



Design and Access Statement

Planning Application Ref 25/1031 - 63 George Street, Newport NP20 2AA
Proposed Subdivision of Existing Dwelling into Two Self-Contained Dwellings.

1. Introduction

This Design and Access Statement has been prepared in accordance with Newport City Council request for such documents to be submitted with the validation requirements. This document supports an application for Planning permission to seek approval for Proposed Subdivision of Existing Dwelling into Two Self-Contained Dwellings at 63 George Street, Newport NP20 2AA.

The proposal is limited to internal reconfiguration only, with no material alteration to the external appearance of the building, roof form, scale, or footprint.

The proposal represents an efficient and sustainable reuse of an existing residential property, within a highly accessible urban location and aligns with national and local planning policy objectives to optimise housing supply within Newport's established settlement area, and remain in keeping with the architectural character of the local area.

2. Site Context

The application site is a traditional terraced dwelling, located on the southern side of George Street, within a dense residential area of Newport. The surrounding context is characterised by terraced housing of similar scale, age, and architectural typology, with limited on-street parking typical of historic urban streets.

The property is not listed, The Heritage Officer has been consulted with positive feedback. The heritage officer has confirmed there are no alteration to the buildings envelope.

The Property is within close proximity to Newport city centre with excellent access to public transport and links. The site lies within an established pedestrian infrastructure with Immediate access to local services, employment, and amenities.

3. Design Proposal

Use

The proposal is for the Subdivision of the existing dwelling into two x 3-bedroom residential units enhancing usability of the dwelling with no extensions, no roof alterations, and no changes to the fenestration.

Provision of dedicated refuse storage and secure cycle storage within the site boundary, as illustrated on the proposed block plan. We have noted the comments from Highways in respect of Refuse and Cycle Stores.

The development therefore represents a low-impact form of intensification, fully respecting the established urban grain. The proposal will improve accessible alterations, designed to accommodate modern living requirements.

Amount

The proposed works for this development is modest, delivering one additional dwelling within an existing structure. This represents efficient land use without overdevelopment.

Layout

The internal layout has been carefully designed to provide policy-compliant room sizes and ensure clear and safe means of escape. The rooms feature good levels of daylight and outlook. Maintain acoustic and fire separation between units. Historically the Building has been involved in two fires, as such the applicant having purchased the building, seeks to procure building control approval with the highest standards.

This results in a more efficient and modern dwelling, improving living standards, without engaging in overdevelopment.

Scale

There is no change to the scale, height, or massing of the building. The proposal preserves the established townscape character. We have welcomed the comments from the Heritage Officer.

Appearance

External elevations remain unchanged. The visual impact of the proposal is therefore neutral, preserving the appearance of the host building and the character of the streetscene.

Landscaping

The existing Rear patio is hard standing and remains as existing, to accommodate the Refuse and Cycle Provision.

4. Access

Vehicular and Transport Links

A zero Parking Scheme is encouraged, due to close proximity to the town centre and transport links. Therefore no new vehicular access is proposed. The site continues to rely on existing on-street parking arrangements, consistent with the prevailing character of the area.

Tenants will be encouraged to use Public Transport or cycle / walking reinforcing ensuring local planning Policy is followed. There is safe pedestrian access to and from George Street.

Secure, lockable cycle storage is provided within the site curtilage, accessed directly from the street, ensuring convenience, security, and compliance with sustainable transport objectives. Highway matters can be addressed, as the site is in a highly sustainable location where car ownership is not essential, and the development includes mitigation measures proportionate to its scale.

Response to Highway's Comment

Existing parking stresses on adjacent roads are high and there is no capacity for additional demand.

There is no parking stress survey provided to substantiate this assertion. Furthermore, the development does not materially change the physical parking environment. The marginal increase in demand associated with one additional dwelling is not severe and existing on-street parking is unmanaged, and shared across the neighbourhood. This is a historical arrangement and is not altered by this proposal.

In planning terms, perceived parking pressure alone does not justify refusal, particularly where the site is highly sustainable and no highway safety issues arise.

5. Planning Policy Context

A Brief Planning Statement is included below in support of this application and this Design And Access Statement.

National planning policy places significant weight on optimising the use of existing housing stock, whilst delivering new homes within settlement boundaries. This to aid in the Reducing pressure for greenfield development.

The proposal directly contributes to these objectives by delivering an additional dwelling without physical expansion.

The proposal has been assessed against the relevant provisions of the development plan and the National Planning Policy Framework (NPPF).

The Proposal is fully compliant with the local Planning Policy.

6. Conclusion

The proposed development at 63 George Street, represents a high-quality and sympathetic improvement to an existing property. It complies with relevant local planning policies, enhances internal living standards, and preserves the visual amenity and character of the surrounding

area. The appropriateness of the Planning Application seeks approval from the Authority of a modest improvement to the existing Dwelling.

The scheme provides generous and functional internal floor areas suitable for family occupation, as well as the use of adequate refuse and cycle storage, to be located privately to the rear. There are excellent access to local services and public transport, whilst contributing to one additional dwelling within Newport City Council housing stock targets.

Given the absence of external alterations, the proposal results in no loss of privacy, no loss of daylight or sunlight, no overlooking impacts and no noise or disturbance beyond that already associated with a single residential use.

The principle of subdividing existing dwellings within urban areas, is well established and strongly supported, where the building can accommodate the use, without alteration and no demonstrable harm arises.

We therefore respectfully request that the Authority support the proposals.

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