



**STOW PARK CONSERVATION AREA
CONSERVATION AREA APPRAISAL
FEBRUARY 2020**



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STOW PARK: CONSERVATION AREA APPRAISAL

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1.0 INTRODUCTION

1.1 STOW PARK CONSERVATION AREA

1.1.1 The Stow Park Conservation Area was designated on 11 April 1983; it is one of 15 Conservation Areas under the jurisdiction of Newport City Council.

1.1.2 The Stow Park Conservation Area recognises its historical origins as a suburb financed by the increased of wealth into Newport in the 19th century, which influenced the richness of its architecture, and the high proportion of greenery.

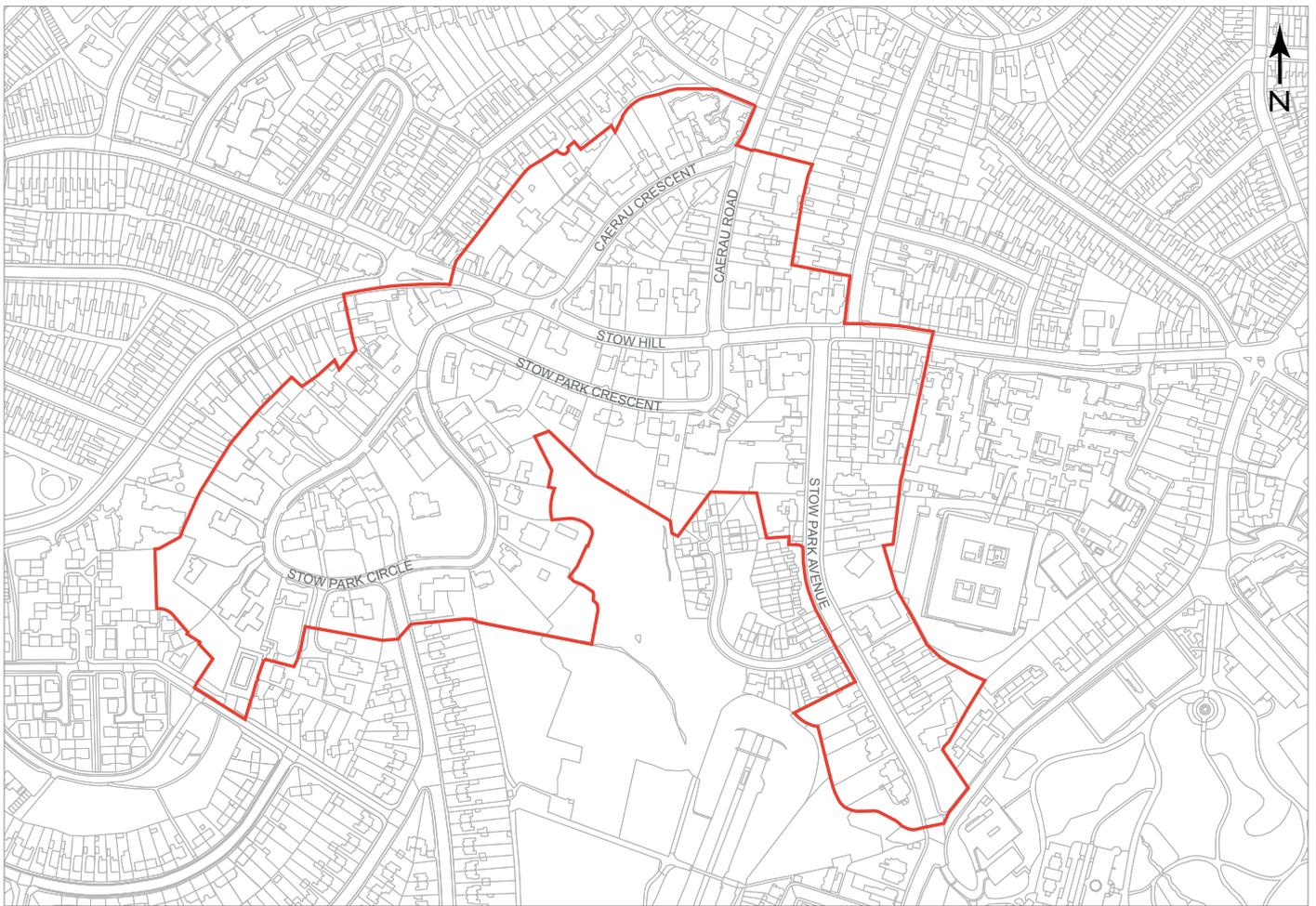
1.2 DEFINITION OF A CONSERVATION AREA

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

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

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

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



**PLAN 1: STOW PARK CONSERVATION
AREA, 2019**

— Stow Park Conservation Area Boundary

This plan is not to scale

1.0 INTRODUCTION

1.3 PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL

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

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

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

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

1.3.5 This Conservation Area Appraisal seeks to:

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

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

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

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

2.0 PLANNING POLICY CONTEXT

2.1 UK AND WELSH LEGISLATION

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

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

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

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

2.2 LOCAL POLICY

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

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

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

2.2.3 CE7 concerns Conservation Areas: *Development within or adjacent to Conservation Areas will be required to:*

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

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

2.0 PLANNING POLICY CONTEXT

2.3 GUIDANCE

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

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

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

2.4 CONSULTATION

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

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

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

3.1 HISTORICAL DEVELOPMENT

3.1.1 Key Dates Timeline



400s

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

1807

Commercial Street was laid out, re-directing a lot of traffic away from Stow Hill along a more direct route linking the 12th-century town centre with the new docks further south.

1800s

The Industrial Revolution increased mining activity in the South Wales Valleys and the Newport coal trade. Suburban development spread outside centre Newport into the surrounding fields, including Stow Park.

Early 1900s

Development in Stow Park was largely completed.

