

**THE SHRUBBERY CONSERVATION AREA**  
CONSERVATION AREA APPRAISAL  
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# THE SHRUBBERY: CONSERVATION AREA APPRAISAL

## CONTENTS

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<b>1.0 INTRODUCTION</b>	<b>04</b>	<b>4.0 APPRAISAL</b>	<b>20</b>
1.1 The Shrubby Conservation Area	04	4.1 Statement of Special Interest	20
1.2 Definition of a Conservation Area	04	4.2 Audit of Heritage Assets	20
1.3 Purpose and Scope of the Conservation Area Appraisal	06	4.3 Issues & Opportunities	23

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<b>2.0 PLANNING POLICY CONTEXT</b>	<b>07</b>	<b>5.0 MANAGEMENT PLAN</b>	<b>26</b>
2.1 UK and Welsh Legislation	07	5.1 Control Measures Brought About by Conservation Area Designation	26
2.2 Local Policy	07	5.2 Conservation & Design Guidance	26
2.3 Guidance	08	5.3 Aims & Objectives	29
2.4 Consultation	08		

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<b>3.0 CHARACTER</b>	<b>09</b>	<b>FURTHER INFORMATION</b>	<b>30</b>
3.1 Historical Development	09		
3.2 Archaeology	13	<b>ARCHITECTURAL GLOSSARY</b>	<b>31</b>
3.3 Topography	13		
3.4 Views	13	<b>CONTACT DETAILS</b>	<b>32</b>
3.5 Configuration & Direction of Movement	16		
3.6 Architectural Character	16	<b>APPENDIX A</b>	
3.7 Spaces & Public Realm	19	List of Heritage Assets	33

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## 1.0 INTRODUCTION

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### 1.1 THE SHRUBBERY CONSERVATION AREA

1.1.1 The Shrubbery 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 Shrubbery Conservation Area recognises its distinctly rural and green character, and the group of historic villas which are unusual features in the context of central Newport.

### 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.*’<sup>01</sup>

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.

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



**PLAN 1: THE SHRUBBERY  
CONSERVATION AREA, 2019**

**— The Shrubby 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.<sup>02</sup>

1.3.2 The boundary of the Shrubbery 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 Shrubbery 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.

<sup>02</sup> 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.<sup>01</sup>

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.<sup>02</sup>

2.4.2 A draft of The Shrubbery 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.

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<sup>02</sup> 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.

**Mid-late 1800s**

Suburban development spread outside central Newport into the surrounding fields, including Clytha Park (The Shrubbery).

**1937-64**

Newport Civic Centre was constructed in a former quarry on the east side of Clytha Park Road.

