



Roberts Limbrick

Holman House, Newport Road, Caldicot, NP26



Client: Monmouthshire Housing Association

Author: Lucy McNamara

Reference: 10821-RLA-XX-ZZ-RP-A-0001

Revision / Issued: P01 / 18.12.2023

This document has been prepared by: Lucy McNamara



Roberts Limbrick

Roberts Limbrick Architects
The Estates Office
25-26 Gold Tops
Newport,
NP20 4PG

Contact: Lucy McNamara

Headoffice:

The Carriage Building
Bruton Way
Gloucester,
GL1 1 DG

t: 03333 405 500
e: mail@robertslimbrick.com
w: www.robertslimbrick.com

ISO 9001:2008 AJA12/ 15418
ISO 14001:2004 AJA12/ 16322
IHAS 18001:2007 AJA12/ AN1673

Document Ref: 10821-RLA-XX-ZZ-RP-A-0001

Issue: P01 - 18th December 2023

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01 Introduction

- 1.1 Purpose of Report
- 1.2 Project Outline & Client Brief

1.1 Purpose of Report

This report is produced by Roberts Limbrick Ltd (RLL) on behalf of Monmouthshire Housing Association for the re-clad to the facade of Holman House, Newport Road, Caldicot.

1.2 Project Outline & Client Brief

The project proposes updates to the façade of Holman House in Caldicot. The building comprises of five retail units on ground floor & 6 residential units on first floor, however this proposal is only related to the external face and associated areas to transform the overall aesthetic of the building.