2002

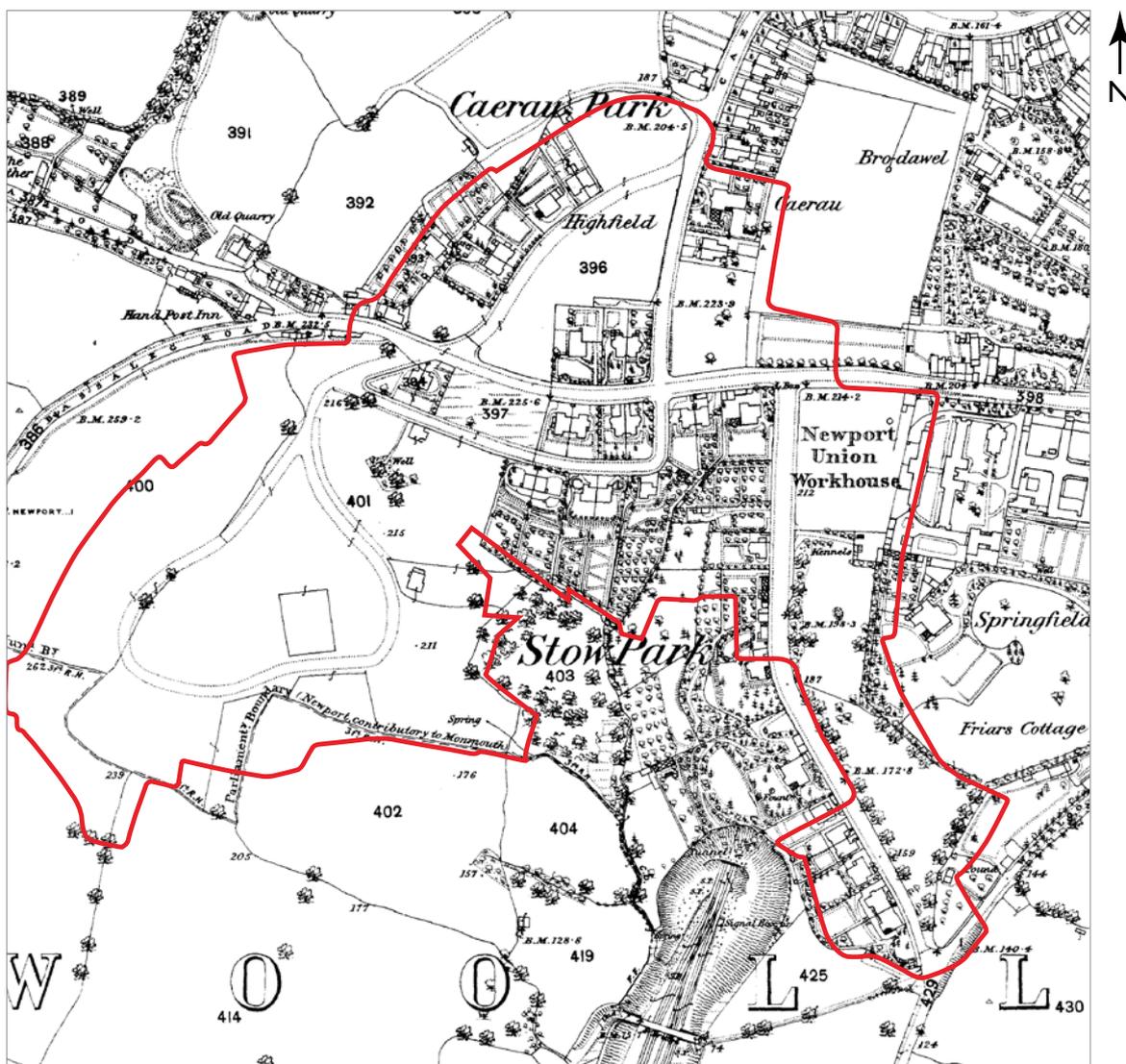
Newport was awarded City status as part of Queen Elizabeth II's Golden Jubilee celebrations.

