

# K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

Tel. – 01633 857566 / 07749 261114

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Website – [www.kwdorrington.co.uk](http://www.kwdorrington.co.uk)

11<sup>th</sup> February 2026.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

## **PROPOSED EXTENSIONS AND ALTERATIONS – 70, BRIDGE STREET, NEWPORT, NP20 4AQ.**

### **DESIGN STATEMENT-**

Dear Sir/Madam,

Please find attached a planning application relating to the above property. The proposal is to convert the two upper floors into a single self-contained residence. There will be no external alterations.

### **PROPOSED SCHEME DESCRIPTION-**

The proposed residence will have three bedrooms to the second floor. The property will meet the current building regulation's and will include secondary glazing, to remove noise from the street below. The dwelling would install sprinklers to meet current regulations.

### **LOCATION / PARKING –**

The application site is located in the very centre of the City Centre. The SPG does not require that change of use dwellings have facilities for off road parking.

The property benefits from having a street secure cycle park outside the front of the site. See photo below.

### **REFUGE / RECYCLE STORAGE-**

The present arrangement is that all three floors, which consists of two separate businesses use the rear garden. The ground floor office would use the rear garden, and the upper floors dwelling would use the area at the bottom of the stairs – see KD2050/2 – plate 3 below.

### **CONCLUSION-**

The proposed dwelling will be set in the centre of the city and make use of the facilities. There is only one unit being proposed. The overall cost of the conversion will be £150,000. If you have any queries, please contact me.

*Kevin Dorrington*

**K.W. Dorrington MCIAT MCABE (C.Build E)**

*COMPANY NUMBER 16140564*



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Plate 1 – Front Elevation

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Plate 2 – Cycle Parking

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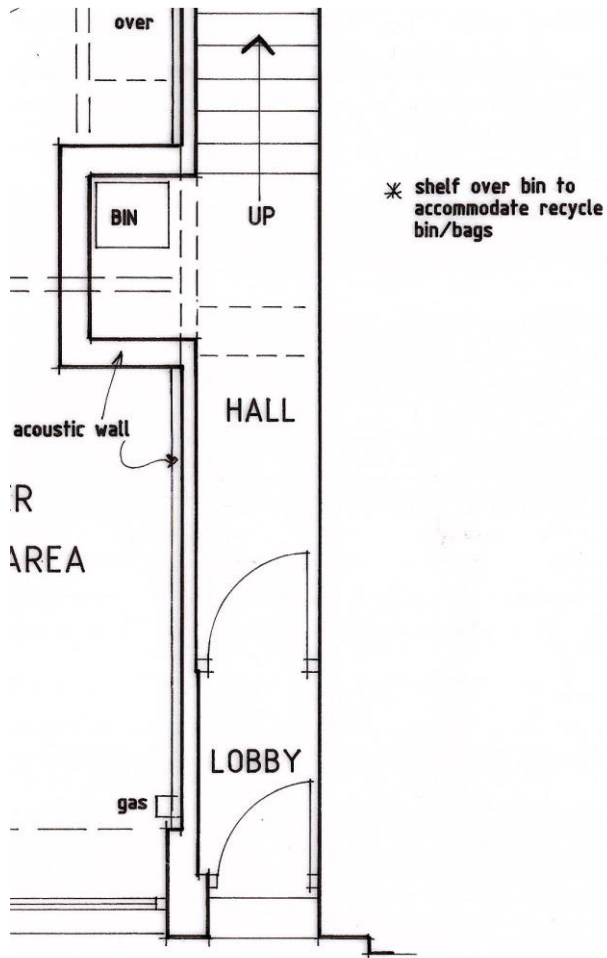


Plate 3 – Refuge / Recycle Area

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