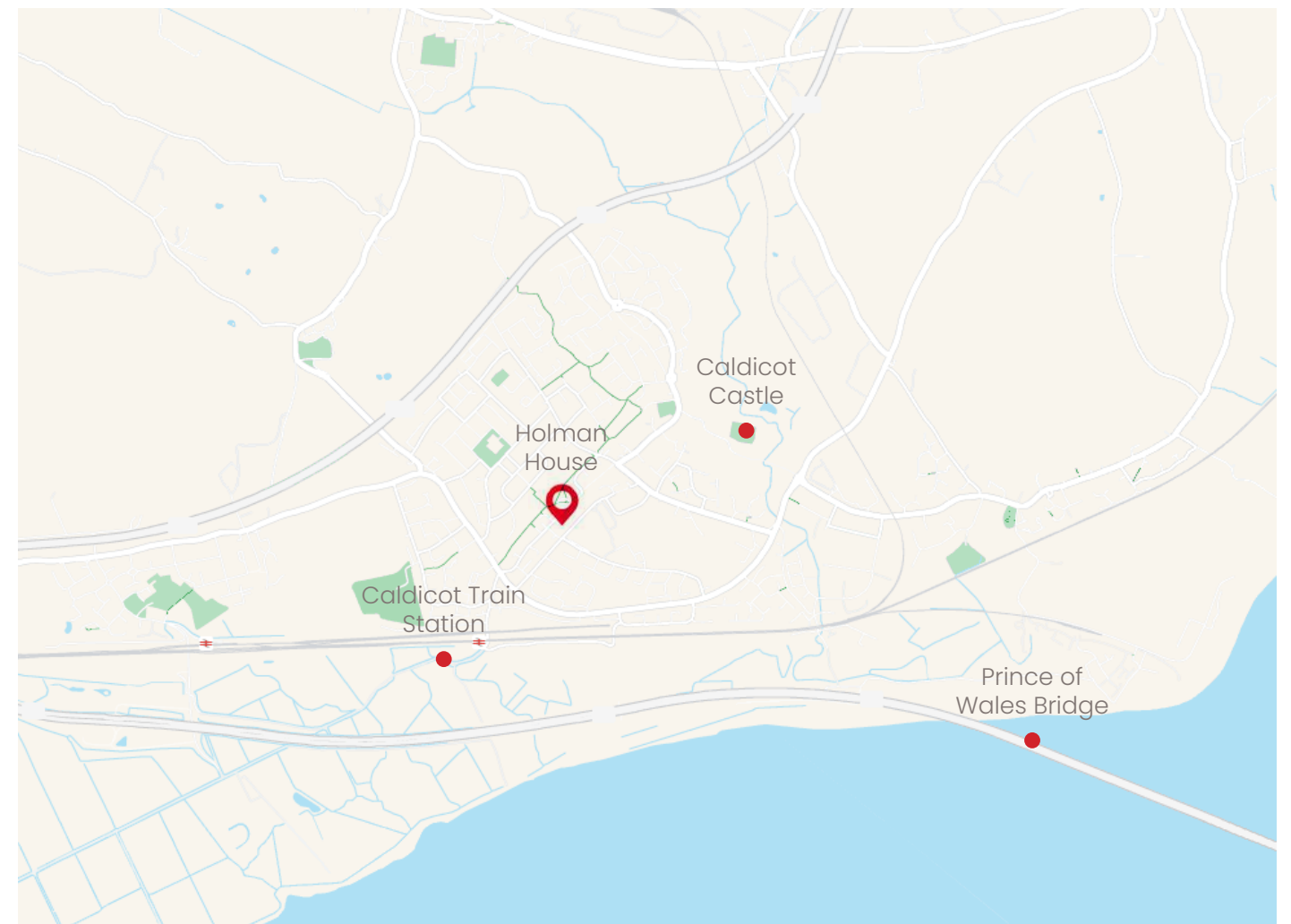
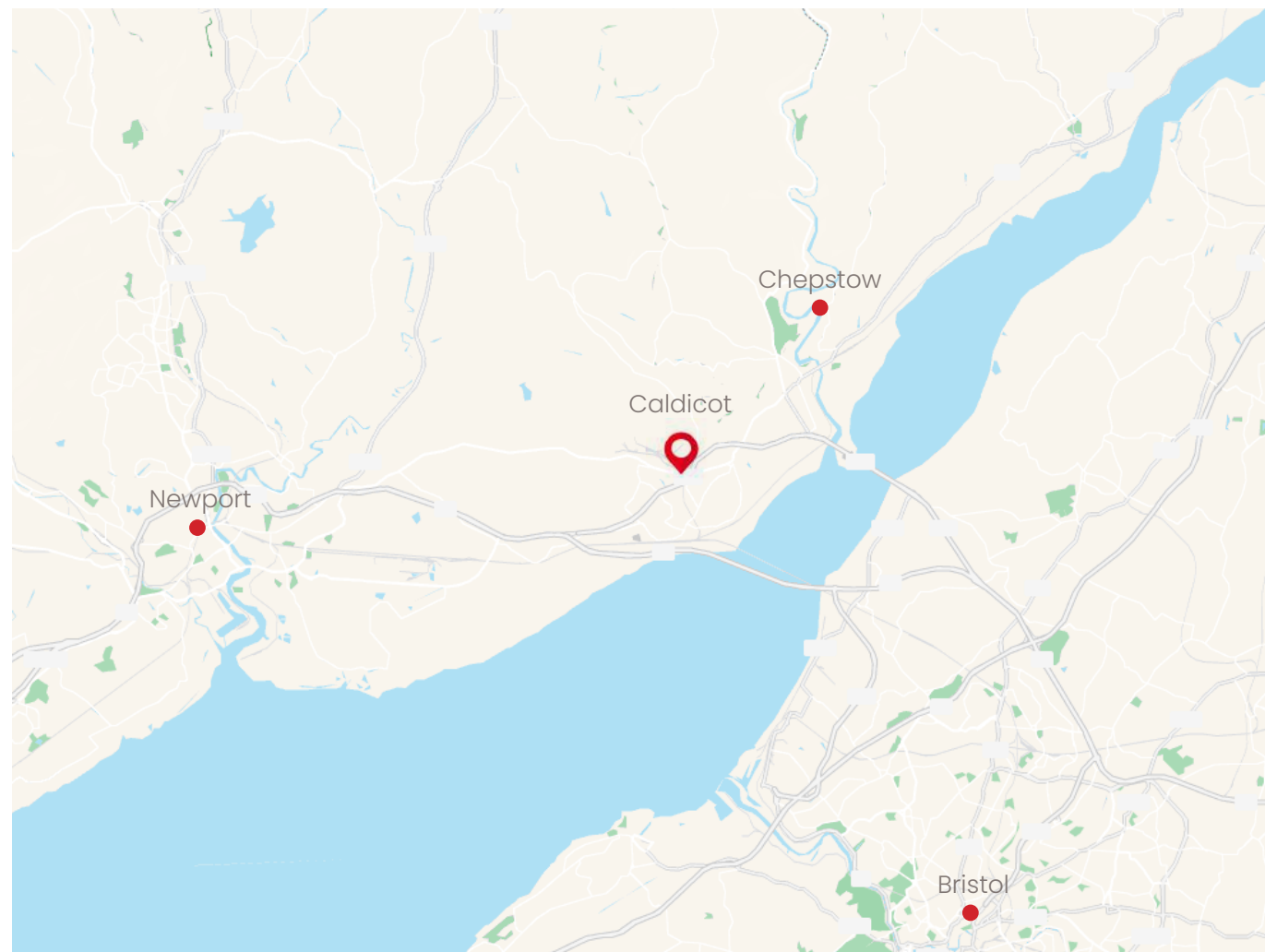


