

Green Infrastructure Statement

Site Description

Maxwell Chambers, located at 20 Bridge Street in Newport, South Wales, stands as a distinguished representation of 19th-century architecture, renowned for both its historical and architectural significance. This impressive Grade II listed building, constructed around 1870, exemplifies the Italianate style, a highly favoured architectural design of the period, characterised by ornate detailing, classical proportions, and elegant façade features.

The application site, which is currently a vacant and neglected building, is situated within a mixed-use area that accommodates both residential and commercial properties. Its prime location benefits from excellent connectivity, being within a short and convenient walking distance of well-established public transport links, including regular bus services and the nearby Newport railway station, which offers direct connections to major destinations.

Proposal

Full planning permission and listed building consent is therefore sought for change of use of the property to 8 apartments.

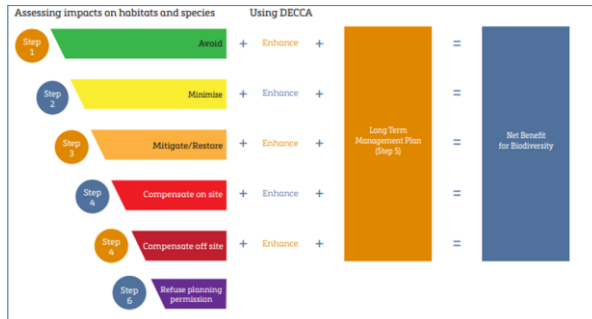
The proposed works involve a series of carefully considered internal and external alterations to the existing building. These modifications have been designed with a strong emphasis on preserving the building's historic character, ensuring that all interventions are sympathetic to the original fabric and do not compromise its architectural integrity. The works aim to sensitively adapt the building for residential use while maintaining and enhancing its historic features.

Planning Policy Wales

As per Planning Policy Wales, Edition 12, February 2024 a Green Infrastructure Statement is required to demonstrate how a step-wise approach has been considered in maintaining and enhancing biodiversity for the proposals. The statement should be proportionate to the scale and nature of the proposed development. Only a short description is required more minor developments such as householder applications.

Figure 1 below sets out the summary of the stepwise approach as set out in the Chapter 6 of PPW.

Figure 1: Summary of the Step-Wise Approach



Biodiversity Enhancement

As regards to biodiversity measures, the proposal will seek to deliver biodiversity enhancements through the provision of a sparrow terrace and two bat boxes at the rear of the property.

On this basis, it is considered that the above statement demonstrates that the proposal will comply with the requirements of chapter 6 of Planning Policy Wales.