>● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>None known.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>There are no known designed views from or to Victoria Place. The terraced town houses were designed to be impressive but to be enjoyed within the close confines of the street or from either end of the street.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>There are no known artistic depictions of the street.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>The important modern views are the same as the important historic views – the street and its terraced town houses are best enjoyed and understood from within the street or from either end of it.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale and location of the historic asset and its setting	<p>The proposed development would be partially visible from Nos. 1-6 Victoria Place. Only the northern edge of the proposed structure and the proposed boundary fence and entrance gate on Hill Street would be visible. The rest of the development would be screened by the large Victoria Road Chapel.</p> <p>The development would not impact on any key views of the 1-6 Victoria Place, which are gained looking west from the junction of Hill Street and Victoria Road.</p>	Very Low	None
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or	<p>The proposed development would be on lower ground and views towards it largely blocked.</p>	Very Low	None

<p>physical relationship with the surrounding landscape and associated structures and/or buried remains</p>			
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>The surrounding streetscape is well-developed as this is a long-established residential area with large chapel buildings within the street setting. The development site itself was previously used for residential properties.</p>	<p>Very Low</p>	<p>None</p>
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The development could be removed after its use had ceased. It is relevant to note that the houses which previously occupied the site for over a century were themselves removed in the late 20th century.</p>	<p>None</p>	<p>None</p>
<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>This is an urban area and there are few deciduous trees around the development site.</p>	<p>None</p>	<p>None</p>
<p>The impact of artificial lighting – for example, on night-time views</p>	<p>There is already street lighting along Hill Street and alongside the development site.</p>	<p>None</p>	<p>None</p>

<p>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</p>	<p>This is an area which is urban and residential and the development site itself was formerly used for residential properties.</p>	<p>None</p>	<p>None</p>
<p>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>This is an urban, residential area and has no sense of remoteness. The development will bring new, modern structures into the environment, but the backdrop in the view from Nos. 1-6 Victoria Place already includes modern multistorey car parks and tower blocks.</p>	<p>None</p>	<p>None</p>
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>There would be no unusual, new noises or smells added to the local environment, which is urban and residential in character.</p>	<p>None</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development – sometimes relatively small changes, can have a major impact on our ability to understand,</p>	<p>The development would have a minimal impact on the setting of Nos. 1-6 Victoria Place and would not affect the ability to understand and appreciate this listed building.</p>	<p>None</p>	<p>None</p>

appreciate and experience a historic asset.			
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APPENDIX C

SETTING ASSESSMENT NOTES
STAGE 2

13, HILL STREET, NEWPORT

(Listed Building Number 23150)

13, HILL STREET, NEWPORT (Listed Building Number 23150)	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/historic assets and natural features?	This dwelling was built as one of a terraced row in the late 1840s. The tithe map of 1845 shows the land here as parcel 699, which was recorded as "building ground" owned by the Tredegar Wharf Company. The 1851 census returns indicate that Hill Street had been almost fully constructed. This is the end house and it is noticeable that along with number 14, to its eastern side, the house was not built at right angles to the street, but is instead slightly angled to the east. This reflects the shape of the field parcel (as shown on the tithe map) within which the terrace to the north side of Hill Street was built.
What topographic or earlier features influenced its location?	The house stands at the western end of Hill Street, which is at the top of a steep hill. The availability of building ground within the field parcel shown on the tithe map as number 699 was the specific reason for its location. This arose due to the general expansion of Newport at the time as local trade and industry boomed and the population grew rapidly.
What was its relationship to the surrounding landscape/streetscape?	As above
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	No. The house is the end house of a terraced row and would have faced open ground to the opposite side of the road before the Victoria Road chapel was built on the site.
Has its function or use changed?	No. The house is still used as a dwelling.
What changes have happened to the surrounding	When this house was built in the late 1840s, the land to the opposite side of Hill Street was an empty plot which in 1859 was occupied by the

<p>landscape/ streetscape?</p>	<p>large Victoria Road Congregationalist Chapel, which still stands today. To the east of the chapel, down the southern side of Hill Street to Mount Zion Chapel, was a row of mid-19th century terraced houses. These were demolished in the later 20th century and the area that they and their gardens occupied is now part of the Hill Street Car Park.</p> <p>To the rear of No.13 were the stables which served the large houses in neighbouring Victoria Place. These stables were demolished in the later 20th century.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>The historical assets have not been subject to significant change. Many of the elements in its historical setting have now been lost and new elements added.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	<p>No.</p>
<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>No.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>The historic view to the south has changed as the large Victoria Road Chapel was erected a decade after No.13 was built. The view to north has changed due to the removal of the Victoria Place stables and the area has become tree-filled.</p>

<p>● Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>The dwelling was constructed as part of a residential housing development in the 1840s on land deemed suitable for building. This occurred at a time when Newport was expanding rapidly. The surrounding area is still a largely residential area although some of the 19th century houses on the southern side of Hill Street have been demolished in recent decades.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>Visual.</p>
<p>● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>There are no significant cultural or historical factors associated with No.13.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>At the time No.13 was constructed, the surrounding area was dominated by newly built residential properties, including terraced rows down both sides of Hill Street and also along adjacent Victoria Place. It would have been seen in the setting of a residential street in a residential neighbourhood.</p> <p>The best view of the house would have been from the opposite side of Hill Street at the junction with Victoria Road. This would have allowed for a clear view of the façade of the house with the lane to the Victoria Place stables behind to its left side. These were incidental views, not designed views.</p> <p>There were no designed views from the dwelling, which was built to face the property on the opposite side of Hill Street.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>There are no known historic depictions of the dwelling.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>The best view of the house remains that from the opposite side of Hill Street at the junction with Victoria Road. From here the façade and gable wall of the house are visible, and its terraced-row context.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale and location of the historic asset and its setting	<p>The proposed development would be partially visible from No.13 in an area which historically was developed for residential properties but which has been used as an open space for car parking since the later 20th century.</p> <p>The development would not impact on any key views of the No.13, which are gained looking north from the junction of Hill Street and Victoria Road.</p>	<p>Neutral</p> <p>There both positive and negative aspects to the development.</p> <p>The introduction of a new building in the modern setting may be seen as a Very Low negative impact.</p> <p>The historic setting of the terraced houses to the northern side of Hill Street included residences and gardens to the southern side of the street. The loss of those houses was a negative development. The reintroduction of housing into the car park area can be seen as a positive step.</p>	None