Aerial view of Holman House

02 The Place

- 2.1 Location
- 2.2 Holman House: Existing Site Photos
- 2.3 Local Character Assessment
- 2.4 Site Analysis
- 2.5 Existing Floor Plans
- 2.6 Existing Elevations

2.1 Location



Caldicot is a market town and community located in Monmouthshire, Wales. The town is located between Newport and Chepstow and has a population of around 11,000. Caldicot adjoins the Caldicot levels on the North side of the Severn Estuary and is the nearest town to the Severn Railway Tunnel. Caldicot train station serves the town providing services to cities such as Newport, Cardiff, Gloucester & Bristol. Caldicot can also be accessed via the M4/ M48 motorway.

2.2 Holman House: Existing Site Photos



Holman House: View from Newport Road



Rear view of Holman House



Rear parking and services for commercial units at ground floor



Holman House: View from Newport Road



Flat roof at rear of Holman House

2.3 Local Character Assessment

Newport Road is the main high street in Caldicot and is home to a mixture of buildings, generally with retail units at ground floor and residential accommodation on upper floors. Holman House is located on Newport road and has a similar arrangement to the surrounding buildings with ground floor commercial units and first floor residential units.

There are residential areas surrounding the site with Church Road, Chepstow Road and Sandy Lane all being predominately residential streets.