3.0 CHARACTER

3.1.2 Maps

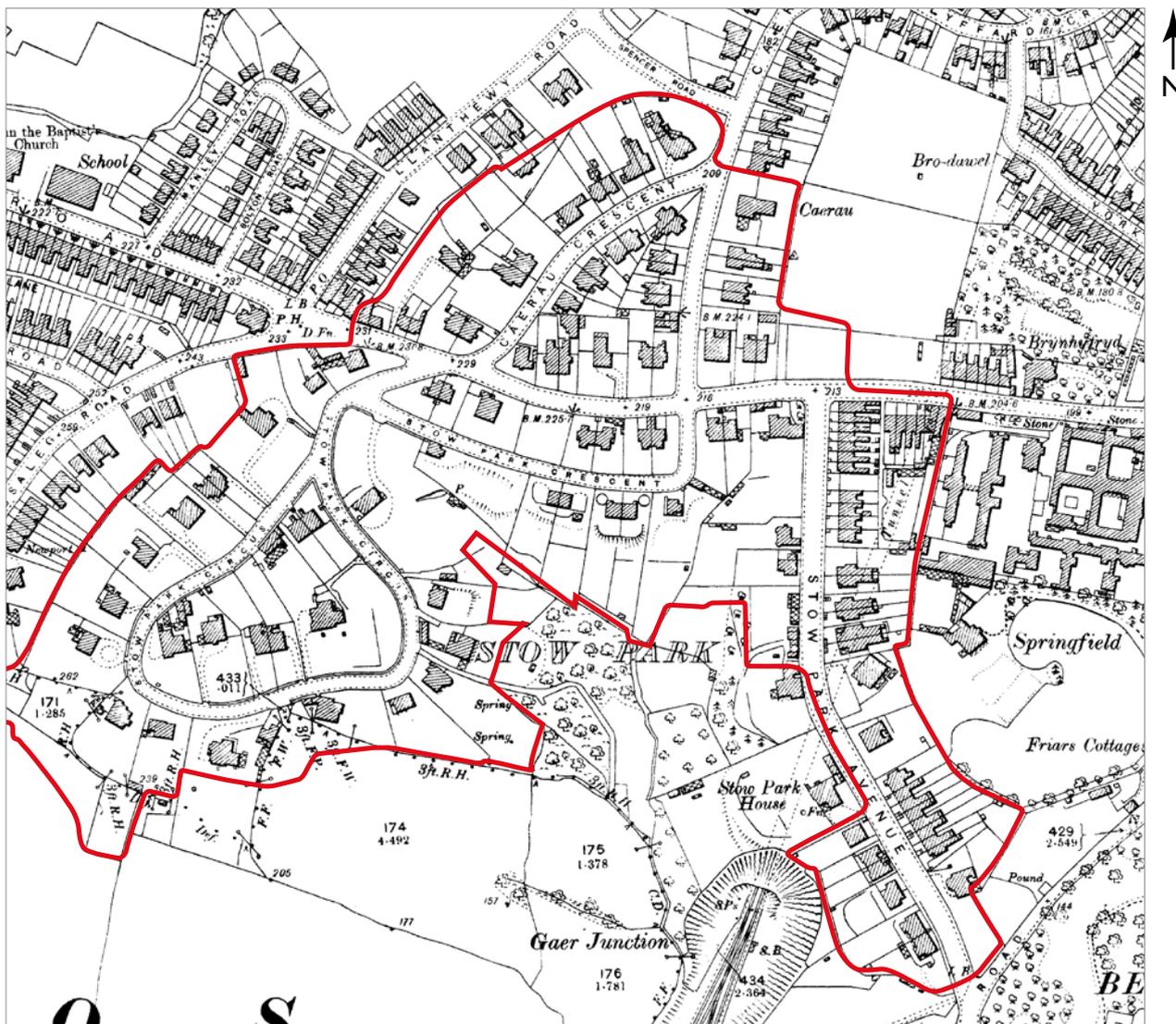
3.1.3 Prior to the spread of suburban development southwards and westwards from Newport's medieval centre, the area now occupied by Stow Park consisted of open fields. This development was encouraged by the new docks at Pillgwenlly, an influx of wealth and Newport's growing population throughout the 19th century. It was at this time that building activity started in Stow Park.

3.1.4 The first edition Ordnance Survey (1885-87) is the first map to show the Conservation Area, clearly labelled as Stow Park. The layout of the roads had already been established by this time, including the distinctive loop of Stow Park Circle, the houses around which were yet to be built. Houses had been built along the west side of Stow Park Avenue, typically large with generous rear gardens, and orchards and parkland beyond. Some development had started on Stow Park Crescent and Stow Hill. At this time, the north-east corner of Stow Park Avenue was occupied by the large workhouse complex.



Ordnance Survey, 1885-87 (approximate Conservation Area boundary)

3.1.5 By the early 20th century considerable development had taken place in Stow Park and further development had started to envelope it, especially to the west. Slightly larger houses on more generous plots had been built around Stow Park Circle (at this time called 'Stow Park Circus') and Caerau Crescent was completed. Without much planting shown in the 1901-02 Ordnance Survey, the raised banks on which a number of the houses on Stow Park Crescent were built can be clearly seen. Part of the workhouse grounds on the north-east corner of Stow Park Avenue had been replaced with a series of terraced houses; this was the last major addition to the Conservation Area until recent decades.



Ordnance Survey, 1901-02 (approximate Conservation Area boundary)

3.0 CHARACTER

3.1.6 During the first half of the 20th century, development was mostly concentrated to the south of the Conservation Area, including the creation of Cae Perllan Road off Stow Park Circle. Very little had changed in the Stow Park Conservation Area by this time and there would be minimal future change thereafter that altered the historic character of the Conservation Area.



Ordnance Survey, 1938-54 (approximate Conservation Area boundary)

3.2 ARCHAEOLOGY

3.2.1 On its eastern side, the Stow Park Conservation Area partially overlaps the town centre Archaeologically Sensitive Area, which highlights the importance of potential below-ground features along the river front and around the City's historic routes. Stow Hill is a historically important thoroughfare as the medieval arterial route into the town from the south and, later, as a busy turnpike road associated with the high levels of trading activity before the docks moved south in the 20th century. Prior to its development in the 19th century, much of the Stow Park area consisted of open fields and therefore has little archaeological interest.

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

3.3 TOPOGRAPHY

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

3.3.2 The topography of the Conservation Area slopes down towards the south-east, resulting in a distinctly steep gradient along Stow Park Avenue. The localised topography within the Conservation Area results in a number of gently sloping driveways and buildings positioned on an elevated platform (as can be seen in the historic maps).

3.3.3 The topography of Stow Park Avenue results in a distinctive pavement configuration: the west side is raised above a retaining wall whilst the east side follow the level of the road. This arrangement is found elsewhere in Newport and is a result of its distinctive river-hewn landscape.



Photograph 1: The different pavement levels on Stow Park Avenue as a result of the distinctive topography

3.0 CHARACTER

3.4 VIEWS

3.4.1 Important views within the Stow Park Conservation Area are largely channelled by its streetscapes, especially at intersections where views are split down diverging streets; including the junction of Caerau Road and Caerau Crescent, and the north end of Stow Park Circle. The steep slope of Stow Park Avenue also contributes to views up towards Stow Hill and down towards Belle Vue Park, with the elevated position of the terraced houses on the east side of the road emphasising their presence.

3.4.2 The higher proportion of greenery around Stow Park Circle creates very different types of views in the south-west corner of the Conservation Area, shielding many of the buildings behind mature boundary planting and trees. This means that the buildings are glimpsed between gaps in the planting and the overall character is much greener and less urban than the north and east sides of the Conservation Area.