**2002**

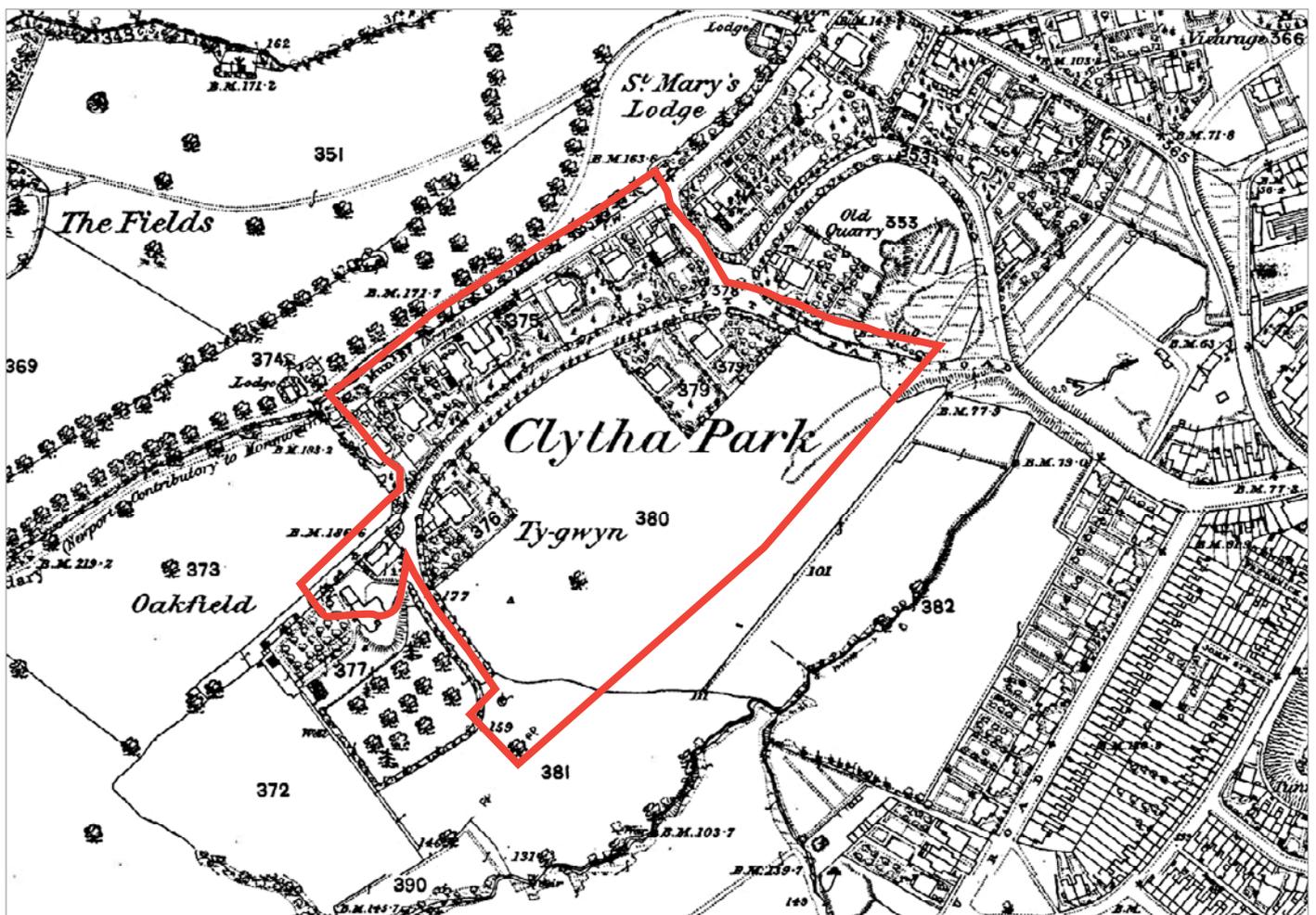
Newport was awarded City status as part of Queen Elizabeth II's Golden Jubilee celebrations.

## 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 The Shrubbery Conservation Area consisted of open fields. This new 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 The Shrubbery.

3.1.4 The first edition Ordnance Survey (1885-87) is the first map to show the Conservation Area, historically known as Clytha Park, in detail. The curve of Westfield Road is clearly discernible and was then an extension of Clytha Park Road. Development along its north side had been completed by this time, with several other houses on the south side at the far east and west ends of Westfield Road. A ditch or other boundary marker to the south roughly corresponds with the configuration of Oakfield Road or Bryngwyn Road, which had not yet been set out at the time this map was surveyed.



Ordnance Survey, 1885-87

3.1.5 Between the first edition Ordnance Survey and the 1901-02 edition, Parkfield Place was laid out and further villas built on the south side of Westfield Road (here labelled as such for the first time). Oakfield Road had also been laid out in this period, but development had not started to spread further west. The names of the roads are indicative of the historic character of this area as open space before 19th-century suburban re-development, especially the repeated reference to ‘fields’.

Along the south side of Fields Road (i.e. the properties on the north side of Westfield Road) were a notable series of ancillary buildings. The cross-hatching indicates that some of these were glazed structures, most likely greenhouses or garden rooms.



Ordnance Survey, 1901-02

### 3.0 CHARACTER

3.1.6 By 1922, the route into The Shrubbery from the north-west, Edward VII Crescent, had been established, completing the road network in and around the Conservation Area as it survives today. Further development had taken place in the intervening 20 years between the 1922 Ordnance Survey and the 1901-02 edition. One plot on the east side of Parkfield Place was as-yet undeveloped (and remained

so until later in the 20th century). The curved and winding drives leading up to the houses are clearly shown in the 1922 map, as are the generously proportioned plots which surrounded the villas. This is indicative of the historically higher status of these properties compared to the more compacted terraces and semi-detached houses which dominated much of Newport's 19th-century suburbs.