Opposite buildings on Newport Road



Newport Road - pedestrianised high street



View from the cross looking down Newport Road



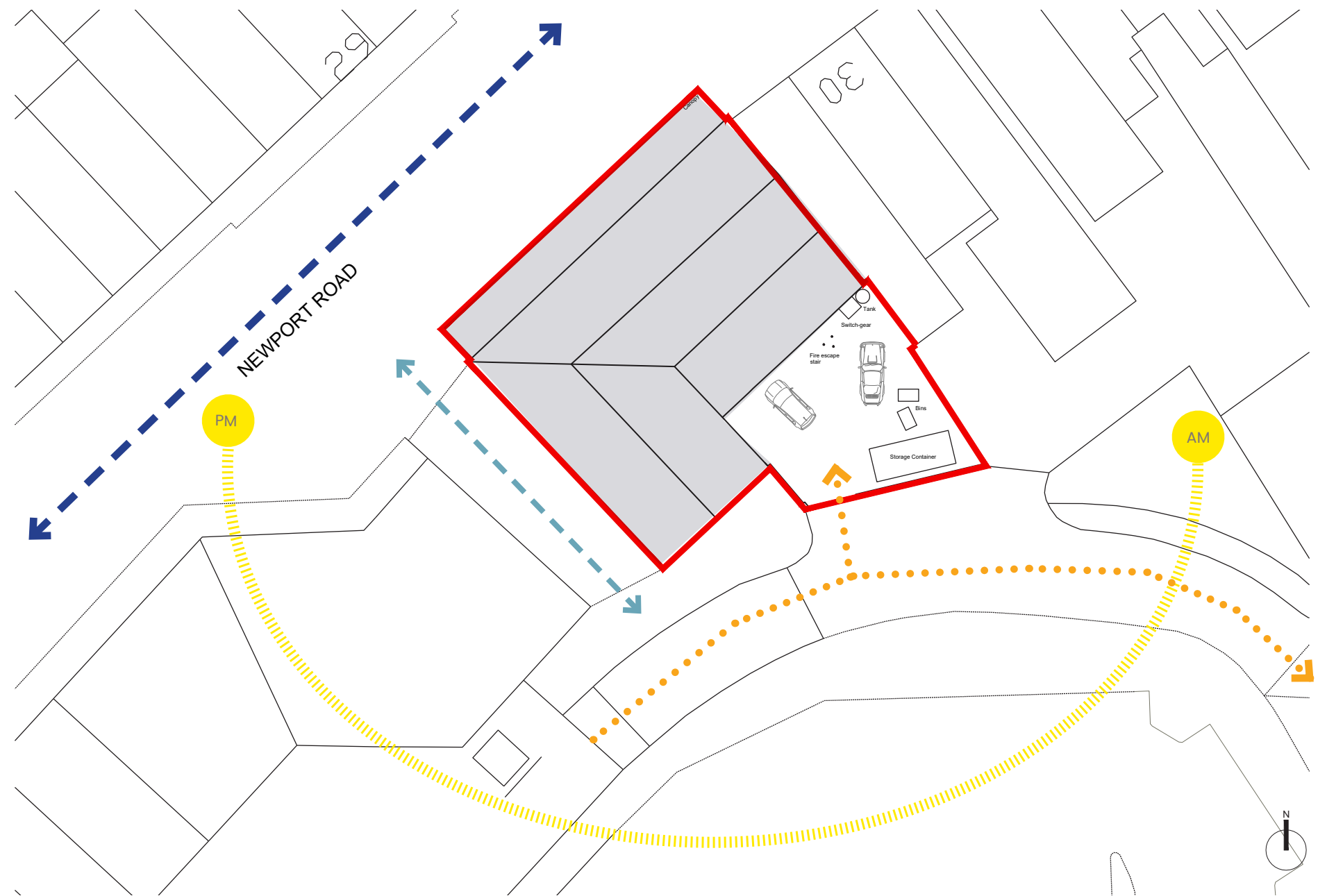
Church Road

2.4 Site Analysis

The sites opportunities and constraints have been considered when developing the proposal to ensure the scheme fits in with the surrounding context.