3.4.3 There are also several notable views out of the Conservation Area which take advantage of Newport's distinctive river topography:

- Southwards from Stow Park Circle towards the docks and estuary;
- Southwards across Belle Vue Park from Stow Park Avenue; and
- Northwards from Caerau Road across the city towards the outlying hills.



Photograph 2: A building glimpsed through mature planting



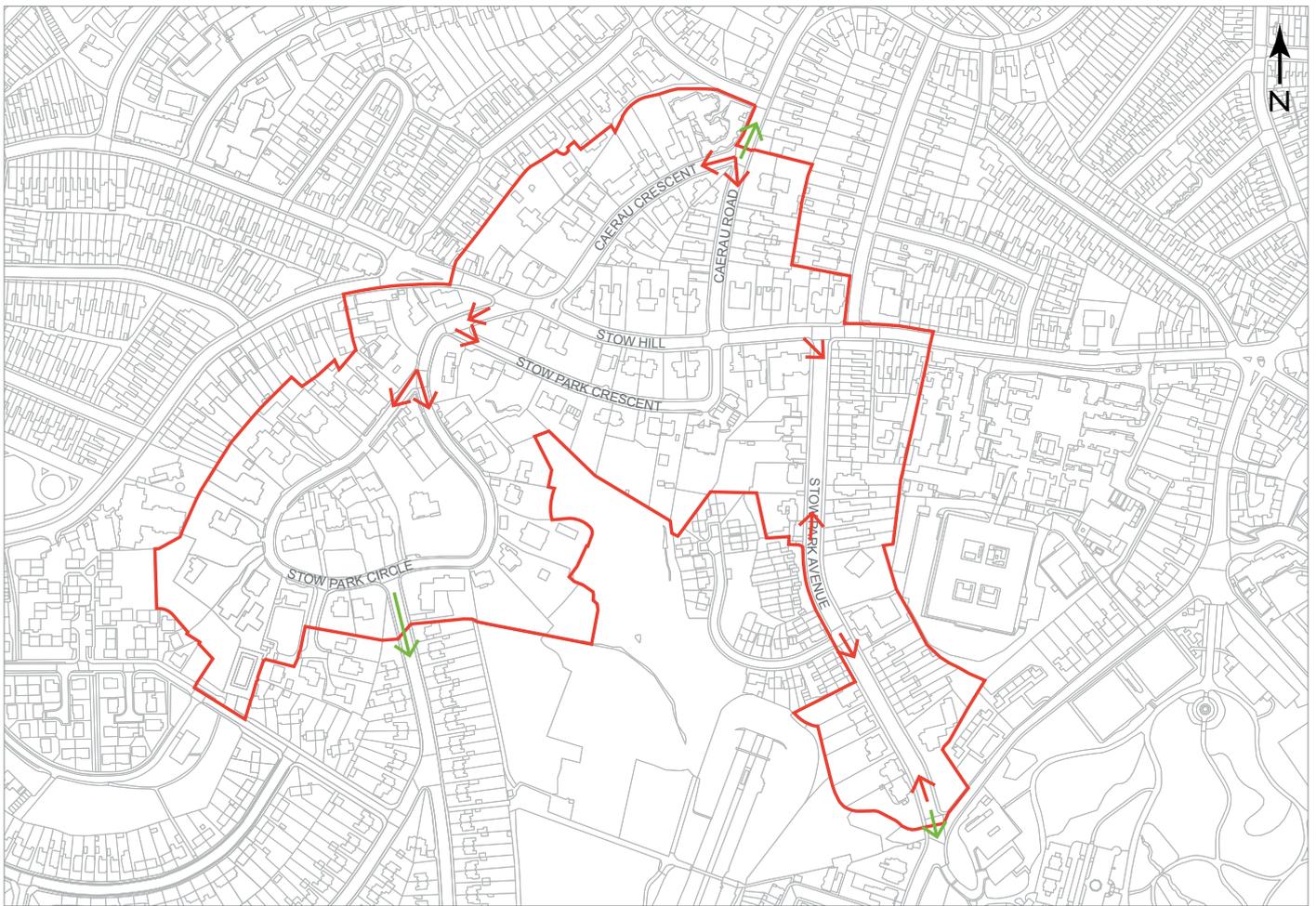
Photograph 3: A characteristic canted bay peeking through the planting



Photograph 4: Looking north from Caerau Road across the city



Photograph 5: Looking southwards towards the docks from the top of Cae Perllan Road



PLAN 2: VIEWS

- Stow Park Conservation Area
- Important view
- Important long-range views

This plan is not to scale

3.0 CHARACTER

3.5 CONFIGURATION & DIRECTION OF MOVEMENT

3.5.1 The main route through the Stow Park is Stow Hill, an early thoroughfare leading into medieval Newport, which runs from east to west and bisects the northern portion of the Conservation Area. Caerau Crescent and Caerau Road form a triangular loop with Stow Hill and is echoed on the south-west side of the Conservation Area by the distinctive loop of Stow Park Circle, which is much quieter than other roads within the Conservation Area. These configurations are unusual features in the context of Newport's suburban growth in the 19th century, which was typically more formally laid out on parallel streets.

3.5.2 Stow Park Avenue forms a principal route into the Conservation Area from the south and provides a direct link with Belle Vue Park, the associated amenity space for the 19th-century suburbs, and also connects the busy routes of Stow Hill and Cardiff Road (via Waterloo Road).

3.6 ARCHITECTURAL CHARACTER

3.6.1 The architectural character throughout the Stow Park Conservation Area varies greatly: there is no one uniform style although there are obvious classical and Arts & Crafts influences.