<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>The proposed development would be on lower ground and only partially visible (less than 50%). It would not dominate the listed building</p>	<p>None</p>	<p>None</p>
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>The surrounding streetscape is well-developed as this is a long-established residential area with large chapel buildings within the street setting. The development site itself was previously used for residential properties.</p>	<p>None</p>	<p>None</p>
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The development could be removed after its use had ceased. It is relevant to note that the houses which previously occupied the site for over a century were themselves removed in the late 20th century.</p>	<p>None</p>	<p>None</p>

The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	This is an urban area and there are few deciduous trees around the development site.	None	None
The impact of artificial lighting – for example, on night-time views	There is already street lighting along Hill Street and alongside the development site.	None	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	This is an area which is urban and residential and the development site itself was formerly used for residential properties.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	This is an urban, residential area and has no sense of remoteness. The development will bring new, modern structures into the environment, but the backdrop in the view from No.13 already includes modern multistorey car parks and tower blocks.	None	None
The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	There would be no unusual, new noises or smells added to the local environment, which is urban and residential in character.	None	None

Cumulative effect of the proposed change or development – sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	The development would have a minimal impact on the setting of No.13 and would not affect the ability to understand and appreciate this listed building.	None	None
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APPENDIX D

SETTING ASSESSMENT NOTES
STAGE 2

14, HILL STREET, NEWPORT
(Listed Building Number 23151)

14, HILL STREET, NEWPORT (Listed Building Number 23151)	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/historic assets and natural features?	This dwelling was built as one of a terrace in the late 1840s. The tithe map of 1845 shows the land here as parcel 699, which was recorded as "building ground" owned by the Tredegar Wharf Company. The 1851 census returns indicate that Hill Street had been almost fully constructed. This dwelling is to the east of the last house in the terrace. It is noticeable that along with number 14, to its western side, the house was not built at right angles to the street, but is instead slightly angled to the east. This reflects the shape of the field parcel (as shown on the tithe map) within which the terrace to the north side of Hill Street was built.
What topographic or earlier features influenced its location?	The house stands at the western end of Hill Street, which is at the top of a steep hill. The availability of building ground within the field parcel shown on the tithe map as number 699 was the specific reason for its location. This arose due to the general expansion of Newport at the time as local trade and industry boomed and the population grew rapidly.
What was its relationship to the surrounding landscape/streetscape?	As above
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	No. The house is the penultimate house in a terraced row and would have faced open ground to the opposite side of the road before the Victoria Road chapel was built on the site.
Has its function or use changed?	No. The house is still used as a dwelling.
What changes have happened to the surrounding	When this house was built in the late 1840s, the land to the opposite side of Hill Street was an empty plot which in 1859 was occupied by the

<p>landscape/ streetscape?</p>	<p>large Victoria Road Congregationalist Chapel, which still stands today. To the east of the chapel, down the southern side of Hill Street to Mount Zion Chapel, was a row of mid-19th century terraced houses. These were demolished in the later 20th century and the area that they and their gardens occupied is now part of the Hill Street Car Park.</p> <p>To the rear of No.14 were the stables which served the large houses in neighbouring Victoria Place. These stables were demolished in the later 20th century.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>The historical asset has not been subject to significant change. Many of the elements in its historical setting have now been lost and new elements added.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	<p>No.</p>
<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>No.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>The historic view to the south has changed as the large Victoria Road Chapel was erected a decade after No.14 was built. The view to north has changed due to the removal of the Victoria Place stables and the area has become tree-filled.</p>

<p>● Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>The dwelling was constructed as part of a residential housing development in the 1840s on land deemed suitable for building. This occurred at a time when Newport was expanding rapidly. The surrounding area is still a largely residential area although some of the 19th century houses on the southern side of Hill Street have been demolished in recent decades.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>Visual.</p>
<p>● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>There are no significant cultural or historical factors associated with No.14.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>At the time No.14 was constructed, the surrounding area was dominated by newly built residential properties, including terraced rows down both sides of Hill Street and also along adjacent Victoria Place. It would have been seen in the setting of a residential street in a residential neighbourhood.</p> <p>The best view of the house would have been from the opposite side of Hill Street at the junction with Victoria Road. This would have allowed for a clear view of the façade of the house. This was an incidental view, not a designed view.</p> <p>There were no designed views from the dwelling, which was built to face the property on the opposite side of Hill Street.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>There are no known historic depictions of the dwelling.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>The best view of the house remains that from the opposite side of Hill Street at the junction with Victoria Road. From here the façade of the house is visible, and its terraced-row context.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale and location of the historic asset and its setting	<p>The proposed development would be partially visible from No.14, though screened by deciduous trees along to top edge of the development site which would be retained. The site is an area which historically was developed for residential properties but which has been used as an open space for car parking since the later 20th century.</p> <p>The development would not impact on any key views of the No.14, which are gained looking north from the opposite side of Hill Street and the junction of Hill Street and Victoria Road.</p>	<p>Neutral</p> <p>There both positive and negative aspects to the development.</p> <p>The introduction of a new building in the modern setting may be seen as a Very Low negative impact.</p> <p>The historic setting of the terraced houses to the northern side of Hill Street included residences and gardens to the southern side of the street. The loss of those houses was a negative development. The reintroduction of housing into the car park area can be seen as a positive step.</p>	None