Ordnance Survey, 1922

### 3.2 ARCHAEOLOGY

3.2.1 There are no Archaeologically Sensitive Areas that overlap or closely border The Shrubbery Conservation Area. Evidence in historic maps strongly indicates that there were no earlier developments on this site and that the area was predominantly rural fields.

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 Along the eastern edge of the Conservation Area there is a distinctive sharply sloping decline southwards down Clytha Park Road. Within the boundary of the Conservation Area, the topography results in characteristic features such as sloping drive ways and houses situated in an elevated position, those on the south side of the Conservation Area having an outlook across the slope towards the river.

### 3.4 VIEWS

3.4.1 The Shrubbery is an enclosed area with mature planting, limiting central views to a short range or a tantalising glimpse through tree cover. In particular, views along Westfield Road are characteristically green with few built elements visible, often glimpsed through gates or above planted boundaries. The elevated positioning of the houses on the south side of the Conservation Area is a characteristic feature of views along Oakfield Road, including prominent houses on corner plots.

3.4.2 Views along the northern edge of the Conservation Area have a very different character with the boundary walls of the properties on the north side of Westfield Road being a prominent feature. In views along and towards the southern edge of the Conservation Area the mature planting dominates and contrasts the higher proportion of surrounding built area. Views out of the Conservation into the surrounding area are also notable, especially towards the Civic Centre and southwards where the topography slopes down towards the river.

### 3.0 CHARACTER



*Photograph 1: The rich and mature planting on Westfield Road*



*Photograph 2: A prominent corner building and elevated house on Oakfield Road*



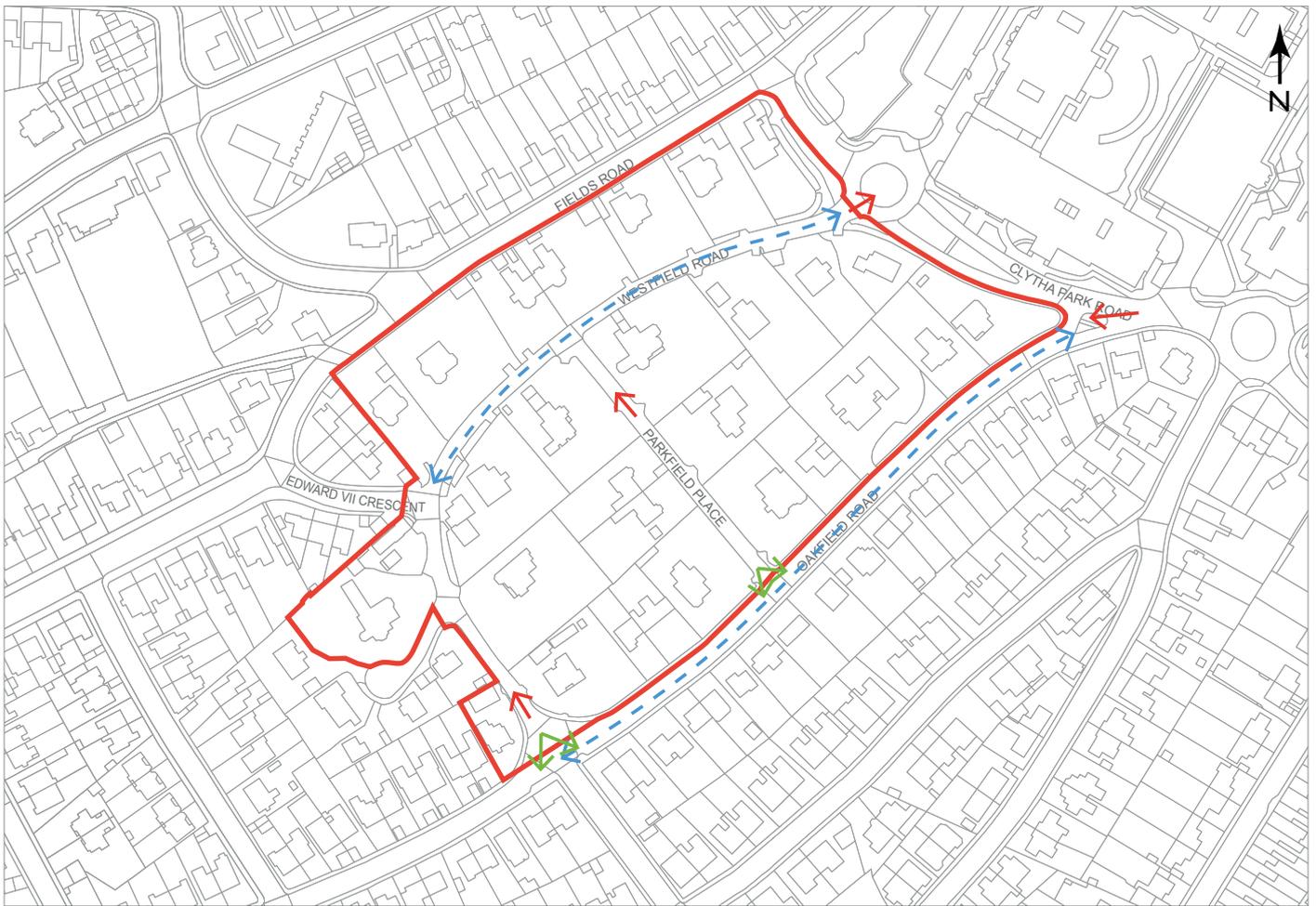
*Photograph 3: A corner building with a prominent turret at the junction of Oakfield Road and Westfield Road*