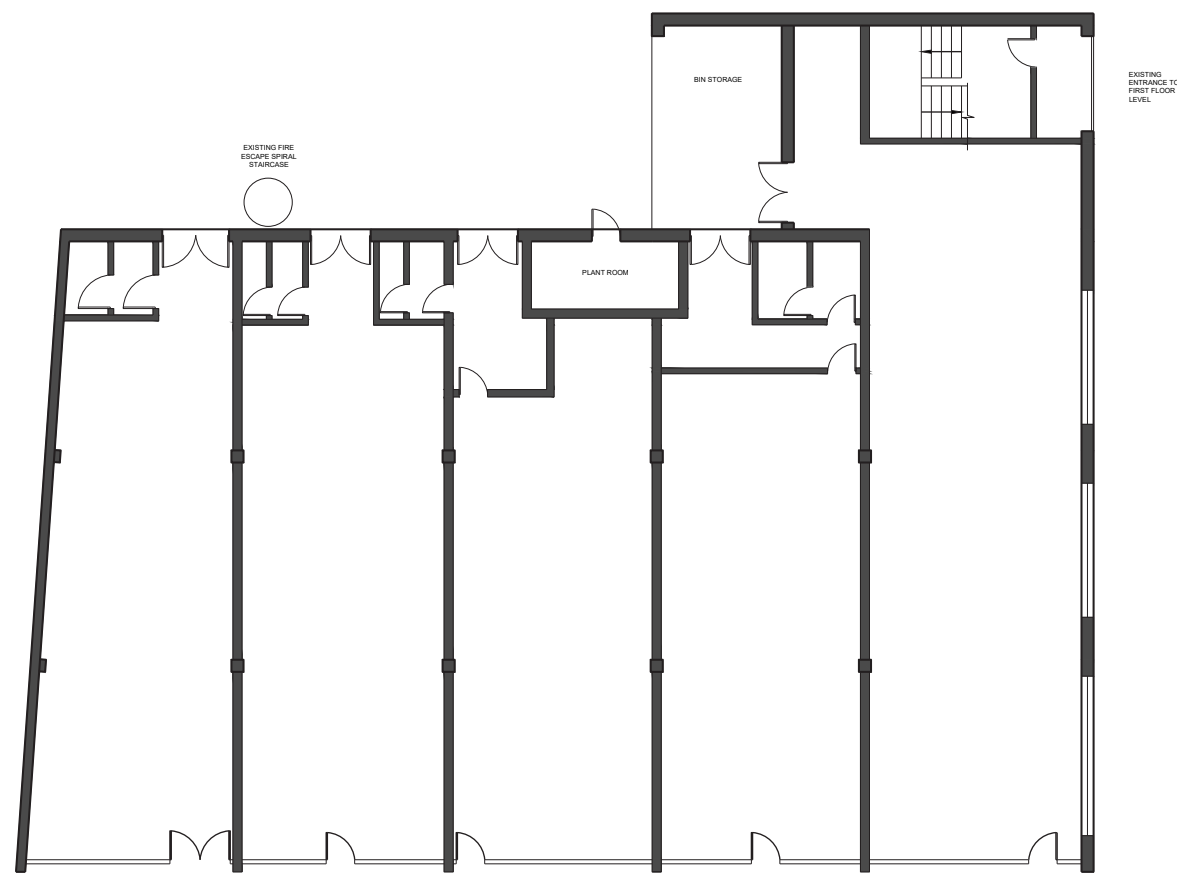
KEY

- Existing Holman House
- Indicative Site Boundary
- Sun path
- Newport Road : High Street
- Secondary Road linking to the wider area
- Vehicle Access to rear of Holman House

