

## Design and Access Statement

**Address:** 42C Commercial Street, Newport

**Postcode:** NP20 1LP

**Proposed Application:** Conversion of Upper Floors in a Commercial Premises into Four Self-Contained Flats

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### 1. Application Overview

This application proposes the conversion of the upper floors of an existing commercial property into **four self-contained two-bedroom flats**. The development focuses on internal modifications that improve layout, functionality, and living standards while increasing the local housing supply.

No significant external alterations are proposed, other than:

- Minor repairs to the existing façade,
  - Cleaning and restoration of external walls, and
  - Replacement of windows at the rear using high-quality, durable materials.
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### 2. Site Assessment and Existing Condition

The property is a multi-storey commercial building located on the corner of **Commercial Street** with rear access from **Kingsway Place**.

- **Ground Floor:** Currently occupied by a commercial unit with a timber-framed glass entrance door.
  - **Upper Floors:** Unoccupied and in need of modern upgrades to meet current residential standards.
  - **Structural Condition:** Sound overall, but requires substantial internal refurbishment to improve quality, safety, and energy efficiency.
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### 3. Location and Accessibility

The property is well-situated in a mixed-use area with:

- Excellent access to **public transport** (nearby bus stops and Newport Train Station),
- Proximity to **local amenities** (shops, schools, and public services), and
- Nearby **public car parks**.

Access is available via:

- **Commercial Street:** Main entrance to the ground-floor commercial unit.
  - **Kingsway Place (rear):** Access point to the staircase leading to upper floors.
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#### 4. Internal Layout and Facilities

##### Basement:

- Dedicated cycle storage area with wheeling ramp access from the staircase.

##### Ground Floor:

- Main commercial entrance from Commercial Street.
- A new secure corridor providing access to upper floors.
- A ventilated recycling and bin storage area.

##### First Floor:

- Accessed via staircase from ground floor.
- Two proposed two-bedroom flats (each approx. **45 m<sup>2</sup>**).

##### Second Floor:

- Accessed via mid-landing staircase.
- One two-bedroom flat (approx. **45 m<sup>2</sup>**).

##### Third Floor:

- Accessed via mid-landing staircase.
  - One two-bedroom flat (approx. **45 m<sup>2</sup>**).
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#### 5. Shared Spaces and Amenities

- **Corridors and Staircase:** Secure and well-lit communal access areas.
  - **Cycle and Bin Storage:**
    - Basement cycle storage with dedicated wheeling ramp.
    - Ground-floor recycling and bin storage with rear access and proper ventilation.
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## 6. Architectural Character and Design Considerations

The development respects the architectural integrity of the building:

- Retains the existing façade, with only minor repairs and cleaning.
  - Internal secondary UPVC sash windows will be installed for thermal and acoustic insulation, maintaining the external character.
  - A new front entrance door will be added, matching the existing glass and grey timber finish for visual consistency.
  - Privacy measures will include the use of obscure glazing for selected windows.
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## 7. Community Safety

The proposal will:

- Improve security through controlled access at front and rear entrances.
  - Provide secure access to all flats through dedicated private entrances.
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## 8. Environmental Sustainability

The development incorporates several sustainability features:

- Energy-efficient double-glazed windows (obscure glazing for privacy where required).
  - Floor build-up designed with soundproofing insulation and multiple boards for noise reduction.
  - Mechanical ventilation for kitchens, showers, bin stores, and cycle stores.
  - Improved insulation for external walls.
  - Installation of energy-efficient heating and control systems.
  - Use of sustainable and low-maintenance materials.
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## 9. Transport and Parking

- **Cycle Storage:** Basement cycle store with wheeling ramp for convenient access.
- **Parking:** No on-site parking provision; however, public parking facilities are readily available nearby.
- **Public Transport:** The property benefits from excellent bus and train connections.

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## 10. Waste Management

- **Dedicated Bin Storage:** Ground-floor ventilated recycling and waste store, with both front and rear access to facilitate collection.

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## 11. Green Infrastructure and Biodiversity Enhancements

A Green Infrastructure Statement and Net Biodiversity Benefit Statement have been prepared, proposing:

- **2 planter boxes** to create greenery within the site.
- **1 insect box** to encourage invertebrate populations.
- **1 bird box** to enhance local wildlife habitats.

These measures will:

- Establish micro-habitats for wildlife,
- Provide ecological connectivity with surrounding green infrastructure, and
- Deliver a **net biodiversity gain** post-development.

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## 12. Conclusion

This proposal will:

- Provide high-quality housing within an existing commercial building,
- Preserve the external character of the property while modernizing internal spaces,
- Improve energy efficiency, sustainability, and biodiversity,
- Contribute positively to the local community and urban environment.

The design is fully aligned with local planning policies and building regulations while delivering a functional, safe, and sustainable residential scheme.