*Photograph 4: The mature planted edge along Oakfield Road*



*Photograph 5: Looking along Fields Road with the Civic Centre tower in the distance*



**PLAN 2: VIEWS**

- The Shrubbery Conservation Area
- Important view
- ↔ Important long-range view
- ↔ Moving views

*This plan is not to scale*

## 3.0 CHARACTER

### 3.5 CONFIGURATION & DIRECTION OF MOVEMENT

3.5.1 The Shrubbery is a characteristically enclosed area, accessed via one of four points: either end of Westfield Road, Park Place and Edward VII Crescent. Busier roads border the north, south and eastern edges of the Conservation Area, leading into the city centre and the main arterial routes.

3.5.2 The curved layout of Westfield Road is indicative of its age as the first route to have been laid out in The Shrubbery, possibly following an earlier path or track. The parallel nature of Oakfield Road and Fields Road, and formal straightness of Parkfield Place are characteristic of the wider area, which was laid out as late 19th- and early 20th-century suburbs.

### 3.6 ARCHITECTURAL CHARACTER

3.6.1 The architectural character throughout The Shrubbery Conservation Area varies: most buildings are typically Italianate or Edwardian in style but with little or no uniformity. This is most likely as a result of the piecemeal development of this area, with different builders acquiring plots. There are also some examples of Arts & Crafts-style buildings, although they are less common.

3.6.2 Villas – large, detached houses – are the principal type of building, with some semi-detached houses on the north side of Westfield Road. Suburban villas are characteristic of the 19th century, when more affluent residents sought larger properties with generous gardens on the outskirts of an urban area. The Shrubbery villas are irregular in their plan form and typically set towards a corner or edge of their respective plots, leaving a generous encircling garden. Their larger massing (typically two storeys in height with generous attic space) often means that the rooflines can be glimpsed above the boundary hedges and in gaps in the planting, especially on Westfield Road. The ancillary buildings in the gardens of the properties on the north side of Westfield Road are also visible in glimpses and illustrate the historic status of the villas.

3.6.3 Although the architectural style of the villas in the Conservation Area varies from building to building, there is a common palette of characteristic features. This includes:

- Multiple gable ends on one building;
- Tall chimneystacks;
- Canted bays and turrets;
- Large sash windows;
- The use of bargeboards and decorative ridge tiles on the Edwardian-style buildings;
- Quoin stones and eaves corbels the on Italianate-style buildings;
- Pitched roofs for the Edwardian-style buildings; and
- Hipped roofs for the Italianate-style buildings.