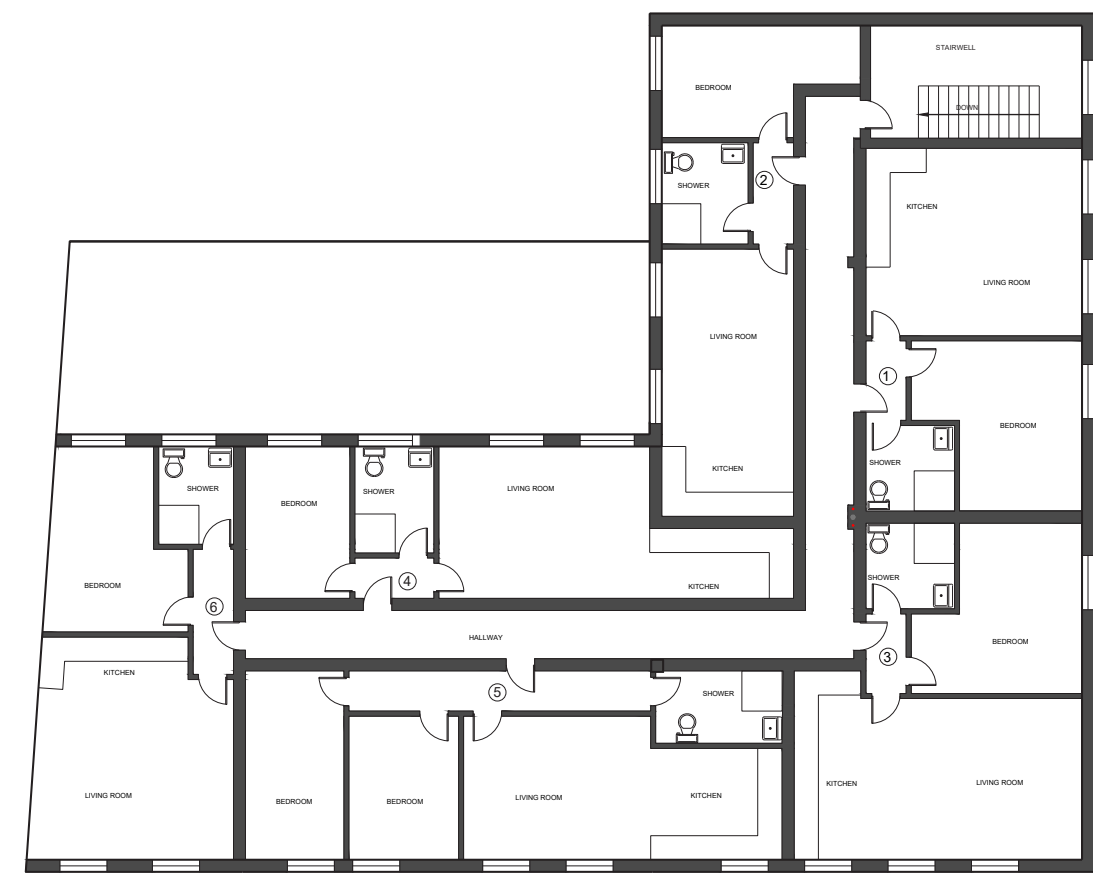


Site Analysis Plan

2.5 Existing Floor Plans



Existing Ground Floor Plan



Existing First Floor Plan

Holman House has recently been converted from Office (B1) to Flats (C3) at first floor level (planning application ref: DM/2018/01220).

2.6 Existing Elevations



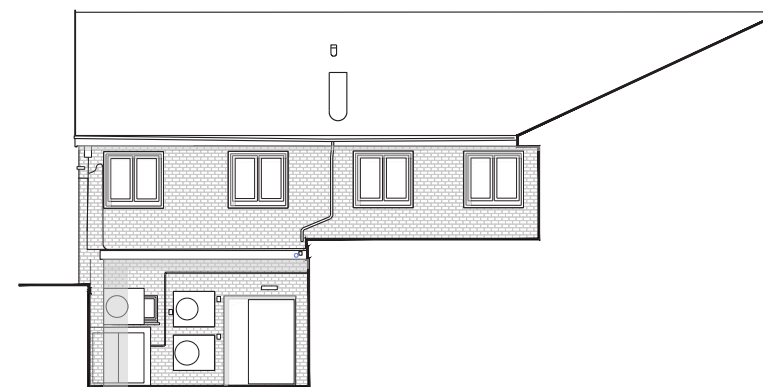
North Elevation



South Elevation



West Elevation



East Elevation

03 The Proposal

- 3.1 Proposed Site Plan
- 3.2 Proposed Floor Plan
- 3.3 Proposed Elevations
- 3.4 Scale & Appearance