3.6.2 The houses in Stow Park Circle are typically large, villa-style buildings set back from the road and in an elevated position, which further emphasises their large scale. By contrast, the rest of the Conservation Area typically consists of townhouses, both terraced and semi-detached. Those on Stow Park Avenue are notably large in their scale and dominant within the streetscape as a result of their size and the topography at the south end of the Conservation Area. Those on the north side of the Conservation Area are typically smaller in comparison.

3.6.3 Although the architectural styles throughout the Conservation Area vary from building to building, there is a common palette of characteristic features. This includes:

- Prominent gable ends;
- Tall chimneystacks;
- Hung tiles;
- Canted or squared bays, and turrets;
- Large windows, often with smaller lights in the upper pane;
- Half timbering;
- Barge boards;
- Ridge tiles; and
- Sculpted detailing such as date stones.

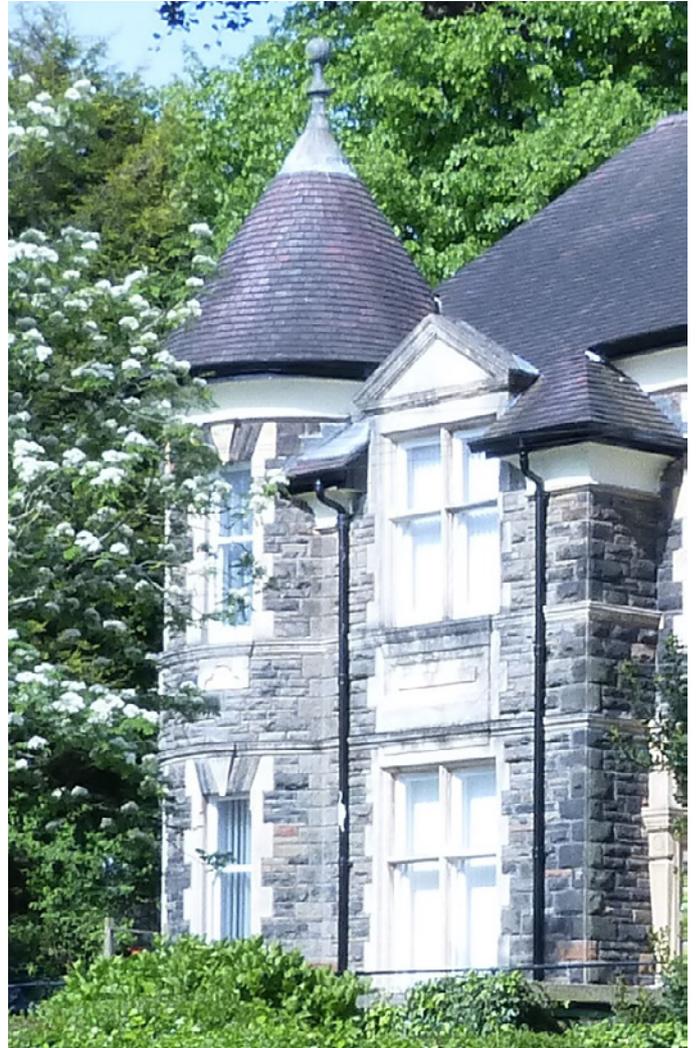
3.6.4 In particular, Dutch gables are notable in both some of the larger townhouses and villas. These features are also prevalent in the city centre where the influx of wealth in the 19th century instigated considerable development along the High Street to accommodate business chambers. This suggests a historic link between the commercial wealth in Newport's city centre and the status of the residents who could historically afford to live in these larger suburban houses.

3.6.5 Building materials also vary across the Conservation Area. Pennant stone with ashlar dressings is common, as is red, yellow and buff brick. It is unusual for a building to be faced just in one material; most use a combination to emphasise detailing such as window surrounds, stringcourses and quoin stones.

3.0 CHARACTER



Photograph 6: A Dutch gable in pennant stone



Photograph 7: A prominent corner turret



Photograph 9: A dated Dutch gable with terracotta detailing



Photograph 10: Barge boarding and a prominent tall chimneystack



Photograph 8: An example of half-timbering

3.0 CHARACTER

3.6.6 Architectural Character by Street

3.6.7 Stow Park Circle & Stow Park Crescent: characterised by large villa-style houses, typically set back within their plots with mature planted boundaries (occasionally accompanying low walls). Front-facing gable ends are common and half-timbering is often incorporated on upper levels.



Photograph 11: Stow Park Crescent

3.6.8 Stow Park Avenue: predominantly large terraced townhouses set up on a raised platform behind prominent front boundary walls often with decorative ironmongery and, in places, decorative terracotta detailing. A variety of materials are evident and front-facing gables are a prominent feature.



Photograph 12: Stow Park Avenue

3.6.9 Stow Hill: on the north side, typically semi-detached townhouses much like Stow Park Avenue. The south side is largely lined with the rear boundary walls and access for the properties on Stow Park Crescent, many of which have prominent gables.



Photograph 13: Stow Hill

3.6.10 Caerau Crescent & Caerau Road: Typically semi-detached townhouses in a variety of styles and materials, often with low front boundary walls and domestic front gardens/driveways.



Photograph 14: Caerau Crescent

3.0 CHARACTER

3.7 SPACES & PUBLIC REALM

3.7.1 The open spaces within the Conservation Area are typically private gardens with lush mature planting around their edges, especially in Stow Park Crescent and Stow Park Circle. This provides important visual amenity to the streetscapes and contributes substantially to their leafy, green character. The tree cover also creates a distinctive contrast of light and shade throughout the Conservation Area, often emphasising the upper storeys of buildings as they catch the sunlight.

3.7.2 Tarmac is typically used for road and pavement surfaces throughout the Conservation Area and there are some surviving historic kerbstones. At the south end of Stow Park Avenue there is a section of pavement surfaced with pennant flagstones on the pavements, which is a characteristic local material and a common feature across Newport. Road markings are more prominent on the busier roads, but minimal on the quieter roads in the south side of the Conservation Area.