<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>The proposed development would be on lower ground and partially screened. The development would not dominate the listed building.</p>	<p>None</p>	<p>None</p>
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>The surrounding streetscape is well-developed as this is a long-established residential area with large chapel buildings within the street setting. The development site itself was previously used for residential properties.</p>	<p>None</p>	<p>None</p>
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The development could be removed after its use had ceased. It is relevant to note that the houses which previously occupied the site for over a century were themselves removed in the late 20th century.</p>	<p>None</p>	<p>None</p>
<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>This is an urban area and there are few deciduous trees around the development site.</p>	<p>None</p>	<p>None</p>
<p>The impact of artificial lighting – for example, on</p>	<p>There is already street lighting along Hill Street and</p>	<p>None</p>	<p>None</p>

night-time views	alongside the development site.		
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	This is an area which is urban and residential and the development site itself was formerly used for residential properties.	None	None
The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses	This is an urban, residential area and has no sense of remoteness. The development will bring new, modern structures into the environment, but the backdrop in the view from No.14 already includes modern multistorey car parks and tower blocks.	None	None
The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell	There would be no unusual, new noises or smells added to the local environment, which is urban and residential in character.	None	None
Cumulative effect of the proposed change or development – sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.	The development would have a minimal impact on the setting of No.14 and would not affect the ability to understand and appreciate this listed building.	None	None

APPENDIX E

SETTING ASSESSMENT NOTES
STAGE 2

ELECTRICITY TRANSFORMER, PARK
SQUARE

(Listed Building Number 3062)

ELECTRICITY TRANSFORMER, PARK SQUARE Listed Building Number 3062 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>This early electricity transformer was installed at some point after the 1891 Lighting Act was passed. A plaque alongside the transformer states "From 1895 rubber covered cable carried 2000 volt AC current from Newport's first power station in Llanarth Street to transformers which reduced it to 200 volt for supplying the wealthier householders". This is one of two such transformers which survive (the other example being in Graham Street). The cast iron box is of an ornate design, suitable for its roadside setting in one of Newport's wealthier Victorian neighbourhoods.</p>
What topographic or earlier features influenced its location?	<p>It was located in the streetscape of the neighbourhood it was intended to serve. The houses and street had already been developed by the time the transformer was installed.</p>
What was its relationship to the surrounding landscape/ streetscape?	<p>It was installed on the pavement on the eastern side of the southern end of Victoria Road, close to its junction with Park Square.</p>
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	<p>Views of or from the transformer box were not of any significance. It's location was purely functional.</p>
Has its function or use changed?	<p>It has been out of use for many decades and retained only as a heritage feature in the streetscape.</p>

<p>What changes have happened to the surrounding landscape/streetscape?</p>	<p>Little has changed to the built environment in the immediate environs of the transformer. The most significant change has been the removal of most of the houses along the northern side of Park Square, but these were detached from the transformer by the intervening park.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>The use of the transformer ceased when the power station was closed as the technology of power supply advanced during the 20th century.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	<p>No.</p>
<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>No.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>There may be more trees around Park Square park that would have been the case in 1895. A statue of Lord Tredegar stood in the park, opposite the transformer, in 1895 but no longer survives. The houses on the north side of Park Square were removed by the later 20th century.</p>

<p>● Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>The transformer was sited at this location for planned, functional reasons – to supply electricity to houses in the neighbourhood. The transformer ceased operation during the 20th century.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>The transformer remains in situ as a visual reminder of the early domestic power supply in Newport.</p>
<p>● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>None.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>The best views of the transformer in its setting are looking south and east. The development site is to the northeast and screened by trees. The development would not affect views of or from the transformer.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>As above</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>There are no known historic depictions of the transformer.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would be located 80 metres to the northeast, on lower ground (circa 15 metres below street level at the site of the transformer) and beyond a wooded park with several large evergreen trees blocking views towards the development.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	As above	None	None
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or	As above	None	None

buried remains			
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	This is a well-developed, historic residential area. The development is minor in scale compared to the built environment surrounding the transformer.	None	None
The lifespan of the proposed change or development and whether or not the impact might be reversible	No impact. Not intervisible.	None	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	Evergreen trees within Park Square park would block views of the development	None	None
The impact of artificial lighting – for example, on night-time views	Evergreen trees within Park Square park would block views of the development. There is street lighting along the surrounding streets.	None	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	This is a well-developed, historic residential area. The development is minor in scale compared to the built environment of the neighbourhood.	None	None

<p>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>No impact</p>	<p>None</p>	<p>None</p>
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>No impact</p>	<p>None</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development — sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>No impact</p>	<p>None</p>	<p>None</p>

APPENDIX F

SETTING ASSESSMENT NOTES STAGE 2

Victoria Road United Reformed Church (Listed Building Number 3048)