### 3.0 CHARACTER



*Photograph 6: A distinctly Italianate villa with pennant stone front boundary walls*



*Photograph 7: A more ornately decorated villa*



*Photograph 8: A simpler villa with less architectural detailing*



*Photograph 9: Pennant stone boundary wall along Oakfield Road*



*Photograph 10: Arts and Crafts style buildings*



*Photograph 11: A sloping driveway for vehicular access*

## 3.0 CHARACTER

3.6.4 Materials also vary throughout the Conservation Area. Ashlar-finished masonry is usually used to face Italianate-style buildings. Brick (red, yellow and buff – individually or in a combination) and pennant stone are commonly used elsewhere. Pennant stone is especially common for boundary treatments, including the taller wall along Fields Road, which are occasionally supplemented with iron railings.

3.6.5 Separate pedestrian gates and vehicular drives are also common features throughout the Conservation Area. These entrances are almost all marked by gate piers, frequently with iron railing gates. Many of the pedestrian gates appear to be largely disused but still survive in situ and often have their decorative ironmongery. Driveways are typically sloped and often curved or winding so that the house is not positioned squarely within the view framed by the gate piers.



*Photograph 12: Pedestrian access gate*



*Photograph 13: Protruding chimneys and gables above the planting*

### 3.7 SPACES & PUBLIC REALM

3.7.1 The Conservation Area is strongly characterised by its high proportion of greenery. All plots have a higher ratio of space given over for garden than for its main house. The maturity of the trees and hedgerows within the Conservation Area create a distinctly rural feel, especially in the centre of Westfield Road. This is emphasised by the contrast with the immediate setting of the Conservation Area, which is more intensively built up with closely positioned semi-detached houses.

3.7.2 Westfield Road and Parkfield Place have informal and uneven surface treatments, which further emphasises the rural character of the Conservation Area. There are no kerbs or road markings, and the few streetlamps present are modest in scale. Driveways and pedestrian paths are variously treated: tarmac, brick setts, poured concrete and flagstones are all present.

3.7.3 As a residential area centred on access-only roads, there are otherwise limited accessible spaces and public realm features.

## 4.0 APPRAISAL

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### 4.1 STATEMENT OF SPECIAL INTEREST

4.1.1 The rural character and leafiness of The Shrubbery Conservation Area is unique within the context of central Newport. The high ratio of green space to built features is a distinctive feature of the Conservation Area and results in a village-like character which further sets it apart from the most intensely suburban character of the wider area. The different architectural styles and features throughout the Conservation Area also add variety to its aesthetic value and is illustrative of its gradual historical development at a time when Newport was experiencing an influx of wealth.

4.1.2 Overall, the special interest of The Shrubbery Conservation Area is drawn from the aesthetic value rooted in its high proportion of greenery, the architectural variety of its buildings and their distinctive villa design.

### 4.2 AUDIT OF HERITAGE ASSETS

4.2.1 The Shrubbery 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.

### 4.2.3 Listed Buildings

4.2.4 There are no listed buildings within The Shrubbery Conservation Area; however, it may be felt in the future that a building is worthy of being listed.

4.2.5 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).

4.2.6 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.