3.7.3 A George V post box survives on the prominent corner at the bottom of Stow Park Avenue and is a reminder of the area's historical development in the early 20th century as a residential suburb. Other historical streetscape features such as lantern lamps have been replaced with standard municipal-style streetlights. The nearby Belle Vue Park, although outside the Stow Park Conservation Area, is another important public amenity which emphasises the historical development of Newport's suburbs.



Photograph 15: Characteristic shade and light on Stow Park Circle



Photograph 16: A section of pavement surfaced with pennant flagstones on Stow Park Avenue



Photograph 17: George V post box on Stow Park Avenue

4.1 STATEMENT OF SPECIAL INTEREST

4.1.1 The Stow Park Conservation Area is highly significant as a demonstration of Newport's commercial successes in the late 19th and early 20th centuries, and the impact this had on the City's growth. The quality and variety of its architecture, combined with its distinctive greenness results in a highly significant and unusual suburb. Unlike much of the wider suburban development in Newport, Stow Park has a distinctive configuration, especially the looped arrangements in the south-west portion of the Conservation Area.

4.1.2 The different types of architecture throughout the Conservation Area is illustrative of its phased development and result in an aesthetic variety, especially the contrast of the highly visible terraces and more hidden villas. Characteristic features such as prominent gables, ornate detailing and prominent positioning add further to the aesthetic value of the buildings.

4.1.3 The topography of the Conservation Area, and Newport more widely, results in a series of important long-range views out across the City and the wider area. This emphasises historical links with the docks and South Wales mining industry that brought prosperity to Newport and instigated its suburban growth.

4.1.4 Overall, the special interest of the Stow Park Conservation Area is drawn from its historical links with Newport's 19th-century commercial prosperity and the architectural richness this afforded in the growing suburbs. The ratio of greenery to buildings is also a highly significant characteristic of the Conservation Area and sets it apart from other suburbs.

4.2 AUDIT OF HERITAGE ASSETS

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

4.2.2 The audit has been carried out by means of visual examination from public thoroughfares, only. The intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individually. It should not be assumed that the omission of any information is intended as an indication that a features or building is not important. A detailed assessment of significance specific to a building or site within the Conservation Area should always be carried out prior to proposing any change.

4.0 APPRAISAL

4.2.3 Listed Buildings

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

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

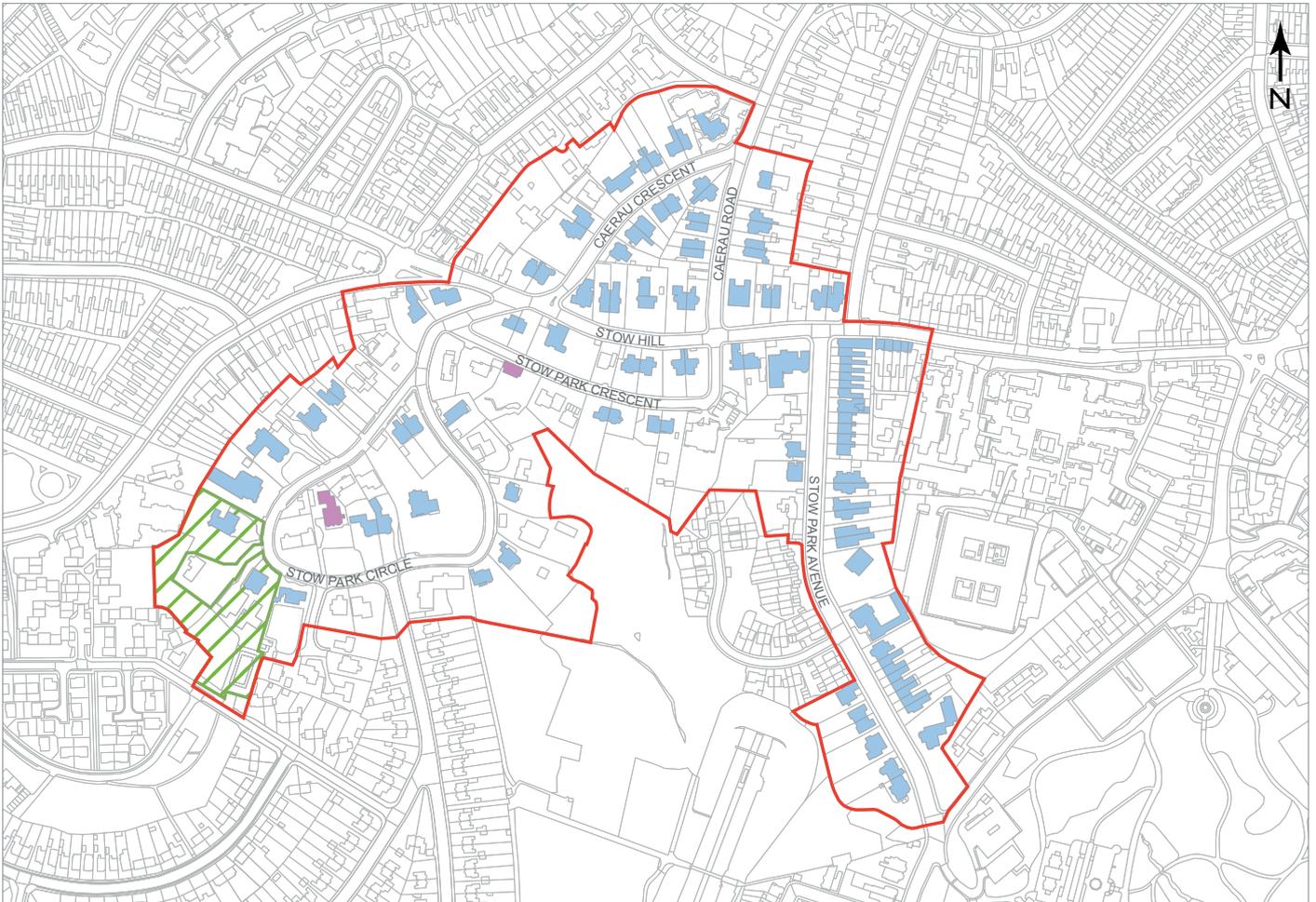
4.2.6 Positive Contributors

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

4.2.8 Criteria for identifying positive contributors include:

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

4.2.9 In the Stow Park Conservation Area, there is potential for some of the identified positive contributors to improve the character of the Conservation Area further still following repairs and the sensitive replacement of poorly-considered modern interventions.