Victoria Road United Reformed Church Listed Building Number 3048 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>The chapel was built at this location in 1858-1859. The site was chosen after a long search in the local area for a suitable building plot, and this site was eventually secured from the Tredegar Wharf Company. It was a vacant plot when the foundation stone was laid in November 1858. The 1845 parish tithe map shows the land was part of a plot described as "building land." By the time the foundation stone was laid, the houses of Hill Street, Victoria Road and Victoria Place had already been built and occupied (they date to the mid-1840s). The chapel was an infill building, built at the junction of Hill Street and Victoria Road, abutting the gable end of No.12 Hill Street, which hitherto had been the westernmost house along the southern side of the street.</p> <p>It seems likely that the terraced houses along the north side of Park Street were in place by 1859. The northern boundary of their gardens shared the southern boundary of the gardens of the houses along the south side of Hill Street. The new chapel respected this boundary line when it was built, as shown on the 1883 1:2500 Ordnance Survey map. Park Street is not mentioned on the 1851 census but is included on the 1861 census, indicating construction during that decade.</p>
What topographic or earlier features influenced its location?	<p>The availability of a building plot at the junction of Hill Street and Victoria Road was the only factor influencing the location of the chapel.</p>
What was its relationship to the surrounding landscape/ streetscape?	<p>The new chapel was designed to fit into a gap in an already developed residential neighbourhood.</p>

<p>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</p>	<p>No. The plot secured for the chapel faced the houses on the opposite side of Hill Street. No.12 Hill Street stood to its eastern side and rising ground to the west beyond Victoria Road, on which further houses were built screened views towards Stow Hill.</p> <p>The scale of the chapel means that it is a dominant building in its immediate environs, but its location in a residential area means that it is not highly visible from even neighbouring streets.</p> <p>Undoubtedly the most impressive modern view of the chapel is from the eastern end of Victoria Place, in which the north and west sides of the chapel are seen. An important view of the chapel façade in the north side is gained from the western end of Victoria Place, in which the restored and renewed townhouses of which frame the chapel at the eastern end of the street. However, this was not a designed view as Victoria Place had been built over a decade earlier and the availability of a building plot opposite its eastern end was fortuitous.</p>
<p>Has its function or use changed?</p>	<p>Yes. The chapel closed in 2007 and it is now used as an Islamic Centre and mosque.</p>
<p>What changes have happened to the surrounding landscape/ streetscape?</p>	<p>The most significant change has been the removal of the houses and gardens of Hill Street and Park Street which formerly occupied the land to the eastern side of the chapel. The area is presently used as a car park, with a line of screening deciduous trees between the chapel and the parking area.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>The changes to the historic setting are the most significant changes.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	<p>No.</p>

<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>No. The surrounding streets were developed before the chapel was built.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>The rear portions of the houses in Hill Street and Park Street and their garden walls would have blocked or screened views from the east. This view is now more open. Views from other directions are relatively unchanged.</p>

<p>• Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>The choice of plot to build the chapel was fortuitous and not designed.</p> <p>The most important change has been the loss of the houses and gardens to the east of the chapel, which have been replaced by the car park proposed for the development site.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>Visual features.</p>
<p>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>The Illustrated London New published a drawing of the new chapel at Christmas, 1859. Other historic drawings and descriptions are likely to survive. The laying of the foundation stone and opening of the chapel were described in detail in the press at the time.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>When the chapel was first built, the architect clearly intended that the building be viewed from the direction of Victorian Road and Victoria Place. The western and northern sides display the most impressive architecture. The view of the chapel from the eastern end of Victoria Place would have been the most important view even at the outset. The southern and eastern sides are plain and functional. By virtue of its height and mass it would have been dominant in the immediate vicinity.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>An engraving of the new chapel was published in the Illustrated London News in 1859. This show a view of the building from the north side of the top of Hill Street/eastern end of Victoria Place. Probably from the entrance of the lane that led to the Victoria Place stables to the rear and adjacent to the gable end of No.13 Hill Street. This remains a key view.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>The most impressive view of the chapel is from the eastern end of Victoria Place. The proposed development would have no impact on this view as the site lies to the east of the chapel and on lower ground. Due to the modest scale and mass of the development (compared to the large, dominant chapel building) would not be visible from the west of the chapel.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale and location of the historic asset and its setting	<p>The development would be partially visible in peripheral views from the eastern end of Victoria Place, but would not impact significantly on this key view.</p> <p>Views from the east are of less significance and do not include the impressive architecture of the west and north walls. Historically views from these directions would not have been as clear as they are now as the houses of Hill Street and Park Street would have blocked them.</p> <p>The chapel is a large building in an elevated position and dominates the immediate area. This would not change as the proposed development would be on lower ground and would not compete in terms of height and mass.</p>	<p>Neutral</p> <p>There both positive and negative aspects to the development.</p> <p>The introduction of a new building in the modern setting may be seen as a Very Low negative impact.</p> <p>The historic setting of the chapel was in an area of residence and gardens. The loss of those to the east was a negative development and the reintroduction of residences to the car park area can be seen as a positive step to bring life back into the area.</p>	None

<p>Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains</p>	<p>The chapel is a large building in an elevated position and dominates the immediate area. This would not change as the proposed development would be on lower ground and would not compete in terms of height and mass.</p>	<p>None</p>	<p>None</p>
<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>This is a well-developed residential area within which the chapel is a dominant building. The proposed change would be located on ground which was previously used for residential purposes.</p>	<p>None</p>	<p>None</p>
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The development would be fully reversible given the nature of the proposed structures. It is worth noting that the previous houses on the site were completely cleared away in the late 20th century.</p>	<p>None</p>	<p>None</p>

<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>There is a line of deciduous trees between the present car park at the site of the proposed development and the chapel to the west. These are relatively young trees and not fully matured but to screen views of the chapel.</p>	<p>None</p>	<p>None</p>
<p>The impact of artificial lighting – for example, on night-time views</p>	<p>There is already street lighting either side of the development.</p>	<p>None</p>	<p>None</p>
<p>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</p>	<p>This is an area which is urban and residential and the development site itself was formerly used for residential properties.</p> <p>The alignment, form and mass of the proposed residential terrace complement the adjacent Victoria Road chapel to its western side and Mount Zion chapel, to the east.</p>	<p>None</p>	<p>None</p>
<p>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of</p>	<p>This is an urban, residential area and has no sense of remoteness. The development will bring new, modern structures into the environment, but the backdrop in the view</p>	<p>None</p>	<p>None</p>