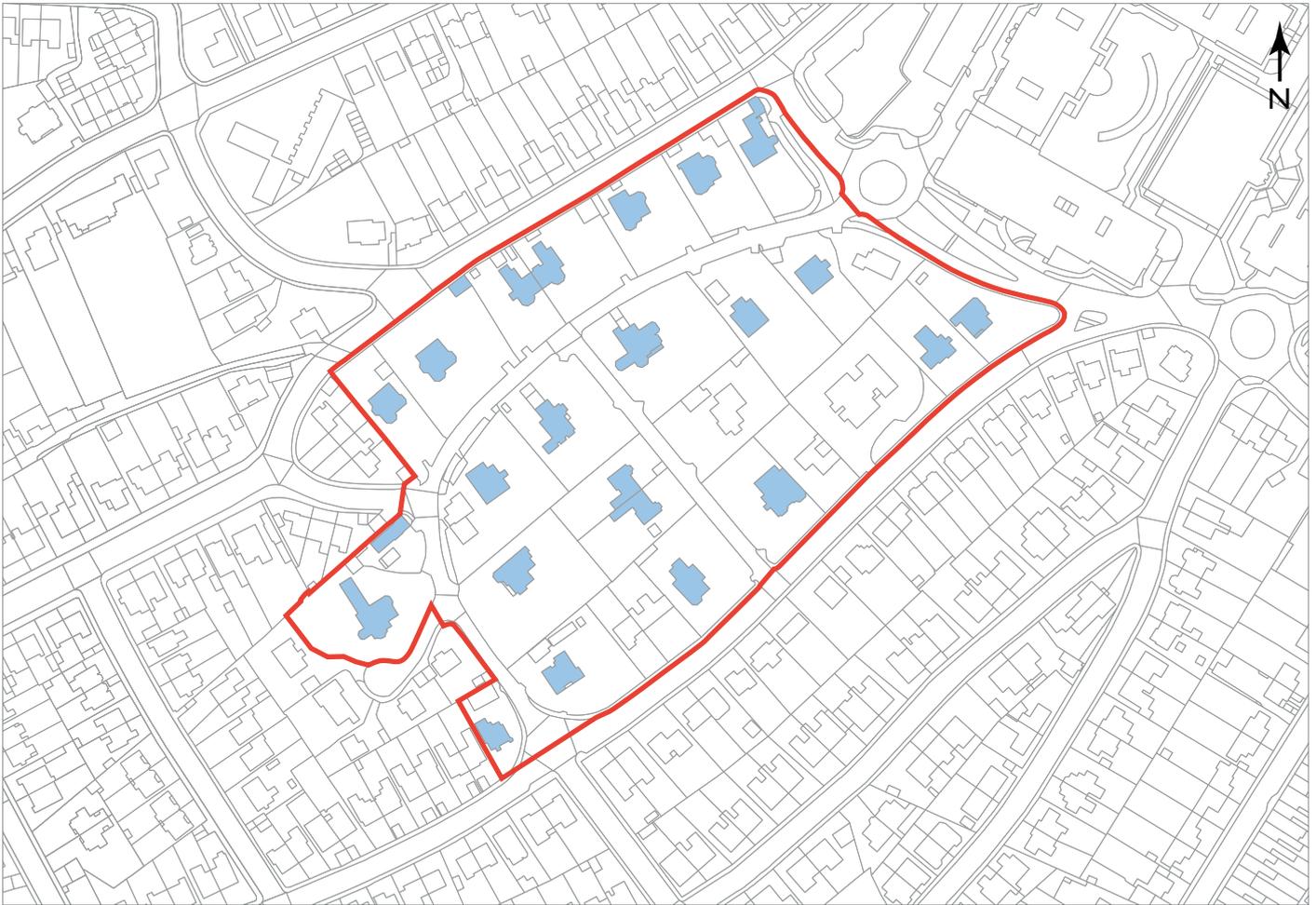
### 4.2.7 Positive Contributors

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 Shrubbery 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**

- The Shrubbery Conservation Area
- Positive Contributor

*This plan is not to scale*

### 4.3 ISSUES & OPPORTUNITIES

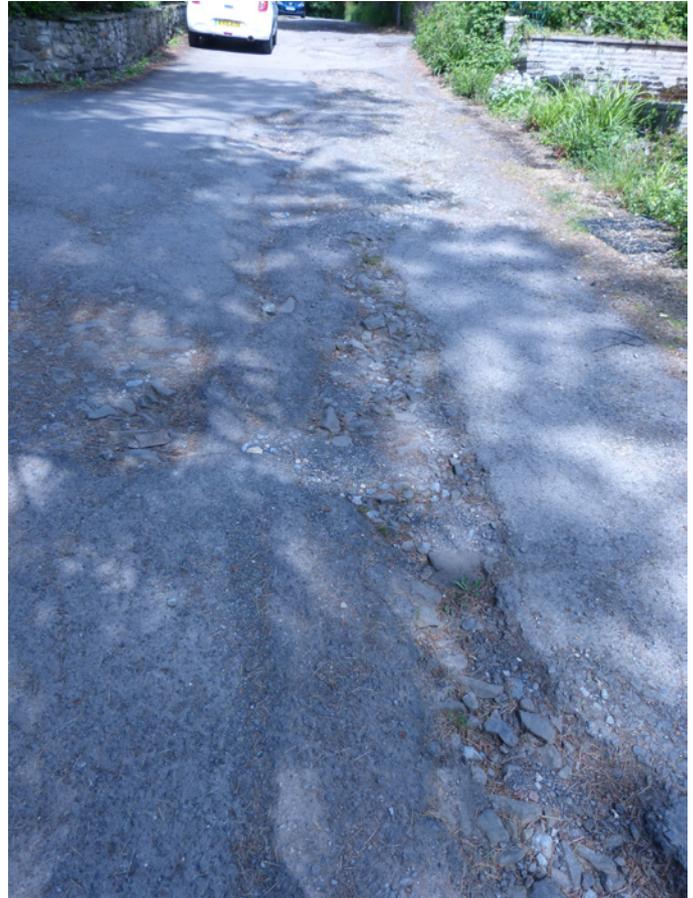
#### 4.3.1 Condition

4.3.2 From the partial views of the buildings from the thoroughfares, most appear to be well-maintained and in a good condition.