PLAN 3: LISTED BUILDINGS AND POSITIVE CONTRIBUTORS

- Stow Park Conservation Area Boundary
- Listed Building
- Positive Contributor
- ▨ Registered Park and Garden

This plan is not to scale

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4.0 APPRAISAL

4.3 ISSUES & OPPORTUNITIES

4.3.1 Condition

4.3.2 The buildings within the Conservation Area appear to be well-maintained and in a good condition.

4.3.3 There are some sections of boundary wall which are in need of maintenance. In one instance, an extreme repair has been carried out to a boundary wall at the corner of Caerau Crescent, with large ties where the brickwork has cracked. Although the wall has been stabilised, these are significant detracting features.

4.3.4 Some sections of wall have been mortared with thick ribbon pointing, which sits raised from the stonework and affects the ability of the stone to expel moisture. This results in staining and spalling, which is unsightly and has the potential to cause damage to the wall affected.

4.3.5 There are also issues with vegetation growing out from boundary walls. Plants typically root in softer building materials, typically the mortar used for pointing, and force themselves deeper as they grow, pushing building materials out of position and threatening the structural integrity of the affected wall.



Photograph 18: Vegetation growth rooted in a boundary wall



Photograph 19: Inappropriate ribbon pointing on Stow Park Avenue

4.3.6 Detracting Features

4.3.7 The detracting features within the Conservation Area are generally minor but, added together or left unmanaged, impact on its character. These include:

- Satellite dishes and television aerials on principal elevations, which are visually intrusive and detract from the architectural quality of the buildings and general streetscapes.
- Replacement uPVC windows which have many uncharacteristic features compared to original timber units (false glazing bars, thicker frames and different opening mechanisms), and detract from the architectural value of the buildings and streetscape. They can also be detrimental to the condition of historic buildings.
- Gaps in boundary walls where decorative ironmongery has been removed and replaced with plain safety bars.
- External painting or cement-based render on buildings which historically had exposed brickwork or a finer stucco-style finish. Covering external finishes which were intended to be left bare not only reduces the aesthetic and architectural quality of the buildings, but also has the potential to cause moisture problems.
- Modern infill development, which obscures historic plot boundaries and alters the ratio of buildings to open spaces.
- Extensions which distort the architectural proportions of historic buildings and the ratio of green space.



Photograph 20: Original and replacement windows on Stow Park Avenue



Photograph 21: Gaps where ironmongery detailing has been removed



Photograph 22: Surviving ironmongery



Photograph 23: Painted and rendered brickwork, and prominent aerials

4.0 APPRAISAL

4.3.8 Opportunities for Enhancement

4.3.9 The historical plots and configuration within the Stow Park Conservation Area generally survive intact, although there are exceptions around Stow Park Circle. Opportunities for enhancement are consequently limited to addressing the identified issues concerning condition and detracting features.

4.3.10 There is potential to extend the coverage of the traditional pennant flagstones on the pavements and also to replace modern streetlamps with traditional lanterns. These enhancements would improve the character of the Conservation Area.

4.3.11 Where modern buildings are found to no longer be fit for purpose and up for development, there is potentially scope to implement a higher-quality and more contextual scheme that better reflects the character of the Conservation Area.

5.1 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

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

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

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

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

5.2 CONSERVATION & DESIGN GUIDANCE

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

5.2.2 Repairs and Maintenance

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

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

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

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

5.0 MANAGEMENT PLAN

- Where a historical feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve a failing modern feature, a traditionally-designed alternative using appropriate materials is preferable.
- Cement-based pointing is damaging to brickwork and masonry, and causes moisture problems. Repairs should always be carried out using a lime-based mortar and after raking out all the cementitious material. This will ensure the long life of the brickwork/masonry. Similarly, any external renders and stuccoes should be appropriately specified to prevent moisture issues.
- Due consideration should be given to how long-lasting a repair will be and what maintenance will be required to maximise its life span.
- Reversibility is an important consideration as better alternatives may become available in the future.
- Regular gutter and downpipe clearing should take place to prevent blockage and vegetation growth. This maintenance should also extend to the ground level drains to ensure effective water run-off.

5.2.6 uPVC is an inappropriate and harmful material for historic buildings: it can damage their condition and detract from their character. Traditional joinery items such as windows and front doors should be kept and repaired wherever possible, or replaced with traditionally designed timber alternative where the original has deteriorated beyond repair. The use of timber also offers sustainability benefits over uPVC units which cannot be easily recycled.

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

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

Understanding 'Like-For-Like'

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

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

Managing Trees in a Conservation Area

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

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

5.2.8 New Development

5.2.9 Any new design or development (i.e. a change to the Conservation Area that is not a repair) 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 positive contributors;
- How local details and materials can be incorporated;
- The potential impact on historic plot boundaries and ratio of green spaces to building;
- Whether any significant but frequently overlooked features such as important rear elevations or chimneystacks will be lost or obscured from view.

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

5.0 MANAGEMENT PLAN

5.2.11 Public Realm

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

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

5.2.14 The removal and prevention of graffiti in the Stow Park Conservation Area will also positively contribute to its character.

5.3 AIMS & OBJECTIVES

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

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

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

Reason: To protect the character of the Conservation Area.