<p>remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>from the chapel already includes modern multistorey car parks and tower blocks.</p>		
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>There would be no unusual, new noises or smells added to the local environment, which is urban and residential in character.</p>	<p>None</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development — sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>The development would have a minimal impact on the setting of the chapel and would not affect the ability to understand and appreciate this listed building.</p>	<p>None</p>	<p>None</p>

APPENDIX G

SETTING ASSESSMENT NOTES
STAGE 2

9 & 10, PARK SQUARE

(Listed Building Number 3031)

<p>9 & 10, PARK SQUARE</p> <p>Listed Building Number 3031</p> <p>Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?</p>	
<p>• Thinking about when the historic asset was first built and developed:</p>	
<p>What were its physical, functional and visual relationships with other structures/ historic assets and natural features?</p>	<p>This semi-detached pair of townhouses was built in the mid-19th century. The building is not shown on the St. Woolos parish tithe map, which shows the land here as part of parcel 308, a pasture field. From 1854, various newspaper adverts begin referring to houses in Park Place, Newport which were available for house or rent and addresses here are quoted as the postal address for a number of prominent business people. Park Place is not mentioned on the 1851 census for St Woolos but is fully in place by the time of the 1861 census. It appears therefore that the houses of Park Place were built during the early 1850s and occupied by 1854.</p> <p>Park Place is shown in detail for the first time on the 1882 1:2500 scale Ordnance Survey map. This shows the housing had been laid out on a greenfield site and built around the central feature of Park Place park. The park was originally a private area for the enjoyment of residents, leased by Lord Tredegar. A newspaper report from 1882 state that it was presented to the town of Newport in that year (Cardiff Times, 11th November). It was surrounded by residences on all four sides, with substantial townhouses to the south and west and more modest terraced housing to the north (Park Street) and east (Morgan Street). Number 9 & 10 are included within the group of larger townhouses to the southwest of the park.</p> <p>According to Cadw's listing description, this was considered to be the "prime residential square" of Newport and the larger townhouses can be seen to have been the homes of bankers, surgeons and accountants by 1861.</p>

<p>What topographic or earlier features influenced its location?</p>	<p>This house was built on land which was a pasture field until the late 1840s. The site was chosen for the construction of new, wealthy residential development as Newport expanded southwards and westwards onto higher ground away from its historic core close to the river and castle. The attraction of this location included the fine views over the lower Usk valley and towards the Bristol Channel.</p>
<p>What was its relationship to the surrounding landscape/ streetscape?</p>	<p>These semi-detached residences were built with an easterly aspect, facing Park Place park below and also enjoying views northeastwards, eastwards and southeastwards towards the upper reaches of the Bristol Channel.</p>
<p>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</p>	<p>The houses on all four sides of Park Place were constructed to face the public park at the centre of the neighbourhood.</p> <p>There was an added advantage for houses at the western side of Park Place, from where there were long views across the lower Usk Valley to the east and Bristol Channel to the southeast.</p>
<p>Has its function or use changed?</p>	<p>No. The semi-detached residences are still used as private homes.</p>
<p>What changes have happened to the surrounding landscape/ streetscape?</p>	<p>Within a decade of the construction of 9 & 10 Park Place the large Victoria Road Chapel was built to the northeast, cutting off long views in that direction. The open space of Park Place to the east-northeast gradually filled with mature deciduous trees, which block and screen views in that direction. To the southeast, large evergreen and deciduous trees have grown in the area of Kingshill, which block or screen views in that direction also. The terraced houses of Morgan Street, to the eastern side of Park Place have been demolished and replaced by a multi-storey car park. Also most of the terraced row of Park Street, to the northern side of Park Place, have been removed to make way for the Hill Street Car Park.</p>

<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>The changes outlined above were made to the historical setting of the residences, not to the buildings themselves.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	<p>No.</p>
<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>Yes. The presence of this residence and its neighbouring townhouses defines the character of the western and southern sides of Park Place.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>There are more trees within and around Park Square park, to the east-northeast, than would have been the case in the 1850s. The addition of the substantial Victoria Road chapel to the northeast in 1859 also changed the streetscape. These changes have blocked or screened views from 9 & 10 Park Place and the extensive views it formerly enjoyed of the surrounding landscape and Bristol Channel. However, beyond Park Place park, especially in winter, large modern buildings in the city can be seen, including the large Ivor Street multi-storey car park which has replaced the terraced houses of Morgan Street. A partial view is also possible of the southern side and entrance of the Hill Street Car Park due to the demolition of the houses at the centre of the terrace in Park Street, although trees screen this view and block it during the summer months.</p>