3.1 Proposed Site Plan

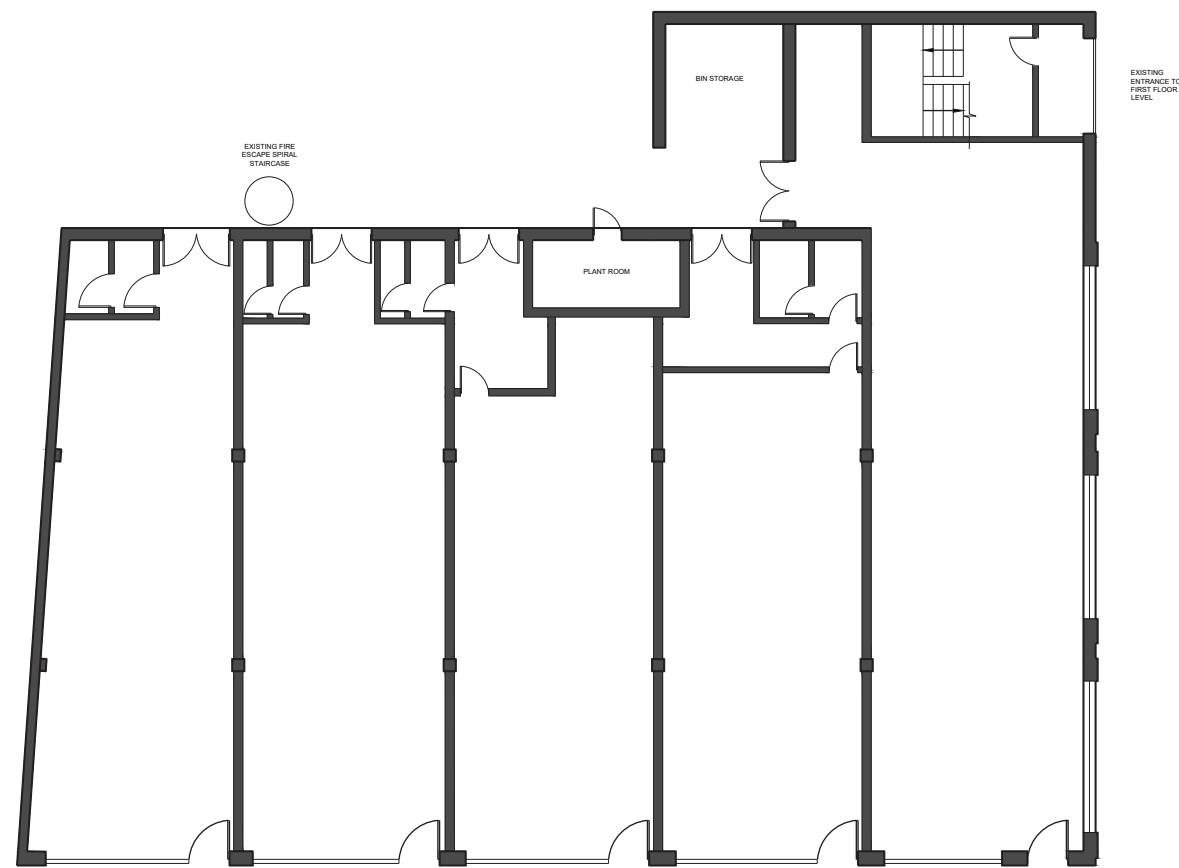
The proposal includes the following improvements to the buildings context:

- Reducing the existing cantilever canopy width by 1.5m on the front facade.
- Resurfacing the car park.
- New fencing and gates to the rear car park.
- New enclosed bin store to the rear car park area.
- Painted road markings for 3 car parking spaces