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

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

3. Newport City Council will encourage proposals which seek to address the identified opportunities for enhancement, subject to their design.

Reason: To improve the character of the Conservation Area.

4. The removal and prevention of vegetation growth from boundary walls is encouraged.

Reason: To improve the aesthetic value of the streetscapes and improve the condition of the wall structures.

5. The rich green-ness of the Conservation Area should be protected through the considered management of existing trees and careful design of new planting.

Reason: To protect a defining characteristic of the Conservation Area and to manage trees in line with other local policy.

6. Newport City Council will resist development where the high proportion of green space to building is affected.

Reason: To protect a defining characteristic of the Conservation Area.

7. 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.

8. Newport City Council will support proposals to re-establish lost ironmongery features, subject to their design.

Reason: To preserve a characteristic feature of the Conservation Area and improve the aesthetic value of the streetscapes.

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

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

FURTHER INFORMATION

Cadw Guidance

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

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

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

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

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

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

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

Newport City Council

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

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

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

Welsh Government

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

Other Sources

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

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

ARCHITECTURAL GLOSSARY

Ashlar Dressing: Stone blocks which have been worked smooth and which emphasise features such as windows.

Bargeboard: Boards fixed within the triangle of a gable, often carved or decorated.

Buff Brick: Bricks which have a very light brown/gold colour.

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

Dutch Gable: A decorative, front-facing section of wall, usually triangular or a variant thereof.

Elevation: An external side of a building.

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

Half-Timbering: An architectural effect imitating timber framing on one storey of a building.

Quoin Stones: Emphasised stones at a corner of a building.

Ridge Tile: Decorative tiles along the peak of a pitched roof.

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

Stucco: A fine type of external render.

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W: <http://www.victoriansociety.org.uk/>
(NB: All case work is managed from London).

APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
CAERAU CRESCENT	
1 & 2 Caerau Crescent	Positive Contributor
3 Caerau Crescent	Positive Contributor
4 & 5 Caerau Crescent	Positive Contributor
6 & 7 Caerau Crescent	Positive Contributor
Cwrt Pencraig, 8 Caerau Crescent	Positive Contributor
9 Caerau Crescent / 55 Caerau Road	Positive Contributor
10 & 11 Caerau Crescent	Positive Contributor
12 & 13 Caerau Crescent	Positive Contributor
14 Caerau Crescent	Positive Contributor
CAERAU ROAD	
46 Caerau Road	Positive Contributor
47 & 48 Caerau Road	Positive Contributor
49 & 50 Caerau Road	Positive Contributor
51 & 52 Caerau Road	Positive Contributor
53 & 54 Caerau Road	Positive Contributor
9 Caerau Crescent / 55 Caerau Road	Positive Contributor
STOW HILL	
13 Stow Park Avenue	Positive Contributor
145 Stow Hill	Positive Contributor
147 Stow Hill	Positive Contributor
188 & 190 Stow Hill	Positive Contributor
194 & 196 Stow Hill	Positive Contributor
200 Stow Hill	Positive Contributor
202 & 204 Stow Hill	Positive Contributor
206 Stow Hill	Positive Contributor
210 & 212 Stow Hill	Positive Contributor
214 Stow Hill	Positive Contributor

APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
216 & 218 Stow Hill	Positive Contributor
STOW PARK AVENUE	
1 & 2 Stow Park Avenue	Positive Contributor
3 Stow Park Avenue	Positive Contributor
4 & 5 Stow Park Avenue	Positive Contributor
6 Stow Park Avenue	Positive Contributor
9 Stow Park Avenue	Positive Contributor
10 Stow Park Avenue	Positive Contributor
13 Stow Park Avenue	Positive Contributor
14-17 Stow Park Avenue	Positive Contributor
18 Stow Park Avenue	Positive Contributor
19 Stow Park Avenue	Positive Contributor
20-23 Stow Park Avenue	Positive Contributor
24 & 25 Stow Park Avenue	Positive Contributor
26 & 27 Stow Park Avenue	Positive Contributor
28 & 29 Stow Park Avenue	Positive Contributor
30 Stow Park Avenue	Positive Contributor
Stow Park Nursing Home, 31 Stow Park Avenue	Positive Contributor
32 Stow Park Avenue	Positive Contributor
33-39 Stow Park Avenue	Positive Contributor
40 Stow Park Avenue	Positive Contributor
STOW PARK CIRCLE	
1 Stow Park Circle	Positive Contributor
2 / 22 Stow Park Circle	Positive Contributor
Mansion House, 4 Stow Park Circle	Positive Contributor
5 Stow Park Circle	Positive Contributor
7 Stow Park Circle	Positive Contributor
6 & 8 Stow Park Circle	Positive Contributor
13 Stow Park Circle	Positive Contributor
15 Stow Park Circle	Positive Contributor
15 & 17 Stow Park Circle	Registered Garden
17 Stow Park Circle	Positive Contributor

APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
19 Stow Park Circle	Positive Contributor
21 Stow Park Circle	Positive Contributor
23 Stow Park Circle	Positive Contributor
25 & 27 Stow Park Circle	Positive Contributor
33 Stow Park Circle	Positive Contributor
35 Stow Park Circle	Positive Contributor
Rothbury House, Stow Park Circle	Listed Building
Skelmorlie, Stow Park Circle	Positive Contributor
STOW PARK CRESCENT	
1 Stow Park Crescent	Positive Contributor
3 & 4 Stow Park Crescent	Positive Contributor
5 & 6 Stow Park Crescent	Positive Contributor
10 & 11 Stow Park Crescent	Positive Contributor
12 Stow Park Crescent	Positive Contributor
15 & 16 Stow Park Crescent	Positive Contributor
17 & 18 Stow Park Crescent	Positive Contributor
Viletta, Stow Park Crescent	Listed Building

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