<p>• Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>Number 9 & 10 are part of a planned development of the 1850s of townhouses and terraced housing around Park Place park.</p> <p>The relationship between Number 9 & 10 and the park is relatively unchanged, other than the park is now characterised by mature evergreen and deciduous trees, whereas it would have been an open space in the 1850s. This means that views from Number 9 & 10 have been shortened considerably in modern times.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>These are visual relationships.</p>
<p>• Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>An engraving of Park Place park dating to c.1860 and held at the National Library of Wales shows a view westwards from the bottom of the park, with Number 9 & 10 Park Place clearly visible in the drawing. This shows that the building has changed little externally since the 1850s, apart from minor modifications to the upstairs windows of Number 10.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>● views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>The engraving of c.1860 shows that there was a good view of Number 9 & 10 from Park Place park as well as from the surrounding roads to the northern end of the park.</p> <p>The house does not face directly over Park Place park, but would have had good views across it. It would also have been positioned to enjoy good views of the wider landscape from the northeast to the southeast, including of the Bristol Channel and the Somerset coast beyond.</p>
<p>● important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>Modern views are much more restricted than the original historic views, due to the growth of mature evergreen and deciduous trees to the southeast and east-northeast and the erection in 1859 of the large Victoria Road chapel to the northeast. There are still good views to the east.</p>
<p>● views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>The engraving of Park Place park dating to c.1860 is the only known historic view of Number 9 & 10 Park Place. This shows the house in a view looking west from the park. This view is no longer possible due to the growth of numerous mature evergreen and deciduous trees within the park.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would be located 110 metres to the northeast, on lower ground (circa 15 metres lower) and beyond a wooded park with several large evergreen and deciduous trees blocking views towards the development.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	As above	None	None
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or	No. The development would be effectively blocked from view by trees in Park Place and houses along Park Street.	None	None

buried remains			
The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this	This is a well-developed, historic residential area. The development is minor in scale compared to the built environment surrounding the listed building.	None	None
The lifespan of the proposed change or development and whether or not the impact might be reversible	No impact.	None	None
The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity	Evergreen and deciduous trees within Park Square park would block views of the development	None	None
The impact of artificial lighting – for example, on night-time views	Evergreen and deciduous trees within Park Square park would block views of the development. There is street lighting along the surrounding streets.	None	None
The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics	This is a well-developed, historic residential area. The development is minor in scale compared to the built environment of the neighbourhood.	None	None

<p>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>No impact</p>	<p>None</p>	<p>None</p>
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>No impact</p>	<p>None</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development — sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>No impact</p>	<p>None</p>	<p>None</p>

APPENDIX H

SETTING ASSESSMENT NOTES
STAGE 2

11, PARK SQUARE

(Listed Building Number 3032)

11, PARK SQUARE Listed Building Number 3032 Stage 2: How do the present surroundings contribute to our understanding and appreciation of the historic asset today?	
• Thinking about when the historic asset was first built and developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	<p>This impressive townhouse was built in the mid-19th century. The building is not shown on the St. Woolos parish tithe map, which shows the land here as part of parcel 308, a pasture field. From 1854, various newspaper adverts begin referring to houses in Park Place, Newport which were available for house or rent and addresses here are quoted as the postal address for a number of prominent business people. Park Place is not mentioned on the 1851 census for St Woolos but is fully in place by the time of the 1861 census. It appears therefore that the houses of Park Place were built during the early 1850s and occupied by 1854.</p> <p>According to Cadw's listing description, this was considered to be the "prime residential square" of Newport and the larger townhouses can be seen to have been the homes of bankers, surgeons and accountants by 1861.</p> <p>Interestingly, Number 11 was occupied by Robert Francis Woollett at the time of the 1861 Census. His address was sometimes gives as "The Mount, Park Square". He was aged 43 at that time and was a surgeon, general practitioner and magistrate. He became the Inspector of Health for Newport and was a prominent local figure.</p> <p>Park Place is shown in detail for the first time on the 1882 1:2500 scale Ordnance Survey map. This shows the housing had been laid out on a greenfield site and built around the central feature of Park Place park. It was surrounded by residences on all four sides, with substantial townhouses to the south and west and more modest terraced housing to</p>

	<p>the north (Park Street) and east (Morgan Street). Number 9 & 10 are included within the group of larger townhouses to the southwest of the park.</p> <p>The park was originally a private area for the enjoyment of residents, leased by Lord Tredegar. R.F. Woollett, who lived at Number 11 and had a view directly over the park from his home, was one of the trustees of the park. A newspaper report from 1882 state that the park was presented to the town of Newport in that year (Cardiff Times, 11th November).</p>
<p>What topographic or earlier features influenced its location?</p>	<p>This house was built on land which was a pasture field until the late 1840s. The site was chosen for the construction of new, wealthy residential development as Newport expanded southwards and westwards onto higher ground away from its historic core close to the river and castle. The attraction of this location included the fine views over the lower Usk valley and towards the Bristol Channel.</p>
<p>What was its relationship to the surrounding landscape/ streetscape?</p>	<p>This residence was built with an easterly aspect, facing directly over Park Place park below and also enjoying views northeastwards, eastwards and southeastwards towards the upper reaches of the Bristol Channel.</p>
<p>Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.</p>	<p>The houses on all four sides of Park Place were constructed to face the public park at the centre of the neighbourhood.</p> <p>There was an added advantage for houses at the western side of Park Place, from where there were long views across the lower Usk Valley to the east and Bristol Channel to the southeast.</p>
<p>Has its function or use changed?</p>	<p>Used initially as a residence, during the middle of the 20th century, Number 11 was used for the Newport Royal Air Force Association (R.A.F.A. Club). It is now used as the offices of a firm of accountants.</p>

