

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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29th July 2025.

FAO – Jacob Cooke,
Planning Dept.,
Newport City Council,
Civic Centre, Newport.

Ref – North St, Newport, NP20 1JY (25/0377 and 25/0456)

Dear Jacob,

Please accept this support statement and clarification for the above applications.
There will be 2 units, both units would be kept under one ownership.

HIGHWAYS-

I note the Highways comments. I can confirm that the overall proposed scheme will include 2 self-contained flats.

It is felt that the central area is a generous size to store cycles and will measure 4.85 x 2m. To compare - the majority of pre-CSS Parking Guideline Single Garages were 4.8m x 2.4m.

The gates have been indicated as opening inwards -to ensure pedestrian safety. It is likely that the only one gate would be used and the other having a retractable bolt into the floor. This would increase the useable available space.

LANDSCAPE-

There is an area of lawn to the rear. This grassed area is an established area of public realm. It is not owned by the applicant. The occupiers will be able to make use of the area as outdoor relaxation space. The areas of flat roof that are not part of the balcony could be planted with sedum to create a green roof.

If you have any other queries, please let me know.

Yours sincerely,

Kevin Dorrington

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

COMPANY NUMBER 16140564