4.3.3 The condition of some sections of boundary wall needs addressing, although there are no areas which are under immediate threat of irreparable damage. However, plants growing out from the walls is a notable issue. Vegetation typically takes root in the softer building materials, typically the mortar used for pointing, and forces itself deeper as it grows, pushing building materials out of position and threatening the structural integrity of the affected wall.

4.3.4 Railings and decorative ironmongery are common features in the Conservation Area and are generally in a good condition. However, there are instances where the ironwork would benefit from treatment to prevent corrosion and also revive their detail. Regular re-painting is prudent but, over the course of decades, can clog the finer details of decorative ironmongery.

4.3.5 There are a number of patches in Westfield Road and Parkland Place where the surface has come loose, creating shallow potholes which will become progressively worse. The limited traffic on these thoroughfares will prolong the life cycle of the road surface but signs of deterioration are showing.



*Photograph 14: An area of failing road surface, which will become progressively worse if left untreated*

## 4.0 APPRAISAL

### 4.3.6 Detracting Features

4.3.7 There are few features which detract from the character and special interest of the Conservation Area; those that are evident are generally minimal or specific to a certain area:

- As a result of the mature trees and their overhanging canopies, there are some patches of unsightly staining on boundary walls as a result of falling organic material and a lack of direct sunlight.
- Although the mature and dense planting is strongly characteristic of the Conservation Area, there are some areas where climbers and weeds have been allowed to grow up and through railings, detracting from their otherwise positive contribution to the streetscape and potentially causing damage.
- In some places, there are mismatched railings or boundary treatments.
- Some boundary treatments are incongruous and not fully in keeping with the character of the Conservation Area (for example, a wall painted green and standard timber picket fence).
- The lack of a proper boundary treatment along the edge of the Constitutional Club car park leaves this area highly visible and detracts from the leafy character of the Conservation Area.
- Satellite dishes or television aerials on principal elevations, or rear elevations which can be clearly seen from the public thoroughfare (for example, the side and rear elevations which can be seen from Fields Road). These are visually intrusive features which detract from the architectural value of the buildings.
- Replacement uPVC windows, which have thicker glazing frames and different opening mechanisms to traditional timber sash windows, and detract from the architectural value of the building.

- The removal of historic gates, which characteristically mark the separate vehicular and pedestrian access points.



Photograph 15: Vegetation growth, failing pointing and deteriorating stonework on the Fields Road boundary wall



Photograph 16: An incongruously rendered and green-painted wall



Photograph 17: Mismatching railings with invading vegetation



Photograph 18: Incongruous timber fencing

### 4.3.8 Opportunities for Enhancement

4.3.9 The historic integrity of the buildings and lay out of The Shrubbery Conservation Area largely survives intact and any opportunities for enhancement generally address the identified issues concerning condition and detracting features. In particular, the replacement of inappropriate boundary treatments with more substantial built walls and/or railings supplemented with additional planting is a clear opportunity to improve the character of the Conservation Area.

4.3.10 At the south-east corner of the Conservation Area, there is scope to re-establish a suitable boundary treatment around 2 Clytha Park Road, which has recently had trees felled and now fully exposed.



*Photograph 19: 2 Clytha Park Road, which is uncharacteristically exposed*

## 5.0 MANAGEMENT PLAN

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### 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 The Shrubbery, this may include the replacement, removal or addition of built boundary treatments, including railings; changes to roof coverings; the replacement, removal or addition of external paint or render; the replacement, removal or addition of gateposts or gates; and the replacement or creation of, or alterations to windows and external doors.