<p>What changes have happened to the surrounding landscape/streetscape?</p>	<p>Within a decade of the construction of Number 11, Park Place the large Victoria Road Chapel was built to the northeast, cutting off long views in that direction. The open space of Park Place to the east-northeast gradually filled with mature deciduous trees, which block and screen views in that direction. To the southeast, large evergreen and deciduous trees have grown in the area of Kingshill, which block or screen views in that direction also. The terraced houses of Morgan Street, to the eastern side of Park Place have been demolished and replaced by a multi-storey car park. Also most of the terraced row of Park Street, to the northern side of Park Place, have been removed to make way for the Hill Street Car Park.</p>
<p>Have changes happened because of changes to the historic asset or to its historical setting?</p>	<p>The changes outlined above were made to the historical setting of the residence, not to the building itself.</p>
<p>Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?</p>	<p>No.</p>
<p>Has the presence of the historic asset influenced the character of the surrounding landscape /streetscape?</p>	<p>Yes. The presence of this residence and its neighbouring townhouses defines the character of the western and southern sides of Park Place.</p>
<p>Have historic and designed views to and from the historic asset changed?</p>	<p>There are more trees within and around Park Square park, to the east-northeast, than would have been the case in the 1850s. The addition of the substantial Victoria Road chapel to the northeast in 1859 also changed the streetscape. These changes have blocked or screened views from Number 11, Park Place and the extensive views it formerly enjoyed of the surrounding landscape and Bristol Channel. However, beyond Park Place</p>

	<p>park, especially in winter, large modern buildings in the city can be seen, including the large Ivor Street multi-storey car park which has replaced the terraced houses of Morgan Street. A partial view is also possible of the southern side and entrance of the Hill Street Car Park due to the demolition of the houses at the centre of the terrace in Park Street, although trees screen this view and block it during the summer months.</p>
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<p>● Thinking about the original layout of the historic asset and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p> <p>How did these relationships change over time?</p>	<p>Number 11 was part of a planned development of the 1850s of townhouses and terraced housing around Park Place park.</p> <p>The relationship between Number 11 and the park is relatively unchanged, other than the park is now characterised by mature evergreen and deciduous trees, whereas it would have been an open space in the 1850s. This means that views from Number 11 have been shortened considerably in modern times.</p>
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>These are visual relationships.</p>
<p>● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>An engraving of Park Place park dating to c.1860 and held at the National Library of Wales shows a view westwards from the bottom of the park, with Number 11 Park Place clearly visible in the drawing. This shows that the building has changed little externally since the 1850s.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the historic asset that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>The engraving of c.1860 shows that there was a good view of Number 11 from Park Place park as well as from the surrounding roads to the northern end of the park.</p> <p>The house faces directly over Park Place park, and would have had good views across it. It would also have been positioned to enjoy good views of the wider landscape from the northeast to the southeast, including of the Bristol Channel and the Somerset coast beyond.</p>
<p>• important modern views to, from and across the historic asset – for example, popular visitor viewing points.</p>	<p>Modern views are much more restricted than the original historic views, due to the growth of mature evergreen and deciduous trees to the southeast and east and the erection in 1859 of the large Victoria Road chapel to the northeast. There are still good long views to the east-southeast.</p>
<p>• views to, from and across the historic asset which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>The engraving of Park Place park dating to c.1860 is the earliest known historic view of Number 11 Park Place. This shows the house in a view looking west from the park. This view is no longer possible due to the growth of numerous mature evergreen and deciduous trees within the park.</p> <p>A photograph of the building taken in the second half of the 20th century when it was used as a R.A.F.A Club shows that it has changed little externally (published in the South Wales Argus, 14th April 2018).</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE HISTORIC ASSET
The visual impact of the proposed change or development relative to the scale of the historic asset and its setting	The proposed development would be located 110 metres to the northeast, on lower ground (circa 15 metres lower), beyond a wooded park with trees blocking views towards the development.	None	None
The visual impact of the proposed change or development relative to the location of the historic asset	As above	None	None
Whether the proposed change or development would dominate the historic asset or detract from our ability to understand and appreciate it, – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains	No. The development would be effectively blocked from view by trees in Park Place and houses along Park Street.	None	None

<p>The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset and how the proposed change or development compares with this</p>	<p>This is a well-developed, historic residential area. The development is minor in scale compared to the built environment surrounding the listed building.</p>	<p>None</p>	<p>None</p>
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>No impact.</p>	<p>None</p>	<p>None</p>
<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>Evergreen and deciduous trees within Park Square park would block views of the development</p>	<p>None</p>	<p>None</p>
<p>The impact of artificial lighting – for example, on night-time views</p>	<p>Evergreen and deciduous trees within Park Square park would block views of the development. There is street lighting along the surrounding streets.</p>	<p>None</p>	<p>None</p>
<p>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</p>	<p>This is a well-developed, historic residential area. The development is minor in scale compared to the built environment of the neighbourhood.</p>	<p>None</p>	<p>None</p>

<p>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>No impact</p>	<p>None</p>	<p>None</p>
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>No impact</p>	<p>None</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development — sometimes relatively small changes, can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>No impact</p>	<p>None</p>	<p>None</p>

APPENDIX I

SETTING ASSESSMENT NOTES
STAGE 2

TOWN CENTRE CONSERVATION AREA

(NEWPORT)

TOWN CENTRE CONSERVATION AREA	
Stage 2: How do the present surroundings contribute to our understanding and appreciation of the Conservation Area today?	
• Thinking about when the Conservation Area was first developed:	
What were its physical, functional and visual relationships with other structures/ historic assets and natural features?	The Newport Town Centre Conservation Area was designated in 1987 to include the medieval core of the city as well as the earliest areas of commercial growth in the industrial period. It includes notable 19 th and early 20 th century buildings and also has area of high archaeological potential.
What topographic or earlier features influenced its location?	The castle and site of the medieval town are located to the northern end of the area and it was from this core that the early commercial boom saw development move southwards along High Street and Commercial Street.
What was its relationship to the surrounding landscape/ streetscape?	The town centre developed to the western side of the River Usk. The river was a key asset to the town in its early history as trade from the port here drew people and commerce into the area. The growth of the wharfage along the river in the early 19 th century saw Commercial Street develop as a key link between the historic core of the settlement and the wharfs downstream to the south.
Was it constructed to take advantage of significant views or to be a part of a significant view? Although there may be a 360 degree view, some areas of the view may be more significant than others.	No. This is a Conservation Area.
Has its function or use changed?	The area still functions as the heart of the modern city.
What changes have happened to the surrounding landscape/	The Conservation Area defines an area of the town which had developed up to the second quarter of the 19 th century. From the middle of the 19 th century the surrounding landscape