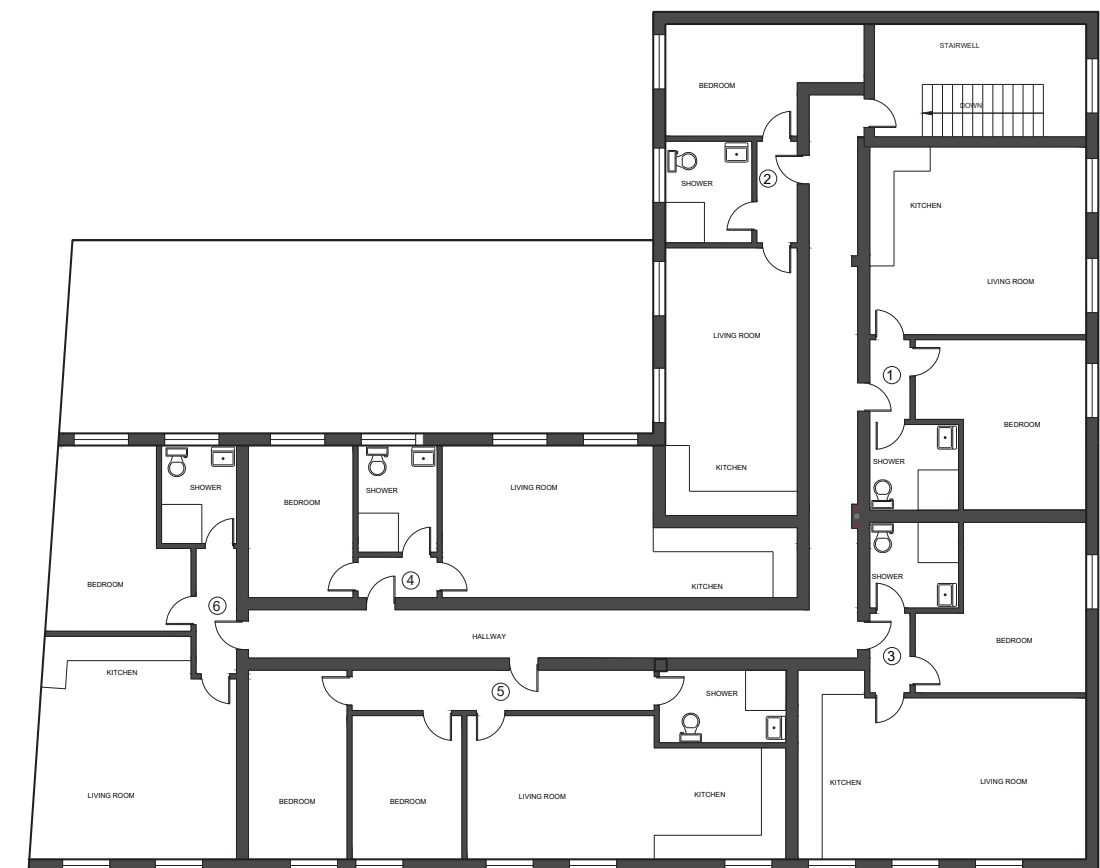


Proposed Site Plan

3.2 Proposed Floor Plans



Proposed Ground Floor Plan



Proposed First Floor Plan

The proposal includes new shop fronts, lighting and signage to the ground floor commercial units to create a more interesting and active frontage onto Newport Road. The proposal also includes opening up the West elevation with new shop windows to improve the pedestrian link running adjacent to the building. In addition, a new entrance door and canopy to the residential stair core at the rear of the proposal will provide a more welcoming entrance and improve the security for residents.

3.3 Proposed Elevations



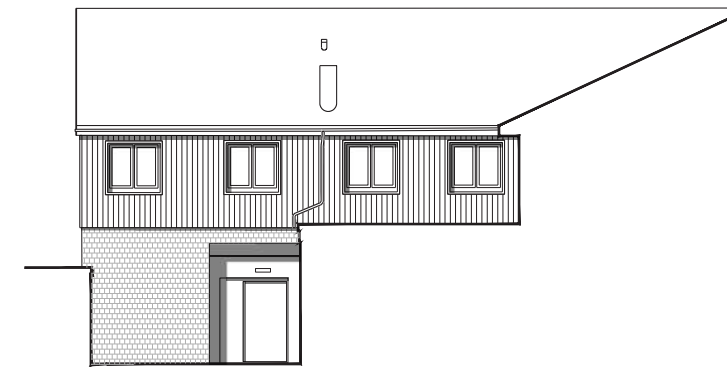
North Elevation



South Elevation



West Elevation



East Elevation

The combination of fibre cement cladding, stone wall cladding and render creates a contemporary aesthetic. The introduction of new shop fronts, rainwater pipes and doors and windows to the rear commercial units will create a clean and consistent aesthetic.

The proposal will also have solar panels on the South facing roofs and produce on-site renewable energy.

3.4 Scale & Appearance

The materials have been selected based on their durability and aesthetic qualities. At Ground floor level there is an off-white render with taylor maxwell stonepanel cladding (or similar). Then at first floor level there is a mixture of light grey hardie plank fibre cement cladding (or similar) and a white render.

The materials break up the mass of Holman House to create a more contemporary building.



3D Visual of Holman House Front Elevation

04 Summary

4.1 Summary & Next Steps

4.1 Summary & Next Steps

The information contained within this report is intended to demonstrate the viability of re-cladding Holman House to improve the buildings overall appearance and create a vibrant active frontage along Newport Road.



3D Visual of Holman House Front Elevation



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