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 Shrubbery 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 Shrubbery 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.
- 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.
- Climbing plants should be correctly trained and regularly monitored to ensure they remain entwined with the fixings and do not start rooting into the built fabric.

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.

## 5.0 MANAGEMENT PLAN

### Managing Trees in a Conservation Area

The mature trees in The Shrubbery 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 Shrubbery Conservation Area should contact Newport City Council before carrying out any work.

### 5.2.8 New Development

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.

5.2.9 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.

### 5.2.10 Public Realm

5.2.11 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.

5.2.12 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.

### 5.3 AIMS & OBJECTIVES

5.3.1 The following aims and objectives respond to the identified issues and opportunities within The Shrubbery 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 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. Newport City Council will support proposals which seek to establish high-quality and long-life boundary treatments such as brick or masonry walls, or railings, providing they do not detract from the characteristic greenery.**

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

**6. 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.*

**7. 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.*

**8. The retention of separate vehicular and pedestrian access points is encouraged.**

*Reason: To protect a historic feature of the Conservation Area.*

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

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

**10. 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

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### 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](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>

### 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>

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/>

**Arts & Crafts:** A late 19th-/early 20th-century approach to design which celebrated craftsmanship and honest materials.

**Ashlar Masonry:** Stone blocks which have been worked smooth and square.

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

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

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

**Eaves Corbel:** A bracket underneath an overhanging roof.

**Edwardian:** An early 20th-century style of architecture, much like Victorian design but plainer.

**Elevation:** An external side of a building.

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

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

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

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

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

## CONTACT DETAILS

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### **Newport City Council, Planning Team**

Regeneration, Investment & Housing  
Civic Centre  
Newport  
NP20 4UR

E: [planning@newport.gov.uk](mailto:planning@newport.gov.uk)  
T: 01633 656656  
W: <http://www.newport.gov.uk/en/Planning-Housing/Planning/Planning.aspx>

### **Cadw**

Welsh Government  
Plas Carew  
Unit 5/7 Cefn Coed  
Parc Nantgarw  
Cardiff  
CF15 7QQ

E: [cadw@wales.gsi.gov.uk](mailto:cadw@wales.gsi.gov.uk)  
T: 0300 0256000  
W: <http://cadw.gov.wales/?lang=en>

### **Glamorgan-Gwent Archaeological Trust**

Heathfield House  
Heathfield  
Swansea  
SA1 6EL

E: [enquiries@ggat.org.uk](mailto:enquiries@ggat.org.uk)  
T: 01792 655208  
W: <http://www.ggat.org.uk/>

### **Victorian Society**

1 Priory Gardens  
London  
W4 1TT

E: [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)  
T: 020 8994 1019  
W: <http://www.victoriansociety.org.uk/>  
(NB: All case work is managed from London).

## APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
<b>CLYTHA PARK ROAD</b>	
Holmeswood, 16 Clytha Park Road	Positive Contributor
<b>FIELDS ROAD</b>	
55 Fields Road	Positive Contributor
56 Fields Road & Rockmount, 9 Westfield Road	Positive Contributor
57 Fields Road & Parkfield, 10 Westfield Road	Positive Contributor
<b>OAKFIELD ROAD</b>	
2 Oakfield Road	Positive Contributor
4 Oakfield Road	Positive Contributor
Tredegar Constitutional Club, 8 Oakfield Road	Positive Contributor
10 Oakfield Road	Positive Contributor
Glen View, 18 Oakfield Road	Positive Contributor
20 Oakfield Road	Positive Contributor
<b>PARKFIELD PLACE</b>	
Coniston, 2 Parkfield Place	Positive Contributor
Lynmouth, 4 Parkfield Place	Positive Contributor
<b>WESTFIELD ROAD</b>	
1 Westfield Road	Positive Contributor
The Knoll, 2 Westfield Road	Positive Contributor
3 Westfield Road	Positive Contributor
4 Westfield Road	Positive Contributor
5 Westfield Road	Positive Contributor
Oakfield, 6 Westfield Road	Positive Contributor
7 Westfield Road	Positive Contributor
Westfield House, 8 Westfield Road	Positive Contributor
11 Westfield Road	Positive Contributor
12 Westfield Road	Positive Contributor
The Stables, 6A Westfield Road	Positive Contributor
Tree Tower, Westfield Road	Positive Contributor