streetscape?	was rapidly filled with residential developments, including the areas around Hill Street and Park Street which are the location of the proposed development.
Have changes happened because of changes to the Conservation Area or to its historical setting?	These changes occurred as a result of the success and growth of Newport as a centre of maritime trade, industry and commerce, which drew in a substantial number of people to live and work in the booming urban district.
Has the presence of the Conservation Area influenced the character of the surrounding landscape /streetscape?	Theoretically the presence of the Conservation Area means that there is greater scrutiny of development proposals within and around the defined area to ensure the character of the area is protected.
Have historic and designed views to and from the Conservation Area changed?	Since the area was designated there will have been additions and removals within the landscape/streetscape of the Conservation Area and its environs. But the urban character of the area and adjacent areas has persisted.

<p>● Thinking about the original layout of the Conservation Area and its relationship to its associated landscape:</p>	
<p>Were these relationships designed or accidental?</p>	<p>N/A</p>
<p>How did these relationships change over time?</p>	
<p>How do these relationships appear in the current landscape; are they visual or buried features?</p>	<p>There is a visual relationship between the Conservation Area and adjacent areas.</p>
<p>● Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (e.g. a theory, plan or design), or other non-visual factors such as sounds or smells that can be vital to understand the historic asset and its setting?</p>	<p>Art, engravings, photographs and published and unpublished documentary materials relating to the historic core of the city are held in archives. The architecture of some key buildings within the Conservation Area is recognised in their designation as listed buildings.</p>

<p>Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:</p>	
<p>• views to, from and across the Conservation Area that were designed and developed when the historic asset was first created – for example, in the case of a defensive or ritual structure</p>	<p>No relevant historic views are known.</p>
<p>• views to, from and across the Conservation Area which are linked with a time in its history – for example, a historic artistic depiction of the site</p>	<p>No relevant historic views are known.</p>
<p>• important modern views to, from and across the Conservation Area – for example, popular visitor viewing points.</p>	<p>Views which are important within the Conservation Area have been identified. These include views along Commercial Street, across Commercial Street and within the northern part of the area in the vicinity of the castle. These do not include any views of or to the Hill Street Car Park area where the proposed development would occur.</p>

Stage 3: Evaluate the potential impact of change or development.			
POSSIBLE IMPACT	COMMENT	IMPACT ON SETTING	IMPACT ON SIGNIFICANCE OF THE CONSERVATION AREA
The visual impact of the proposed change or development relative to the scale and location of the Conservation Area and its setting	The Conservation Area extends over an urban district measuring 9.57 hectares in area. The development site measures only 0.1 hectare in extent and lies over 100 metres outside the Conservation Area and would not include dominant or highly prominent structures. It would be partially screened by existing buildings or trees.	Very Low	None
Whether the proposed change or development would dominate the Conservation Area or detract from our ability to understand and appreciate it – for example, its functional or physical relationship with the surrounding landscape and associated structures and/ or buried remains	No. The proposed development is small and inconspicuous in comparison with the large Conservation Area and some of the large buildings which already exist in the streetscape.	Very Low	None

<p>The presence, extent, character and scale of the existing built environment within the surroundings of the Conservation Area and how the proposed change or development compares with this</p>	<p>The streetscape within and around the Conservation Area is well-developed. The area where the proposed development would be located is a long-established residential area with large chapel buildings within the street setting and large modern buildings in view to the east. The development site itself was previously used for residential properties.</p>	<p>None</p>	<p>None</p>
<p>The lifespan of the proposed change or development and whether or not the impact might be reversible</p>	<p>The development could be removed after its use had ceased. It is relevant to note that the houses which previously occupied the site for over a century were themselves removed in the late 20th century.</p>	<p>None</p>	<p>None</p>
<p>The extent of tree cover, whether it is deciduous or evergreen, and its likely longevity</p>	<p>This is an urban area and there are few deciduous trees around the development site.</p>	<p>None</p>	<p>None</p>
<p>The impact of artificial lighting – for example, on night-time views</p>	<p>There is already street lighting within and around the Conservation Area, including in the area of the proposed development site.</p>	<p>None</p>	<p>None</p>

<p>The capability of a landscape setting to absorb change or new development without the erosion of its key characteristics</p>	<p>This is an area which is urban and residential and the development site itself was formerly used for residential properties.</p>	<p>None</p>	<p>None</p>
<p>The impact of the proposed change or development on non-visual elements of the setting and character of the historic asset, such as sense of remoteness, evocation of the historical past, sense of place, cultural identity or spiritual responses</p>	<p>This is an urban, residential area and has no sense of remoteness. The development will bring new, modern structures into the environment, but the backdrop in the views within and from the Conservation Area already includes modern multistorey car parks and tower blocks.</p>	<p>None</p>	<p>None</p>
<p>The impact of non-visual elements of the proposed change or development, such as the removal or addition of noises and smell</p>	<p>There would be no unusual, new noises or smells added to the local environment, which is urban in character.</p>	<p>None</p>	<p>None</p>
<p>Cumulative effect of the proposed change or development — sometimes relatively small changes can have a major impact on our ability to understand, appreciate and experience a historic asset.</p>	<p>The development would have a minimal impact on the setting of the Newport Town Centre Conservation Area and would not affect the ability to understand and appreciate its character.</p>	<p>None</p>	<p>None</p>

